

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
TUESDAY, MARCH 2, 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 Caplinger 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**
- 3.1 The February 2, 2010 Planning Commission Meeting Minutes.
- ACTION: On a motion made by Commissioner Alderson, seconded by Commissioner Caplinger and carried with a 5-0 voice vote, the Planning Commission approved the February 2, 2010 Planning Commission Meeting Minutes.
- 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. (Continued from February 16, 2010.)
- Community Development Director LaClaire (Director LaClaire) presented a staff report to the Planning Commission.
- Commissioner Easter asked for clarification on page 2 of 12 under definitions regarding the shielding for lighting and it being opaque because as he understood it, opaque meant you could see thru the shield.
- Director LaClaire responded opaque meant you could not see thru the shield.
- Commissioner Caplinger said the wording “it has” should be added to the paragraph for “Fully Shielded”. He said the Planning Commission required all mercury vapor lighting to be shielded in the past.

There was a brief discussion amongst the Planning Commission regarding the light bulbs being able to be visible and how this would need to be re-addressed in the Ordinance. Chair Mintz said depending on which way you look at a light, you can almost always see a light bulb regardless of if it is shielded or not.

Vice Chair Rinkes said she felt the definitions under fully shielded needed to be re-worded.

Director LaClaire said he could provide an illustration for the Commission regarding the shielding.

Chair Mintz opened the Public Hearing.

Dick Banneck, Twentynine Palms, said if a light fixture is UL listed or approved through title 24 you may not alter that light fixture.

Pat Flanagan, Twentynine Palms, spoke in favor of the Ordinance. She said the idea of shielding the light prevents wasted light that interrupts the night sky. She also questioned if the local supply stores would carry the materials necessary to conform with the Ordinance.

Chair Mintz closed the Public Hearing.

Commissioner Caplinger said he would like Code Enforcement to be pro-active instead of re-active in dealing with the Ordinance.

Commissioner Alderson said altering the light fixture can terminate any warranty and may do more damage than good.

Chair Mintz re-opened the Public Hearing.

R.M. Jones Jr., Twentynine Palms, said he had to put a shield around a light at his house and his friend built the shield and the globe broke because of the heat.

Larry Briggs, Twentynine Palms, said he agreed with the Planning Commission. He said that he has lights he uses as a safety mechanism to help light a slope on the sidewalk at his business.

Chair Mintz closed the Public Hearing.

Commissioner Alderson said Mr. Briggs brought up a good point and that night time safety and security should be exempt.

Director LaClaire asked the Commission how much light is acceptable at the point of the property line so it does not bleed onto another property and become a nuisance.

Chair Mintz re-opened the Public Hearing.

Jay Corbin, Twentynine Palms, applauded staff for the draft he read in the staff report. He encouraged the Commission to take a look at the graphic staff suggested he would provide.

Dick Banneck, Twentynine Palms, said flood lights and motion detector lights should be looked at because they would shine into people's yards.

Pat Flanagan, Twentynine Palms, said a lot of money could be saved if the City did some PR on the issue that the City is working towards being a dark sky City. She said if the City wants to promote the night sky it will make a big difference in how people look at the Ordinance, not as something restrictive but instead something that is enhancing the quality of life.

ACTION: On a motion made by Commissioner Easter, seconded by Vice Chair Rinkes and carried with a 5-0 roll call vote, the Planning Commission continued the item to a date uncertain.

- 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. (Continued from February 16, 2010.)

Director LaClaire presented a staff report to the Planning Commission and requested the item be continued to the March 16, 2010 Planning Commission meeting to review the information he had provided the Planning Commission with at the meeting.

Chair Mintz re-opened the Public Hearing.

Jay Corbin, Twentynine Palms, said he is in favor of clustering development.

Commissioner Easter asked where the numbers in the report came from.

Director LaClaire said he based these numbers on his past experience but the Planning Commission could alter these numbers.

Pat Flanagan, Twentynine Palms, said many times there is a benefit of clustering.

ACTION: On a motion made by Vice Chair Rinkes, seconded by Commissioner Caplinger and carried with a 5-0 roll call vote, the Planning Commission continued the item to the March 16, 2010 Planning Commission meeting.

8.0 REPORTS, REQUESTS AND COMMUNICATIONS – None

9.0 FUTURE AGENDA ITEMS

Director LaClaire said PC-09-75 a Development Code Amendment regarding Cargo Containers will be brought back to the Planning Commission at the March 16, 2010 meeting as a study session item.

10.0 COMMISSION COMMENTS/STAFF

Commissioner Easter thanked Director LaClaire for his work and the community for their input.

Commissioner Caplinger said the Arts in Public Places display at City Hall this month was by Pat Flynn and invited the public to come down to City Hall to take a look at the art work.

Chair Mintz said he would be out of town on March 16th and asked if the Commission meeting on the 16th could be moved to the 17th of March.

Director LaClaire said the Planning Commission would have to open the meeting on the 16th of March and continue the meeting to the 17th of March.

11.0 STUDY SESSION - None

12.0 ADJOURNMENT- Chair Mintz adjourned the meeting at 7:35 p.m.

Respectfully Submitted,

Jacqueline M. Palmer, Deputy City Clerk