

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, MARCH 17, 2009
6:00 P.M.**

MINUTES

- 1.0 CALL TO ORDER-** Chair Easter called the meeting to order at 6:00 p.m.
PLEDGE OF ALLEGIANCE – Commissioner Caplinger gave the Pledge of Allegiance.
ROLL CALL- The following Commissioners were present: Alderson, Caplinger, Mintz, Rinkes, and Chair Easter.

- 2.0 SPECIAL ANNOUNCEMENTS** – Chair Easter announced this meeting will be televised on Cable TV Channel 10 Saturday, March 21, 2009 at 7:00 p.m. and Friday, March 27, 2009 at 5:00 p.m.

- 3.0 CONSENT CALENDAR**
 - 3.1 March 3, 2009 Planning Commission Meeting Minutes

On a motion made by Commissioner Caplinger, seconded by Commissioner Rinkes and carried with a 5-0 roll call vote, the Planning Commission approved the Consent Calendar as presented.

- 4.0 ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION OR SEPARATE ACTION-** None

- 5.0 PUBLIC COMMENTS** – None

- 6.0 PUBLIC HEARINGS**
 - 6.1 PC 09-07 (Amendments to Chapters 19.06, 19.08, 19.30, 19.40, 19.55, 19.62 and 19.82 of the “Development Code” of the City of Twentynine Palms) Open, continued Public Hearing from March 3, 2009.

RECOMMENDATION: Re-open and conduct the Public Hearing, consider public comment and adopt PC Resolution 09-02 forwarding a recommendation that the City Council determine that PC 09-07 is Exempt and adopt the proposed changes to Chapters 19.06, 19.08, 19.30, 19.40, 19.55, 19.62 and 19.82 of the “Development Code”.

Community Development Director LaClaire (Director LaClaire) presented a staff report regarding the proposed changes to the Development Code to the Planning Commission.

Chair Easter re-opened the Public Hearing regarding Amendment one (1).

Chair Easter closed the Public Hearing after there were no requests to speak.

On a consensus vote the Planning Commission left Amendment one (1) as written.

Chair Easter re-opened the Public Hearing regarding Amendment two (2).

Director LaClaire responded there were three reasons for going through with this program; consistency within the code, after three years neighbors may or may not remember what was or was not proposed and this gives the neighbors the opportunity to have a Public Hearing address the issue, and third if the addition of the phrase "for good cause" was kept, the Planning Commission would have the ability to make a judgment call to extend the Conditional Use Permit (CUP) or not extend for circumstances that may not be addressed by other parts of the code.

Chair Easter questioned item C on page 17, regarding extensions of time and wanted to know what happened after the two years.

Director LaClaire said a total of five years was possible with the extension of approval and after that they would have to go through the entire CUP process again. He said the Planning Commission could set whatever number they felt appropriate in terms of years.

Jay Corbin, Twentynine Palms, spoke in favor of extending the life of a Conditional Use Permit (CUP) from one year to three years.

Chair Easter closed the Public Hearing.

On a consensus vote the Planning Commission left Amendment two (2) as written.

On a consensus vote Planning Commission left Amendment three (3) as written.

Chair Easter re-opened the Public Hearing regarding Amendment four (4).

Ann Congdon, Twentynine Palms, spoke in favor of the vacation home rentals and modifications.

Sherry Hall, Twentynine Palms, spoke in opposition of the vacation rental amendment as currently written. She said a universal design would be most beneficial to those with disabilities.

Paul Smith, Twentynine Palms Inn Keepers Association, spoke in favor of vacation home rentals.

The Planning Commission agreed they would like to reduce the number of rooms to five (5) and the American Disability Act (ADA) requirements should be applied.

Chair Easter said he would like to remove the chapter and do a workshop.

The Planning Commission agreed upon removing the item from the other amendments and setting up a workshop.

Chair Easter asked the Planning Commission if they had any concerns regarding Amendment five (5) and opened the Public Hearing.

Chair Easter closed the Public Hearing after there were no requests to speak from the Planning Commission and the public.

On a consensus vote, the Planning Commission decided to leave Amendment five (5) as written.

ACTION: On a motion made by Commissioner Caplinger, seconded by Commissioner Alderson and carried with a 5-0 roll call vote, the Planning Commission adopted P C Resolution 09-02 forwarding a recommendation that the City Council determine that PC 09-07 is Exempt and adopt the proposed changes to Chapters 19.06, 19.08, 19.30, 19.40, 19.62 and 19.82 of the "Development Code", excluding Chapter 19.55.

7.0 REPORTS, REQUESTS AND COMMUNICATIONS

7.1 Development Code Status Report

Director LaClaire asked which of the Code Amendments the Planning Commission would like to see moved forward sooner than later.

The Planning Commission decided the items that needed to be addressed first were Establishment of Local Street "Cross Section", Regulations pertaining to nightclubs, Adult Businesses (Chart correction only), and Equestrian "Special Area" (Process to City Council).

Director LaClaire said he would be bringing these items back to the Planning Commission within sixty (60) days.

8.0 FUTURE AGENDA ITEMS – None

9.0 COMMISSION COMMENTS/STAFF COMMENTS –

Commissioner Caplinger reminded the public about the Michael Swigart Memorial art dedication on National Park Drive on Friday, March 20, 2009 at 6:00 p.m. He said the dedication was open to the public and there was a social at the Twentynine Palms Inn after the dedication.

Chair Easter said the highlighting in the staff report for PC 09-07 which was done by Director LaClaire for the Planning Commissioners was very helpful.

10.0 STUDY SESSION – None

11.0 ADJOURNMENT- Chair Easter adjourned the meeting at 7:15 p.m.

Respectfully Submitted,

Jacqueline M. Palmer, Deputy City Clerk