

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, APRIL 7, 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 led the Pledge of Allegiance.
ROLL CALL- The following Commissioners were present: Alderson, Caplinger, Mintz, Rinkes, and Easter.
- 2.0 SPECIAL ANNOUNCEMENTS** – Chair Easter announced this meeting would be televised on Cable TV Channel 10 Saturday, April 11, 2009 at 7:00 p.m. and Friday, April 17, 2009 at 5:00 p.m.
- 3.0 CONSENT CALENDAR**
- 3.1 March 17, 2009 Planning Commission Meeting Minutes
- On a motion made by Commissioner Caplinger, seconded by Commissioner Mintz 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 09-01 – An application by Mr. Liem Huynh for a Conditional Use Permit Amendment to PC 06-108 Conditional Use Permit and PC 08-44 Conditional Use Permit Amendment for the addition of a car stereo business (retail and installation) and used car repair area (462 sq. ft.), to be co-located with an existing barber shop, used car dealership and cellular phone retail store, on a 2.78 acre site, located at 3787 Adobe Road: CG Zone; APN 0621-261-15; Section 9, T1N, R9E. available
- RECOMMENDATION:** Conduct the Public Hearing, consider public comment, find the project Categorical Exempt pursuant to CEQA, adopt the attached resolution and approve the Conditional Use Permit Amendment, subject to the presented Modified Conditions of Approval.
- Community Development Director LaClaire (Director LaClaire) presented a staff report to the Planning Commission. He said the pool on the property had been filled.
- Chair Easter opened the Public Hearing.

Commissioner Caplinger asked Mr. Huynh where on the property the stereo installation would take place.

Mr. Huynh responded that the installation would take place around the garage area.

Chair Easter closed the Public Hearing.

Commissioner Caplinger said he had concerns about the lack of parking for four (4) businesses at this location.

Commissioner Mintz said the applicant had paved the entire parking lot and he did not see a problem with parking.

Commissioner Rinkes said she had driven by the property and still saw improper use of banners. She told the applicant that they had to comply with City regulations and they needed to take care of those issues right away.

Chair Easter re-opened the Public Hearing.

Mr. Huynh said he had added more parking for the car dealership.

Chair Easter closed the Public Hearing.

Commissioner Rinkes asked to strike item F3 stating that all flammable vegetation be cleared. She said that all vegetation is flammable and asked that the condition to be removed.

On a motion made by Commissioner Mintz, seconded by Commissioner Caplinger and carried with a 4-1 vote (Alderson no), the Planning Commission found the project Categorical Exempt pursuant to CEQA, adopted Resolution No. 09-03 and approved the Conditional Use Permit Amendment, subject to the presented Modified Conditions of Approval.

6.2 A Conditional Use Permit application to establish a Bus Transfer Station at the southeast corner of Adobe Road and Cactus Drive.

RECOMMENDATION: Conduct the Public Hearing, consider public comment, find the project Categorical Exempt pursuant to CEQA, adopt the presented PC Resolution and approve the Conditional Use Permit, subject to the presented Conditions of Approval.

Director LaClaire presented a staff report to the Planning Commission.

Commissioner Alderson asked how the Transfer Station would impact the Fire Departments ability to get in and out of the fire station.

Director LaClaire responded that the Morongo Basin Transit Authority (MBTA) bus drivers are trained to deal with such circumstances and there will be no delay to the Fire Department in responding to emergencies in having the Transfer Station at this location.

Chair Easter opened the Public Hearing.

Danny Chow, Charles Abbott and Associates Engineer for the project, said he felt the Transfer Station would only enhance the area and he did not feel there would be a conflict with the Fire Department.

Chair Easter asked how well lit the area was going to be.

Mr. Chow responded the project was budgeted for four (4) solar lights to light the lot and he said the lighting would comply with the City standards. He said the lighting will not affect the adjacent property.

Commissioner Rinkes had concerns about the landscaping and said there was nothing between the Transfer Station and the residence to the East.

Tina Bassion, Twentynine Palms, spoke to the Planning Commission regarding when the project would be completed and she had concerns about the bathrooms on the property and wanted to know when they would be opened and closed. She also had concerns about landscaping dividing the Transfer Station and the residential area.

Mr. Chow said the project would be completed in no more than two (2) months. He said there would be shrubs along the east side of the property dividing the residential area and Transfer Station. He also said the bathrooms would be for employee use only and would be locked at all times.

Chair Easter closed the Public Hearing.

Commissioner Rinkes said she would like words added to the Conditions of the project to specify the enhanced landscaping.

The Planning Commission agreed they would like a striped crosswalk put in at the corner of Adobe Road and Cactus Road.

Director LaClaire said he would raise that issue to the Traffic Engineer to make that determination.

Chair Easter re-opened the Public Hearing.

Mr. Chow said he when he submits the improvement plans he would include a crosswalk at the location.

Chair Easter closed the Public Hearing.

On a motion made by Commissioner Alderson, seconded by Commissioner Caplinger and carried with a 5-0 roll call vote, the Planning Commission found the project Categorical Exempt pursuant to CEQA, adopted PC Resolution No. 09- 04 and approved the Conditional Use Permit, subject to the presented Conditions of Approval.

7.0 REPORTS, REQUESTS AND COMMUNICATIONS

7.1 Development Code Status Report

Director LaClaire explained to the Planning Commission the report was simply an update for their information.

8.0 FUTURE AGENDA ITEMS – None

9.0 COMMISSION COMMENTS/STAFF COMMENTS

Commissioner Caplinger said he attended the annual Joshua Tree National Park festival and he would like to see temporary signage provided for events in the designated areas specifying buildings and places of interest. He said he felt signage would be a big plus for attendees of events.

10.0 STUDY SESSION – None

11.0 ADJOURNMENT- Chair Easter adjourned the meeting at 6:40 p.m.

Respectfully Submitted,

Jacqueline M. Palmer, Deputy City Clerk