

**TWENTYNINE PALMS PLANNING COMMISSION
CITY COUNCIL CHAMBER, 6136 ADOBE ROAD
TWENTYNINE PALMS, CALIFORNIA
WEDNESDAY, DECEMBER 7, 2011
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 Benton led the Pledge of Allegiance.
ROLL CALL- The following Commissioners were present: Alderson, Benton, Mendoza, Whitten and Easter.

2.0 SPECIAL ANNOUNCEMENTS

- 2.1 Chair Easter announced this meeting will be televised on Cable TV Channel 10 Monday, December 19, 2011 following the broadcast of the City Council meeting starting at 6:30 p.m. and Friday, December 23, 2011 following the broadcast of the City Council meeting starting at 6:30 p.m.

3.0 MINUTES

- 3.1 November 16, 2011 Planning Commission Meeting Minutes

ACTION: On a motion made by Commissioner Whitten, seconded by Commissioner Mendoza and carried with a 5-0 voice vote, the Planning Commission approved the November 16, 2011 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

Jodi Callahan, Executive Director Chamber of Commerce, said the Christmas Light Parade starts at 5:30 this Saturday and it starts at the Jr. High School and they are still accepting entries. She said the events kick off at 4:00 p.m. and the Youth Club will be selling food and drinks. She said the Chamber Of Commerce mixer is Tuesday, December 13, 2011 at 5:00 p.m. at the Roughly Manor.

7.0 PUBLIC HEARINGS - None

8.0 REPORTS, REQUESTS AND COMMUNICATIONS

- 8.1 Draft memo to the City Council regarding PC 11-72 Solar Fields Develop Code Amendment.

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

Commissioner Benton asked what the City Council will do differently to get more community input.

Director LaClaire responded the Council could provide the approval for staff to perform more outreach to the community such as sending out press releases, flyers, send notifications to schools to get the word out to the parents, all to get the issue out to a larger part of the community to know this is being debated by the Planning Commission and up to the City Council.

Commissioner Whitten suggested a shorter version of the proposed language as an alternative stating, in reference to the guidance provided by the City Council in the minutes of August 23, 2011, that the Planning Commission respectfully requests the City Council allow the Commission to address the restrictions, allowances and feasibility for the possible establishment of solar fields within the City of Twentynine Palms prior to the developing standards for all land use districts except multi-family.

Commissioner Mendoza requested the addition of “desirability” to the shorter alternative suggested by Commissioner Whitten. He said to add the word “desirability” to the document before or after the word “feasibility”.

Director LaClaire recommended Commissioner Whitten’s alternative be a replacement to the second paragraph of the memo prepared by staff as the first paragraph is simply a background.

Consensus of the Planning Commission was to go with Commissioner Whitten’s alternative and adding Commissioner Mendoza’s suggestion of “desirability” before or after the word “feasibility” when referring to solar fields.

8.2 A memo to the Planning Commission regarding future Study Session(s) and Public Hearings pertaining to the Commission’s review of the General Plan Update and Environmental Impact Report (EIR).

Director LaClaire presented a brief memo to the Planning Commission. He asked the Planning Commission for their time frame on when they wanted to work on the General Plan Update and EIR. He also asked when they wanted Hogle-Ireland to be present for the discussions of the General Plan material and he recommended not having them come in only at the end of the discussion but in the middle and end of their review. He also requested comments on how they wanted to approach their review of the material to determine where the documents need changing and/or editing.

Commissioner Whitten recommended that the Planning Commissioners become familiar with the GPAC’s comments so they are not commenting on something that has already been commented on by them and he suggested taking one meeting per month solely to discuss General Plan items.

Commissioner Mendoza suggested the Commissioners review the material as homework, after which they could identify the issues they had with each element and discuss those issues at meetings. He said there is no point in repeating the efforts that have already been made by the GPAC. He said the General Plan Update should be at least placed on the agenda for each meeting and if the Planning Commission cannot get to it, it can be placed on the next agenda.

Vice Chair Alderson said they should start the discussion of the General Plan Update at the January 18, 2012 Planning Commission meeting.

Chair Easter said he wanted Hogle-Ireland representatives to come in twice, once during the middle of the discussion of the General Plan and once at the end for any questions the Planning Commission may have.

Consensus of the Planning Commission was at the first Planning Commission meeting each month the Commission would have a Study Session regarding the General Plan on the agenda, at the second Planning Commission meeting each month the entire focus of the agenda would be on the General Plan and only have a third meeting every month on an "as needed" basis.

9.0 FUTURE AGENDA ITEMS

Commissioner Mendoza said he would like a future Study Session on banning the sales of Mylar balloons in the City of Twentynine Palms.

Chair Easter said he would like to change the Planning Commission meetings back to Tuesdays.

10.0 COMMISSION COMMENTS/STAFF COMMENTS

Commissioner Whitten wished everyone a Happy Holiday Season.

Commissioner Mendoza encouraged the public to shop local for the holiday season.

Chair Easter said everyone should attend the light parade and that it is nice to see an audience at the Planning Commission meeting tonight.

Director LaClaire said Christopher Plummer was chosen to fill the Planning Commission vacancy and will take his Oath of Office on January 3, 2011 or January 4, 2012 depending on any changes to the regular meeting time.

11.0 STUDY SESSION/COMMUNITY WORKSHOP

- 11.1 PC 11-93 - Discussion and possible guidance on an Amendment to Development Code Section 19.33.060 "Limitations on Hawking" regarding the limitations applicable to persons hawking or peddling within the City.

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

Dan O'Brian, Twentynine Palms, said he has a problem with the 150 foot rule which is that he can't serve his hot dogs outside any store because it's too close to the road and spoke in favor of changing the rules on hawking.

Steve Spear, Twentynine Palms, said any business in Twentynine Palms that complies with every licensing requirement the City has should be supported by the people as well as the City.

Maggie Chaeffer, Twentynine Palms, President of Twentynine Palms Chamber of Commerce, said they are a business friendly organization and ways should be explored so they can have these street vendors and can help economic growth.

Anna O'Hare, Twentynine Palms, said as long as the vendors have the correct licensing they should be allowed. She said the 150 foot separation requirement just needs to be changed.

Vice Chair Alderson suggested directing a Code Amendment Review and have it brought back at the next available Planning Commission meeting.

Chair Easter read a letter from Lori Herbel, operator of the Twentynine Palms Farmers' Market, submitted to the Planning Commission stating her concerns on considering changes to the limitations on hawking.

Consensus of the Planning Commission was to have a Code Amendment Review brought back at the next available Planning Commission meeting.

11.2 PC 11-94 – Discussion and possible guidance on an Amendment to Development Code Section 19.57.040 “Operating Conditions”, Subsection “C” regarding the Code’s current requirement for a “Performance Deposit” for Farmers’ Markets.

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

Steve Spear, Twentynine Palms, suggested exempting contract services.

Consensus of the Planning Commission was to initiate a Code Amendment to move the discussion on a Performance Deposit forward, directing staff to bring the amendment back as a Public Hearing on a future agenda.

11.3 PC 11-81 – A Study Session to receive guidance on an Amendment to Table 19.10-A “Permitted and Conditional Uses” regarding residential densities and locations within the Office Commercial (CO) zoning district.

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

Steve Spear, Twentynine Palms, said if the changes to the land use and office commercial are so good then they should be good all the time. He said he urged the Commission to take the high road and it is time the City takes a breath and waits for the Supreme Court to make their decision on the issue of redevelopment. He said Project Phoenix has not had any official implementation from the City Council.

Commissioner Mendoza and Commissioner Whitten suggested canceling the Public Hearing until after the court rules on the issue, anticipated around January 15, 2012.

Vice Chair Alderson said he does not want to hear anything until it is more concrete.

Chair Easter said it does not make sense to move forward with this item at this time.

Consensus of the Planning Commission was to direct staff to cancel the Public Hearing, not to place this item on the January 3rd agenda and not to move forward until the ruling of the courts has been made.

- 11.4 PC 11-89 – A Study Session to discuss the General Plan designation and pre-zoning of a 150 acre site located at the northeast corner of Utah Trail and Valle Vista Road (Assessor Parcel Nos. 0622-291-21, -22, -23 and -24) adjacent to the City of Twentynine Palms' current City limits.

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

Steve Spear, Twentynine Palms, asked who the owners of the project are and said they should keep it in the County and apply for their zoning change within the County. He said the Planning Commission should hold this item at the first meeting in February after the holidays and to stop rushing all these items.

Director LaClaire responded the owners are Ready Mix.

Larry Briggs, Twentynine Palms, said the location was too close to housing units and suggested the Commission consider the noise from, and aviation going over, the plant. He said it will be a Temporary Use and then they will be gone, he recommended nixing this at the start and let the County handle it.

Consensus of the Planning Commission was to hold the Public Hearing on this item on December 21, 2011.

12.0 CLOSED SESSION - None

13.0 ADJOURNMENT- Chair Easter adjourned the meeting at 8:07 p.m.

Respectfully Submitted,

Jacqueline Palmer, Deputy City Clerk