

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, FEBRUARY 16, 2010
6:00 P.M.
MINUTES**

- 1.0 CALL TO ORDER-** Chair Mintz called the meeting to order at 6:00 p.m.
PLEDGE OF ALLEGIANCE- Commissioner Alderson led the Pledge of Allegiance.
ROLL CALL- The following Commissioners were present: Alderson, Caplinger, Easter, Rinkes and Mintz.
- 2.0 SPECIAL ANNOUNCEMENTS** – Chair Mintz announced this meeting will be televised on Cable TV Channel 10 Monday, February 22, 2010 at 6:30 p.m. and Friday, February 26, 2010 at 6:30 p.m.
- 3.0 MINUTES – None**
- 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 10-08 - An amendment to Title 19 “Development Code” of the City of Twentynine Palms Municipal Code, Chapter 19.70 “Lighting Standards” amending the standards and criteria relating to exterior lighting within all zoning districts within the City of Twentynine Palms.
- Chair Mintz said item 7.3 was lengthy and suggested opening items 7.1 and 7.2 and continuing them to the March 2, 2010 Planning Commission meeting.
- Community Development Director LaClaire (Director LaClaire) presented a brief staff report to the Planning Commission.
- Chair Mintz opened the Public Hearing
- ACTION: On a motion made by Commissioner Alderson, seconded by Commissioner Easter and carried with a 5-0 voice vote, the Planning Commission continued the item to the March 2, 2010 Planning Commission meeting.
- 7.2 PC 09-83 – A request to amend the Development Code by the creation of 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 within any residential zoning district.

Director LaClaire presented a brief staff report to the Planning Commission.

Chair Mintz opened the Public Hearing.

ACTION: On a motion made by Vice Chair Rinke, seconded by Commissioner Caplinger and carried with a 5-0 voice vote, the Planning Commission continued the item to the March 2, 2010 Planning Commission meeting.

- 7.3 PC 08-80 – A Public Hearing to present the “draft” Downtown Economic Revitalization Specific Plan to the Planning Commission for “Conceptual” approval. If conceptually approved, with or without modifications, the Specific Plan shall be forwarded to the City Council for its consideration, and further forwarded to the consulting firm of Hogle-Ireland, Inc. for incorporation into the Comprehensive Update to the City’s General Plan now being processed. Future adoption of the proposed Downtown Economic Revitalization Specific Plan will be considered at the time the comprehensive update to the General Plan is considered.

Director LaClaire presented a brief staff report to the Planning Commission and introduced Mark Brodeur from PMC Consulting. He said once the City Council approved the Downtown Specific Plan, it would go on to Hogle-Ireland for incorporation into the comprehensive update of the City’s General Plan.

Mark Brodeur, representative from PMC Consulting, gave a power point presentation to the Planning Commission regarding the draft Downtown Economic Revitalization Specific Plan. He presented a vision of the City that included diagonal parking downtown, traffic-calming actions and a pedestrian-friendly atmosphere. He said this would include mixed-use zoning recommendations for the commercial and residential areas in the downtown core, design guidelines, and presented streetscape suggestions for traffic-calming medians on the Highway 62 and Adobe Road. He also provided a visual presentation on decorative street furniture, public art, creative signage and trees to encourage a walkable and tourist friendly downtown.

Commissioner Easter wanted to know if the density was changed downtown how a sewer system would be afforded.

Mr. Brodeur responded the way to pay for things such as a sewer system is through new development in the area, not burdening current business owners. He said when the real estate market was up the downtown area went nowhere and the reason for that was that the zoning in the downtown doesn’t promote enough intensity for people to come in and build. He said that PMC’s vision emphasizes the importance of concentrating businesses downtown, being careful to avoid an oversaturation of similar uses.

Commissioner Caplinger said he is taking a positive approach to this. He said now the City is on the road to a workable vision.

Commissioner Easter said he always hears the City is not doing enough. He said it is not that the City is stopping people from opening business in the City, but the demand from the builder’s has not been there.

Commissioner Alderson said the City has done a poor job of promoting itself and this is a good start to get it right. He asked for clarification on PMC's suggestion of relocating Government uses in the downtown area.

Mr. Brodeur responded that Government buildings such as the Post Office, City Hall, the Fire Department and County buildings were what are suggested in the downtown area.

Commissioner Alderson asked if the road sizes would allow semi trucks and over sized vehicles or if a bypass road would be needed.

Mr. Brodeur said it allowed the roadway to be used as existed.

Chair Mintz opened the Public Hearing.

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

Commissioner Easter said he liked what he saw and thanked Mr. Brodeur for his time and work.

Vice Chair Rinkes thanked Mr. Brodeur for his work and listening to the Planning Commission. She said she liked what she saw.

Chair Mintz said he would like to move forward with the item. He said he would like to see development in sections or stages.

Director LaClaire said the first step is to have a plan in hand to show confidence.

Commissioner Caplinger asked if graphics were going to be made available for the public.

Mr. Brodeur responded yes that could be made part of the motion. He said large graphics in the hall way at City Hall would be a great marketing tool.

ACTION: On a motion made by Commissioner Caplinger, seconded by Commissioner Easter and carried with a 5-0 roll call vote, the Planning Commission directed staff to forward the Plan to the City Council for its consideration of Conceptual approval and inclusion within the Update to the City's General Plan with staff to provide the graphics for the public.

8.0 REPORTS, REQUESTS AND COMMUNICATIONS

Director LaClaire reminded the Planning Commissioners they were running out of time if they wanted to attend the League meeting. He said Commissioner Caplinger had already signed up for the meeting and March 2, 2010 was the deadline to sign up.

Director LaClaire said the issue of Vacation Home Rentals was being brought back to the Planning Commission and that a joint meeting between the City Council and Planning Commission was going to be coming up and he asked what date would be good for the Commissioners.

Consensus of the Planning Commission was to allow the Council to set a date and the Commissioners would attend when set.

9.0 FUTURE AGENDA ITEMS

Commissioner Alderson said he would like to discuss the over concentration of business' in the downtown area.

The Commission agreed to set it as a future agenda study session item.

10.0 COMMISSION COMMENTS/STAFF

11.0 STUDY SESSION - None

12.0 ADJOURNMENT- Chair Mintz adjourned the meeting at 7:25 p.m.

Respectfully Submitted,

Jacqueline M. Palmer, Deputy City Clerk