

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, JUNE 2, 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 – Chair Easter led the Pledge of Allegiance.
ROLL CALL- The following Commissioners were present: Caplinger, Rinkes and Easter. Commissioner Alderson and Commissioner Mintz had excused absences.
- 2.0 SPECIAL ANNOUNCEMENTS** – Chair Easter announced this meeting will be televised on Cable TV Channel 10 Saturday, June 6, 2009 at 7:00 p.m. and Friday, June 12, 2009 at 5:00 p.m.
- 3.0 MINUTES**
 - 3.1 May 5, 2009 Planning Commission Meeting Minutes

On a motion made by Commissioner Caplinger, seconded by Commissioner Rinkes and carried with a 3-0-2 (Alderson and Mintz absent) roll call vote, the Planning Commission approved the minutes 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 07-114 - Applicant Marshall Wright, Pastor of the Evangelist Mission Church of All Nations is requesting approval of a Conditional Use Permit to allow a church and conversion of the existing residential structure to be used for church purposes in the General Commercial (CG) land use district; and an off-site parking lot in the Multi-family Residential (RM) land use district. The church site is located at 6596 Adobe Road, APN 0617-293-07, RM Zone, Section 33, T1N, and R9E (Expired Conditional Use Permit PC 00-46-Church).
RECOMMENDATION: Conduct the Public Hearing, consider public comment, find the project Categorical Exempt pursuant to CEQA, adopt Planning Commission Resolution 09-09 and approve the Conditional Use Permit, subject to the attached Conditions of Approval.

Community Development Director LaClaire (Director LaClaire) presented a staff report to the Planning Commission noting the City's requirement for a Southwest Architectural theme.

Chair Easter opened the Public Hearing.

Bill Knabe, the designer of the building and representing for the church, said he will listen to any suggestions for a Southwest theme.

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

Commissioner Caplinger said he agreed with staff that something needed to be done with the look of the building and asked to bring the item back with ideas for altering the building slightly. He said it was nice to see the property cleaned up.

Commissioner Rinkes said she would like to go ahead with the terms in the staff report. She agreed with Commissioner Caplinger that the item should be brought back with finished plans on what the applicant intended on doing with the exterior of the building. She suggested the item be continued for two weeks to be brought back on June 16, 2009.

Chair Easter agreed with staff's recommendation. He said he was glad to see the area cleaned up as well. Chair Easter expressed his concerns on how long this project was going to take to be complete.

Director LaClaire read comments received from Commissioner Alderson regarding this item.

Chair Easter re-opened the Public Hearing.

Mr. Knabe responded to Chair Easter's concerns saying he had brought the issue up to the Church and they really want to get the project wrapped up. He said it would take just a few days to work around what they already had and make changes.

ACTION: On a motion made by Vice Chair Caplinger, seconded by Commissioner Rinkes and carried with a 3-0-2 (Alderson and Mintz absent) the Planning Commission continued the item to the June 16, 2009 Public Hearing.

- 6.2 PC 08-90- Applicant Sandra Merlan is requesting approval of a Minor Use Permit to allow three accessory structures (sea going containers or similar storage devices) on a vacant lot.

RECOMMENDATION: Conduct the Public Hearing, consider public comment, find the project Categorical Exempt pursuant to CEQA, adopt Planning Commission Resolution 09-10 and approve the Conditional Use Permit, subject to the attached Conditions of Approval.

Director LaClaire presented a staff report to the Planning Commission. He read a letter from Larry Callies, Twentynine Palms, who is in favor of the project.

Chair Easter asked staff how something so large would be screened.

Director LaClaire responded, stating that an appropriately located fence could be used up to eight (8) feet in height so it would act as a buffer between that structure and who is viewing that structure. He said a small portion of the upper part of the accessory structure would be visible which has the affect of softening it so it is not visually unattractive.

Chair Easter opened the Public Hearing.

Sandra Merlan, applicant, said she had two, six foot by eight foot, and one slightly larger storage containers that were painted all the same and lined up. She said she had planned to do more to try to make them look less like storage containers but was waiting to see what the Planning Commission wanted her to do.

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

Commissioner Caplinger said he looked at the property and it was an eye sore for the community. He said condition four (4) stating that containers should be reasonably screened from view should say instead that the containers shall be completely screened from view. He also said that he would not consider approval without eight (8) foot tall fencing with landscaping and merging the two (2) lots.

Commissioner Rinkes said the containers were an eye sore. She said the second issue would be how to screen the containers.

Chair Easter said he felt that three (3) containers were too many.

Chair Easter re-opened the Public Hearing.

Ms. Merlan said it was never her intention to leave it the way it is looking at the moment. She said she wanted to improve the look.

Director LaClaire said the Planning Commission could decide to continue the item and the applicant could work with staff to bring back a design which showed improvements meeting the requirements of the code or making the Planning Commission more comfortable.

Steve Dowl, Twentynine Palms, said he thought the Planning Commission should think forward and the containers size should be standard and dependent on the lot size.

Chair Easter closed the Public Hearing.

ACTION: On a motion made by Commissioner Rinkes, seconded by Vice Chair Caplinger and carried with a 3-0-2 (Alderson and Mintz absent) the Planning Commission continued the item to July 7, 2009.

- 6.3 PC 09-14- Applicant Mr. Eugene F. Mcmenamin is requesting a review for possible modification to the "Conditions of Approval" for an approved

Conditional Use Permit to convert an existing self serve car wash to a car lot with a minor auto repair and vehicle detailing. The project site is located at 4034 Adobe Road, CG Zone, APN 0620-111-30, Section 8, T1N, and R9E (Previous Site Development Plan PC 88-9 Car Wash).

RECOMMENDATION: Conduct the Public Hearing, consider public comment, find the project Categorically Exempt pursuant to CEQA, adopt Planning Commission Resolution 09-11 and approve the modification to one Condition of Approval for the approve Conditional Use Permit.

Director LaClaire presented a staff report to the Planning Commission.

Chair Easter opened the Public Hearing.

Jay Corbin, representing the applicant, said the conditions should be modified as recommended and that it need not have a requirement of a periodic review. He also asked the Planning Commission to waive the requirement for a tractor trailer on premises.

Vice Chair Caplinger said he agreed with the applicant to remove the tractor trailer requirement.

Chair Easter closed the Public Hearing.

ACTION: On a motion made by Vice Chair Caplinger, seconded by Commissioner Rinkes and carried with a 3-0-2 (Alderson and Mintz absent) roll call vote, the Planning Commission found the project Categorically Exempt pursuant to CEQA, adopted Planning Commission Resolution 09-11, modified PC Resolution 09-05 and approved the amendment to the Conditions of Approval for PC 09-14.

7.0 REPORTS, REQUESTS AND COMMUNICATIONS

7.1 Review of Revised Land Use Entitlement Applicant

Director LaClaire presented a brief staff report to the Planning Commission regarding the review of revised Land Use Entitlement applications.

By consensus, the Planning Commission accepted the Revised Land Use Entitlement Application.

8.0 FUTURE AGENDA ITEMS

8.1 Vacation Home Rentals- Set date for future Study Session

Vice Chair Caplinger said the Planning Commission needed to ask themselves three (3) questions in reference to the agenda item. Is the Planning Commission ready to allow vacation home rentals in all residential neighborhoods in Twentynine Palms. Is the Planning Commission willing to pick and choose certain areas of the City to allow vacation home rentals. Lastly, he asked if it was smart planning to allow vacation home rentals in the City. He said Joshua Tree and Yucca Valley should have the vacation

home rentals. He said he would not like to see it move forward and that he felt it was a waste of time. He said he was willing to look at the input previously requested however.

The Planning Commission said they would like the entire Commission to be at the present to set a date for the study session and directed staff to get examples from other cities and input from interested individuals.

9.0 COMMISSION COMMENTS/STAFF COMMENTS

Commissioner Rinke asked staff if the special equestrian area was ready to go before the City Council.

Director LaClaire said yes, staff anticipated it would be sent to the Council in July.

10.0 STUDY SESSION

- 10.1 Discussion of the submission requirements needed when the Commission will be considering a General Plan Amendment and Zone Change. Will a specific project lay-out and development plan be required or will a conceptual plan be acceptable for processing.

Director LaClaire presented a staff report to the Planning Commission.

It was the consensus of the Planning Commission that a specific project must be submitted with any General Plan Amendment and Zone Change Application.

11.0 ADJOURNMENT- Chair Easter adjourned the meeting at 7:20 p.m.

Respectfully Submitted,

Jacqueline M. Palmer, Deputy City Clerk