

**TWENTYNINE PALMS PLANNING COMMISSION  
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD  
TWENTYNINE PALMS, CALIFORNIA  
TUESDAY, JUNE 1, 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-** Vice Chair Rinkes led the Pledge of Allegiance.  
**ROLL CALL-** The following Commissioners were present: Alderson, Caplinger, Rinkes and Mintz. Commissioner Easter had an excused absence.
- 2.0 SPECIAL ANNOUNCEMENTS** – Chair Mintz announced this meeting will be televised on Cable TV Channel 10 Monday, June 7, 2010 at 6:30 p.m. and Friday, June 11, 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 10-32 – Consideration of amendments to the Land Use Element of the adopted General Plan and to the Official Zoning Map of the City’s “Development Code” regarding the land use designations for four (4) specific properties within the City of Twentynine Palms, and potentially several properties within the vicinity of the north side of Highway 62 and Midway Road within the City of Twentynine Palms.

**RECOMMENDATION:** Conduct the Public Hearing, consider public comment and adopt PC Resolution 10-15 forwarding a recommendation that the City Council amend the land use designations illustrated upon the Official Zoning Map of the “Development Code” and the Land Use Element of the adopted General Plan for four (4) specific properties within the City of Twentynine Palms, and potentially several properties within the vicinity of the north side of Highway 62 and Midway Road identified within PC 10-32 and include these properties within the Environmental Impact Report being prepared for the comprehensive Update to the City’s adopted General Plan.

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

Chair Mintz opened the Public Hearing.

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

Commissioner Caplinger said of the Garvin property that as there is not a development proposal for the property, it may be premature to consider establishing an industrial designation in this area at this time.

Commissioner Rinkes agreed with Commissioner Caplinger's statement.

It was the consensus of the Planning Commission to leave Paul Betourliere's property and Garvin property as currently designated.

Director LaClaire said the consensus of the Planning Commission will be forwarded to the City Council for their consideration and final action.

- 7.2 PC 09-25 – Conditional Use Permit - Applicant Tony Vo of Vo Auto Service is requesting approval of a Conditional Use Permit to convert an existing building (an old gas station) to an auto repair facility. The project site is located at 5750 Adobe Road, CG Zone, APN 0618-343-22.

**RECOMMENDATION:** Conduct the Public Hearing, consider public comment, find the project Categorically Exempt pursuant to CEQA and adopt Planning Commission Resolution 10-14 approving the Conditional Use Permit, subject to the attached Conditions of Approval.

Commissioner Alderson recommended tabling the item.

Director LaClaire presented a brief staff report to the Planning Commission and suggested tabling the item so staff could work with the applicant to make sure they clearly understood all possible conditions and requirements for improvements regarding the property.

Chair Mintz opened the Public Hearing.

Chair Mintz noted that there were no requests to speak from the public.

**ACTION:** On a motion made by Commissioner Caplinger, seconded by Commissioner Alderson and carried with a 4-0-1 (Easter absent) roll call vote, the Planning Commission continued the item to the July 6, 2010 Planning Commission meeting.

## **8.0 REPORTS, REQUESTS AND COMMUNICATIONS - None**

## **9.0 FUTURE AGENDA ITEMS**

Commissioner Caplinger said that he has concerns regarding the current Sign Ordinance, especially regarding signs along Adobe Road, and asked that the Commission review the sign code. He said Code Enforcement is not proactive and requested staff to look into the item.

Chair Mintz suggested a study session on signage.

## **10.0 COMMISSION COMMENTS/STAFF**

Commissioner Alderson said he would be running for City Council in the November 2010 election.

Chair Mintz reminded the public about the street fair in the coming weekend.

**11.0 STUDY SESSION – None**

**12.0 ADJOURNMENT-** Chair Mintz adjourned the meeting at 6:35 p.m.

Respectfully Submitted,

Jacqueline M. Palmer, Deputy City Clerk