



City of Twentynine Palms General Plan Update

GENERAL PLAN ADVISORY COMMITTEE MEETING #1

Monday, July 20, 2009
6:00 – 8:00 pm

Meeting Summary

The first General Plan Advisory Committee (GPAC) Meeting was held in the Council Chambers at Twentynine Palms City Hall at 6136 Adobe Road.

Members Present: Jay Corbin, Mike Duncan, Pat Flanagan, Kim Miller, Jeff Ohlfs, Terrienne Palmer, Lisa Pitts, Christopher Plummer, Steven D. Whitten, Nelson Muniz (alternative), and Nicole Panter (alternative)

Others Present: Charles LaClaire, Community Development Director
Nelson Miller, Hogle-Ireland, Inc.
Tonya Pace, Hogle- Ireland, Inc.
Bulmaro Canseco, Hogle-Ireland, Inc.

Agenda

1.0 Call to Order

The meeting was called to order by Charles LaClaire, Twentynine Palms Community Development Director, at 6:02 pm.

2.0 Roll Call / Introductions

Mr. LaClaire opened the meeting followed by the introduction of Nelson Miller, Principal at Hogle-Ireland Inc. Mr. Miller introduced Tonya Pace and Bulmaro Canseco, which are part of the Hogle-Ireland team working on the General Plan Update effort. After the project team introductions, Mr. Miller asked the GPAC members to introduce themselves.

3.0 Election of Officers

3.1 Election of Chairperson and Vice-Chairperson

The General Plan Advisory Committee nominated Jay Corbin and Pat Flanagan for the Chair position. With an eight (8) to three (3) committee vote, Jay Corbin was elected as Chair of the GPAC.

The General Plan Advisory Committee nominated Pat Flanagan and Mike Duncan for the Vice-Chair position. With an eight (8) to three (3) committee vote, Pat Flanagan was elected as Vice-Chair of the GPAC.

4.0 Public Comments

The floor was opened for public comment.

Marlana L. Brown, Marine Corps Air Ground Combat Center (MCAGCC), noted that Mr. James M. Ricker, the MCAGCC representative to the GPAC was not going to attend the meeting due to a family emergency.

Electra Westmann, resident of Twentynine Palms and member of the Indian Cove Merchants Group, discussed her group's proposed change of zone on Indian Cove from CN to CG. Ms. Westmann made a reference to the Indian Cove Merchants Change of Zone Request Letter that she provided to the City Council, Planning Commission, GPAC, and Community Development Director.

5.0 Discussion Items

5.1 Historical Background of General Plan Update

Mr. Miller provided an overview of the historical background of the General Plan Update. Mr. Miller discussed the previous work conducted by Rosenow Spevacek Group, Inc. (RSG), including a community survey that was conducted in early 2008 and an Environmental Hazards Map that was presented to the City Council in late 2008.

Mr. Miller stated that the current General Plan build-out is approximately between 115,000 to 120,000 residents. Mr. Miller stated that because of the City Council's concerns regarding the General Plan build-out projection, the plan inconsistencies, land use pattern, and development in areas of hazard concerns is what lead to the update efforts currently in progress.

Mr. Miller stated that as part of the General Plan Update effort, the General Plan's Vision Statement would be reviewed. The Vision Statement was read to the GPAC.

5.2 General Plan Update Overview

Mr. Miller noted that as part of the General Plan Update efforts, issues affecting the City would be address and the General Plan vision would be updated to reflect the community's goals and objectives.

Mr. Miller presented the GPAC with a copy of the General Plan Update Work Program and Project Schedule. A brief overview of the work program and project schedule was presented. Mr. Miller explained that the project schedule notes a completion date of September 2010; however, he noted that the current schedule is extremely aggressive given that the original schedule anticipated a project commencement date of December 2008.

Mr. Miller highlighted the numerous community outreach programs available including the GPAC, Planning Commission/Community Workshops, and City Council meetings. Mr. Miller discussed the resources available in the General Plan Update website, including a community survey, which he asked the GPAC members to encourage community residents to complete.

5.3 General Plan Advisory Committee Overview

Mr. Miller led a discussion regarding the materials contained in the GPAC Notebooks. He highlighted what the committee will be reviewing as part of the General Plan Update effort, which will include materials such as the issues maps, technical reports and draft General Plan Elements. He also explained the role of the GPAC recommendations in the General Plan Update effort. Mr. Miller noted that at the upcoming GPAC meeting, the General Plan Vision Statement and Guiding Principles would be discussed.

The meeting date for the second GPAC meeting was selected. The GPAC will meet on August 13, 2009 at 6 PM at the City Council Chambers.

5.4 General Plan Advisory Committee Survey

Tonya Pace, Project Manager at Hogle-Ireland, Inc., led a discussion regarding certain sections of the GPAC survey. The committee responses are noted below.

1. What are the reasons you choose to live, work, or locate a business in Twentynine Palms?	
Natural surroundings	Affordable housing
Rural Living	Cultural Heritage
Desert	Old desert town feel
Blue Sky	Climate
Feel of a small town	Marine Corps Base (proximity to base)
Minimal traffic/congestion	Sense of community
National park and wilderness nearby	Outdoor Sports
Neighbors are far enough away/lot size	Work from home (ability to work from home now)

2. What do you like best about Twentynine Palms <u>today</u>?	
Not over-developed	Access to parks
Town feels different than the rest of the area	Being able to see clear sunrises and sunsets
Wildlife in the backyard	No tall buildings
No fences	Openness (not too crowded)
Night sky/Views of constellations at night	Availability of resources
Know different kinds of people (strong sense of community)	Peoples opinions count (individuals can make a difference)
Esprit de corps community (a sense of unity, common interests, and responsibilities)	Involved in local issues (public participation)
Arts to see	Community Support and Cohesiveness for Marine Corps Base
Authentic feel (real town feel)	Lack of big city problems (want to keep it that way)
Know people (cultural heritage)	Drive-in movie theater.

3. What are the three (3) most important issues <u>currently</u> facing Twentynine Palms?	
Retail leakage	Lack of solar technology development
Inability to attract businesses that are complimentary to a Gateway City (JTNP)	Would like to see rooftop and small commercial solar power development
Lack of tourism (City's inability to market itself as a tourist destination)	Danger of large scale commercial solar power facilities
Lack of employment opportunities	Can't buy shoes in the City/limited retail choices
There is no employment for the families of military personnel	Lack of infrastructure (roads, sewers, etc.)
Lack of adequate housing for the military	Over abundance of like businesses such as, tattoo parlors, barber shops, and massage parlors
Growing crime rate	Lack of movie theater
Over-abundance of low cost housing	High unemployment rate/attracting unemployed people because of low cost housing
Too many trashy residential and commercial properties	Youth out on the street at night, past 10 pm
Code enforcement issues	

4. What do you hope Twentynine Palms will be like in <u>twenty</u> years?	
Be the Gateway City for JTNP by utilizing existing cultural heritage	Be a self-sufficient community
Have the right balance between Marine Corps Base and JTNP	Be a sustainable community by taking care of water resources
Use the Marine Corps Base and JTNP as economic engines	Downtown to be more pedestrian friendly
Improve the aesthetic look of the City, particularly the commercial buildings, Downtown, and Historic Plaza	Increase sustainability
Concentrate like businesses in a district, such as unwanted uses	Have a low cost transit system
Maintain small town feel	

5. What issues do you believe Twentynine Palms will face in the next twenty years?	
Fiscal Crisis	Marine Corps Base expansion
Water treatment/Ground water contamination/Regional water issues that may affect the City	Twentynine Palms being the affordable alternative to Yucca Valley
Availability/cost of gasoline	Too many franchise businesses and not enough mom & pop stores
Degrading infrastructure	Increase in population and increase in traffic
Loss of historical structures	Air quality issues with growth
Indian Casino	Viability of wildlife corridor/impacts on Economic Development of the City/preservation of open space
Larger economic cores in surrounding urban areas	Loosing Gateway City status to JTNP/Not utilizing JTNP as economic engine for the City
Global warming	Loss of night sky
Overdevelopment and continuous development	What if MCAGCC Closed?

6. What relationship would you like to see between the City and the Marine Corps Base?	
Collaboration with Base on Solar Power and Sewage Treatment	Lots of money and economic potential in Base
Equal balance of JTNP/Marine Base	Community relies too much on the Base/Community should also give back
Housing and jobs for military families	Think of the base as a community/community cohesiveness with the base
Community outreach with military families during deployment to avoid fluctuating population	Base has venerable boundaries, planned for it
Education for Marines regarding speeding, dogs, trash/debris. Education for Marine Base regarding Community and vice versa	Encroachment onto the base, create MCAGCC buffer zone, allow for training

7. What relationship would you like to see between the City and the Joshua Tree National Park?	
Become the Gateway City for JTNP/Joshua Tree is taking the opportunity	Restaurants, family friendly events and stores
Restaurants close to JTNP Headquarters	Education component close to park and integrated with JTNP Institute
Take advantage of economic opportunity that JTNP represents	Be respectful of border with wilderness/create a buffer
Honor the park entrance/limit development on Utah Trail/Create a sense of place for park entrance	Protect the night sky/unlike Coachella Valley/Code Enforcement compliance with night sky
Advertising campaign (tourism)	City to provide camping opportunities
Fair Balance with City, JTNP and Base	

Where do you shop for:	In the City?	On Base?	Other City?	On-line?	How many miles do you drive to shop at this location?
a) Groceries & drug store items?	10	3	7	0	60 miles to Costco (one-way)
b) Clothing?	0	1	9	8	60 miles to Palm Springs
c) Home furnishings & appliances?	1	2	11	2	Lower Desert and Yucca Valley
d) Sporting & outdoor goods?	2	2	10	4	Yucca Valley (Wal-Mart)
e) General merchandise?	3	1	8	0	Costco & Wal-Mart
f-1) Vehicle service?	5	2	7	0	Dealerships (Lower Desert and Yucca Valley)
f-2) Vehicle Parts?	10	1	1	0	
f-3) Vehicles purchases?	1	2	11	2	Palm Springs, Indio, & Las Vegas
g) Building materials & hardware?	7	0	11	0	Desert Hardware & Barr Lumber

Where do you go:	In the City?	On Base?	Other City?	On-line?	How many miles do you drive to this location?
a) for medical care?	2	3	7	0	Out of town for primary care
b) for a sit-down restaurant meal?	11	4	11	0	Outside the City
c) to see a movie?	5	6	11	1	Drive in and outside the City
d) for live entertainment?	8	4	11	0	
e) for social gatherings?	11	4	11	5	On-line (face book)
f) for other entertainment?					
1) <i>Gallery openings?</i>	10	3	11	0	
2) <i>Pro-sporting events?</i>	0	0	7	0	

5.5 Issues Maps and Summaries

Mr. Miller indicated that several Issues Maps and summaries had been prepared for discussion and reference. He urged committee members to review this information as it will be discussed at the upcoming GPAC meetings. He noted that these maps are available to the public at the General Plan Update website (www.29palmsgeneralplan.com).

5.6 Next Meeting Scheduled for: August 13, 2009 at 6:00 pm

Topics:

- **General Plan Vision Statement**
- **Guiding Principles**
- **Issues**

6.0 Adjourn

The meeting was adjourned by Mr. LaClaire at 8:05 pm.