

**TWENTYNINE PALMS PLANNING COMMISSION  
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD  
TWENTYNINE PALMS, CALIFORNIA  
TUESDAY, JULY 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, Rinke and Easter.
- 2.0 SPECIAL ANNOUNCEMENTS** – This meeting will be televised on Cable TV Channel 10 Monday, July 13, 2009 at 6:30 p.m. and Friday, July 17, 2009 at 6:30 p.m.
- 3.0 MINUTES**

- 3.1 June 2, 2009 Planning Commission Meeting Minutes
- 3.2 June 16, 2009 Planning Commission Meeting Minutes

On a motion made by Commissioner Rinke, seconded by Commissioner Mintz and carried with a 5-0 roll call vote, the Planning Commission approved the June 2, 2009 and June 16, 2009 Planning Commission Minutes.

- 4.0 ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION OR SEPARATE ACTION-** NONE
- 5.0 PUBLIC COMMENTS**
- Anonymous, Twentynine Palms, said there needed to be more public participation at the meetings.
- 6.0 PUBLIC HEARINGS**

Chair Easter announced Public Hearing item 6.3 would be heard first.

- 6.3 Planning Commission to hear evidence and comments concerning whether the doublewide manufactured house at 6563 49 Palms Avenue (APN 0616-103-20) is unsightly, substandard and a Public Nuisance pursuant to Chapter 19.92 of the City's Development Code, the Uniform Building Code and Chapter 6 of the San Bernardino County Code (adopted).

**RECOMMENDATION:** Conduct the Public Hearing, consider public comment and declare the abandoned manufactured house at 6563 49 Palms Avenue to be unsafe, substandard and a Public Nuisance, and adopt Resolution No. 09-12 directing the property owner, Regatta Enterprises, INC to, 1) Obtain a new Building Permit and complete the installation of the manufactured home in compliance with current Building Codes; or 2) Remove the manufactured home, jacks and metal from the property and fill in the excavation; or 3) Demolish the manufactured home and remove the building remnants, jacks and scrap metal and fill in the excavation. The Resolution will include the

provision that should the property owners fail to bring the property into compliance, or remove the manufactured home, or demolish the building within a time specified by the Planning Commission, Code Enforcement is directed to obtain an Abatement Warrant and demolish the structures including removing the jacks and scrap metal, remove any septic tank that may exist and fill in the excavation.

Community Development Director LaClaire (Director LaClaire) presented a staff report to the Planning Commission.

Commissioner Alderson asked if contact had been made with the owner of the home.

Code Enforcement Officer Blackman (Officer Blackman) responded he had sent a certified letter letting the property owner know of the Public Hearing and it was also sent to a previous property owner named Jesse Siglow. He said Jesse Siglow had signed for the certified mailing and the mailings that were sent to Regatta Enterprises were signed for as well. He said the owner is aware of the Public Hearing and does not appear to be in attendance.

On a motion made by Commissioner Alderson, seconded by Commissioner Rinkes and carried with a 5-0 roll call vote, the Planning Commission declared the abandoned manufactured house at 6563 49 Palms Avenue to be unsafe, substandard and a Public Nuisance, and adopted Resolution No. 09-12 directing the property owner, Regatta Enterprises, INC to correct the situation within thirty (30) days by 1) Obtaining a Building Permit and completing the installation of the manufactured home in compliance with current Building Codes; or 2) Remove the manufactured home, jacks and metal from the property and fill in the excavation; or 3) Demolish the manufactured home and remove the building remnants, jacks and scrap metal and fill in the excavation. The Resolution provides that should the property owners fail to bring the property into compliance, or remove the manufactured home, or demolish the building within thirty (30) days, Code Enforcement is directed to obtain an Abatement Warrant and demolish the structures including removing the jacks and scrap metal, remove any septic tank that may exist and fill in the excavation.

- 6.1 PC 08-90 – (Continued from June 2, 2009) – Applicant Sandra Merlan is requesting approval of a Minor Use Permit to allow three (3) accessory structures (sea going containers or similar storage devices) on a vacant lot.

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

Director LaClaire presented a staff report to the Planning Commission.

Commissioner Alderson asked staff how long it would take to finish the project.

Director LaClaire responded it was up to the applicant and how fast they could complete the project but that it could take 30-60 days.

The Commissioners agreed they would like a timeline of completion in the terms and conditions.

Sandra Merlan, applicant, said she had purchased the wood to complete the project and asked if there could be some leniency due to the heat in terms of completing the project within the next couple of months and said she could have it completed between September and the end of October.

The Planning Commission agreed the end of October was sufficient time.

Chair Easter closed the Public Hearing.

The Planning Commissioners agreed the plans looked great and appreciated that the applicant had done what she was asked to do.

On a motion made by Commissioner Rinkes, seconded by Commissioner Caplinger and approved with a 5-0 roll call vote, the Planning Commission found the project Categorical Exempt pursuant to CEQA, adopted Planning Commission Resolution 09-10 and approved the Minor Use Permit, subject to the attached Conditions of Approval with the additions of an October timeline and incorporated by that reference.

- 6.2 PC 09-36 – An amendment to Title 19 “Development Code” of the City of Twentynine Palms Municipal Code, Tables 19.10-A “Permitted and Conditional Uses and 19.12-A “Permitted and Conditional Uses” (Table typographical error correction only) regarding where and under what standards and criteria Adult Business are located.

Amending Title 19 “Development Code” of the City of Twentynine Palms Municipal Code, adding a new Chapter 19.57 “Bingo Games”, placing previously established and adopted standards and criteria for Bingo Games within Title 19 “Development Code”.

An amendment to Title 19 “Development Code” of the City of Twentynine Palms Municipal Code, Section 19.82.060 “Design and Construction of Facilities” subsection “M. Paving Standards” regarding driveway requirements and standards for Single-Family residential homes.

An amendment to Title 19 “Development Code” of the City of Twentynine Palms Municipal Code, Chapter 19.84 “Signs”, adding a new Section 19.84.225 “Offsite Civic Event Directional Signs” regarding the standards and criteria applicable to the placement of both temporary and permanent offsite civic event directional signs.

An Amendment to Title 19 “Development Code” of the City of Twentynine Palms Municipal Code, Section 19.96.040 “Street Layout”

establishing within the Development Code a “Local Street” design standard.

**RECOMMENDATION:** Conduct the Public Hearing, consider public comment and adopt PC Resolution 09-13 forwarding a recommendation that the City Council determine that PC 09-36 is Exempt from further environmental review and adopt the proposed changes to Chapters 19.10, 19.12, 19.57 (new), 19.82, 19.84 and 19.96 of the Development Code.

Director LaClaire presented a staff report to the Planning Commission.

Commissioner Caplinger said he felt staff accomplished what the Planning Commission wanted to do. He said the City is visitor oriented and this will be an asset to the community.

Chair Easter said he was fine with the way it is.

Commissioner Mintz said staff clarified the needs of the Planning Commission.

Commissioner Alderson asked how far off the road way signs needed to be and there needed to be a minimal or maximum distance.

Director LaClaire responded he could put a stipulation that it could be no closer than thirty feet.

Commissioner Rinkes suggested language to include the language “within the setback”, when pertaining to roadway signs.

On a motion made by Commissioner Mintz, seconded by Commissioner Caplinger and carried with a 5-0 roll call vote, the Planning Commission adopted PC Resolution 09-13 forwarding a recommendation that the City Council determine that PC 09-36 is Exempt from further environmental review and adopt the proposed changes to the Chapters 19.10, 19.12, 19.57 (new), 19.82, 19.84, and 19.96 of the Development Code as presented within the staff report.

**7.0 REPORTS, REQUESTS AND COMMUNICATIONS - None**

**8.0 FUTURE AGENDA ITEMS - None**

**9.0 COMMISSION COMMENTS/STAFF COMMENTS**

Commissioner Caplinger reminded the public of the Art in Public Places exhibition at City Hall and invited everyone to come in and take a look at the photography.

Chair Easter complemented Director LaClaire on the amendments in the staff report.

Commissioner Alderson asked staff when the study session on vacation home rentals was going to be.

Director LaClaire replied it would be on the next agenda.

**10.0 STUDY SESSION – None**

**11.0 ADJOURNMENT-** Chair Easter adjourned the meeting at 6:35 p.m.

Respectfully Submitted,

Jacqueline M. Palmer, Deputy City Clerk