

**TWENTYNINE PALMS PLANNING COMMISSION
SPECIAL MEETING
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, JANUARY 5, 2010
6:00 P.M.**

MINUTES

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

Chair Caplinger thanked the Commission for allowing him to serve as the Chair and said it was a humbling experience.

On a motion made by Chair Caplinger, seconded by Commissioner Rinkes and carried with a 5-0 voice vote, the Planning Commission elected Commissioner Mintz to serve as Chair of the Planning Commission.

On a motion made by Chair Mintz, seconded by Commissioner Easter and carried with a 5-0 roll call vote, the Planning Commission elected Commissioner Rinkes to serve as Vice Chair of the Planning Commission.

- 2.0 SPECIAL ANNOUNCEMENTS–** Chair Mintz announced this meeting will be televised on Cable TV Channel 10 Monday, January 11, 2010 at 6:30 p.m. and Friday, January 14, 2010 at 6:30 p.m.

3.0 MINUTES

- 3.1 November 4, 2009 Planning Commission Meeting Minutes

ACTION: On a motion made by Commissioner Easter, seconded by Commissioner Caplinger and carried with a 5-0 voice vote, the Planning Commission approved the November 4, 2009 Planning Commission Meeting Minutes as presented.

- 3.2 December 1, 2009 Planning Commission Meeting Minutes

ACTION: On a motion made by Vice Chair Rinkes, seconded by Commissioner Alderson and carried with a 5-0 voice vote, the Planning Commission approved the December 1, 2009 Planning Commission Meeting Minutes as presented.

- 4.0 CONSENT CALENDAR- None**

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

- 6.0 PUBLIC COMMENTS- None**

7.0 PUBLIC HEARINGS

- 7.1 PC 09-75 – A request to amend either Table 19.08-A “Permitted and Conditional Uses” or Chapter 19.58 “Telecommunications Facilities”, Section 19.58.030 “General Requirements” to clarify or remove an existing conflict and amend Chapter 19.48 “Accessory Structures”, Section 19.48.050 “Accessory Uses in Industrial Districts” regarding the current standards and criteria for the placement of “sea-going cargo containers and similar storage devices” within industrially zoned areas.

RECOMMENDATION

Conduct the Public Hearing, consider public comment and adopt PC Resolution 09-26 forwarding a recommendation that the City Council determine that PC 09-75 is Exempt from further environmental review and adopt the proposed changes to Tables 19.07-A, 19.08-A and 19.09-A, and Chapters 19.48 and 19.58 of the “Development Code”.

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

Chair Mintz opened the Public Hearing.

Frank Thomas, Twentynine Palms, said he owns an auto dismantling yard on Baseline Road and he spoke in favor of item 7.1.

Commissioner Easter asked if Mr. Thomas ran electric to the storage containers.

Mr. Thomas responded yes there was one storage container that electricity was run to, there were four containers that are permanent structures and that are permitted.

Chair Mintz closed the Public Hearing.

Commissioner Easter said he felt it was appropriate to have storage containers in industrial areas.

Commissioner Caplinger said regarding the cell phone towers he thought 200 percent or 300 feet should be kept.

The Planning Commission agreed to allow cell phone towers in residential areas.

Consensus of the Planning Commission was to go with alternative A. The Planning Commission also agreed allowing storage containers to be mobile on industrial lots as long as no electricity was put to them.

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 PC Resolution 09-26 forwarding a recommendation that the City Council determine that PC 09-75 is Exempt from further environmental review and adopted the proposed changes to Tables 19.07-A, 19.08-A, and Chapters 19.48 and 19.58 of the “Development Code”.

8.0 REPORTS, REQUESTS AND COMMUNICATIONS - None

9.0 FUTURE AGENDA ITEMS- None

10.0 COMMISSION COMMENTS/STAFF

Commissioner Easter inquired about whether the City has a pamphlet for home owners explaining what was permitted or whether such a pamphlet could be created for owners.

Director LaClaire said he believed the City already had a pamphlet and if there was not one, one could be generated.

Chair Mintz thanked Commissioner Caplinger for his service as Chair.

11.0 STUDY SESSION

- 11.1 PC 09-83 – A discussion as to whether the City should consider an amendment to Title 19 “Development Code” of the City of Twentynine Palms Municipal Code adding a new Chapter 19.145 “Planned Unit Development”, establishing the standards and criteria to process and consider an overlay which would allow a concentration/clustering of residential development within a defined and confined portion of a property.

Director LaClaire presented a staff report to the Planning Commission regarding PC 09-83.

Jay Corbin, Twentynine Palms, spoke in favor of the issue and said he hoped the Planning Commission moved forward with the item.

Commissioner Caplinger said he felt it would be great for a desert community like Twentynine Palms.

Chair Mintz said he thought the issue should be moved forward.

On a motion made by Commissioner Caplinger, seconded by Vice Chair Rinkes and carried with a 5-0 voice vote, the Planning Commission requested staff to proceed to a Public Hearing to formally consider the inclusion of a new Chapter 19.145 “Planned Unit Development” within the Development Code.

- 11.2 PC 09-53 – Comprehensive Update to the City’s General Plan. A Community Workshop to allow the Planning Commission to review, discuss and consider the proposed Land Use, Circulation and Infrastructure Alternatives. Further, the Planning Commission may recommend conceptual approval to the City Council of the Preferred Alternatives and the clarified draft Vision, Guiding Principles, Issues and Objectives.

Director LaClaire presented a staff report to the Planning Commission regarding PC 09-53.

Nelson Miller, Hogle Ireland, presented a power point presentation to the Planning Commission regarding a Comprehensive Update to the City’s General Plan.

At 7:20 p.m. the Planning Commission took a 20 minute break to have the public look at the graphics presented by Hogle Ireland and passed out comment cards to give the public an opportunity to comment on the graphics.

Deanne Chatterton, Twentynine Palms, said she would like to see the entire Mesquite Dune area protected from off road vehicles and poachers taking the native mesquite.

Nalini Maharaj, Twentynine Palms, spoke to the Planning Commission regarding land use and change of zone for the Harmony Motel.

Jack Briggs, Twentynine Palms, spoke in favor of the Mesquite Dunes expansion.

David Hite, Twentynine Palms, spoke in opposition of the City's General Plan. He said he supports growth in the City and would like to see the City annex the airport.

Stephanie Weigel, Twentynine Palms, spoke in favor of the existing City's General Plan and said she supports economic and community development.

Steve Enochs, Representing Sun West Development, spoke in opposition of creating industrial node number 2 because he said it would impact the properties under his ownership.

Jay Corbin, Twentynine Palms, said Twentynine Palms is not an industrially oriented City.

Mr. Miller suggested bringing back more information regarding the comprehensive update to the City's General Plan another Planning Commission meeting bringing the item back for further discussion.

Consensus of the Planning Commission was to have a special meeting on Wednesday, January 13, 2010 at 4:00 p.m. to bring the item back for further discussion.

Please see Hogle-Ireland's notes attached.

12.0 ADJOURNMENT- Chair Mintz adjourned the meeting at 9:50 p.m. to a special meeting on January 13, 2010 at 4:00 p.m.

Respectfully Submitted,

Jacqueline M. Palmer, Deputy City Clerk