



## City of Twentynine Palms General Plan Update

# GENERAL PLAN ADVISORY COMMITTEE MEETING #2

Monday, October 5, 2009  
6:00 – 9:00 pm

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### Meeting Summary

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The October 5, 2009 General Plan Advisory Committee (GPAC) Meeting was held in the Council Chambers at Twentynine Palms City Hall at 6136 Adobe Road.

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#### 1.0 Call to Order

Jay Corbin, GPAC Chairman, called the meeting to order at 6:00 p.m.

#### 2.0 Roll Call

*The following GPAC Members were present:* Jay Corbin, Pat Flanagan, Kim Miller, George P. Mulopulos, Jeff Ohlfs, Kim Ortamond, Terrienne Palmer, Lisa Pitts, Christopher Plummer, James M. Ricker, Paul F. Smith, Bob Whitt, Steven D. Whitten and Nicole Panter (alternate).

*The following staff members were present:* Charles LaClaire, Community Development Director, Nelson Miller, Hogle-Ireland, Inc., and Bulmaro Canseco, Hogle-Ireland, Inc.

#### 3.0 Approval of Minutes

##### 3.1 August 13, 2009 Meeting Summary

Action: With a 13-0 vote, the GPAC approved the August 13, 2009 Meeting Summary as presented with no modifications. **NOTE:** Only active GPAC members are eligible to vote, alternate GPAC members can participate in the discussion but are not eligible to vote.

##### 3.2 September 14, 2009 Meeting Summary

Action: With a 13-0 vote, the GPAC approved the September 14, 2009 Meeting Summary as presented with no modifications.

## 4.0 Public Comments

Chairman Corbin opened the floor for public comment.

Ali Babba, commercial real estate developer, noted the following:

- Supports big box retail, believes the City needs larger businesses.
- Believes large commercial development would be more feasible along Twentynine Palms Highway and not Adobe Road.
- Plans to develop a hotel project north of the highway, west of Fairfield Inn & Suites.

## 5.0 Discussion Items

### 5.1 City Revenue and Finance Presentation

Ron Peck, Finance Director, provided an overview of the City's finances. Mr. Peck explained the City's 2008/09 Fiscal Year Budget. Mr. Peck discussed the City's primary revenue sources as well as the City's major expenditures.

The GPAC members asked the Finance Director and Michael Tree, City Manager, questions regarding City revenues and expenditures. The questions included the Triple Flip Sales Tax, park maintenance, gas tax, Proposition 1B, Street Funds, Article 8, law enforcement cost, budget surplus, budget forecasting and the State's budget impact on the City's budget. Mr. Peck noted that current City reserves could cover a year's worth of City expenditures, which is approximately \$7.5 million. Mr. Tree noted that the State has borrow approximately \$450,000 from the City's Redevelopment Agency as part of the 2009/10 Fiscal Year and could possibly borrow more money given the State's uncertain economic conditions.

Action: No action was taken.

### 5.2 Next Meeting Scheduled For (originally Agenda Item 5.4)

GPAC members discussed upcoming GPAC meetings. Nelson Miller, Hogle-Ireland, Inc., requested that the GPAC meet on November 9<sup>th</sup> and 16<sup>th</sup> to discuss land use alternatives. GPAC members were concerned over the aggressiveness of the schedule and whether they would have enough time to review the technical reports. Mr. Miller indicated that he was constrained by the project's schedule and delaying the GPAC meetings would cause the project further delays. Mr. Miller also noted that any additional delays would need to be approved by the City Council. The GPAC also wanted to know how to proceed with the review of the technical reports and land use alternatives, and whether they would meet with their subcommittees.

After some discussion, it was agreed that Hogle-Ireland was going to provide the GPAC a "road map" that would highlight the tasks expected out of the GPAC. If GPAC members wanted to meet with their subcommittees, then it was up to the subcommittee chairs to decide if they would meet or not. Technical reports would be provided to the GPAC for review as soon as City staff completed its review. The GPAC would meet on November 9<sup>th</sup> to discuss the technical reports and land use alternatives. If additional time was needed, then the GPAC would ask City staff and Mr. Miller to proceed with a time extension request to the City Council.

Action: With a 13-0 vote, the next GPAC meeting was schedule for November 9, 2009, with technical reports to be provided to the GPAC electronically within two (2) weeks and a “road map” of GPAC tasks to be provided at the upcoming GPAC meeting.

### **5.3 Subcommittee Recommendations on Guiding Principles and Discussion of Vision, Guiding Principles, Issues, and Objectives (originally Agenda Items 5.2 and 5.3)**

Chairman Corbin thanked all the subcommittees for their hard work, which included several subcommittee meetings held to develop the recommendations. Mr. Corbin asked whether the GPAC would rather go through the Draft Vision, Guiding Principles, Issues and Objectives Matrix as opposed to each subcommittee presenting their individual recommendations since the “combined matrix” included all of the subcommittee recommendations. The GPAC members agreed with Mr. Corbin’s recommendation. The GPAC reviewed the entire Draft Vision, Guiding Principles, Issues and Objectives Matrix. The “matrix” is to be revised to include the modifications made at the October 5, 2009 GPAC Meeting.

Action: With an 13-0 vote, the GPAC accepted the subcommittee recommendations and approved the Draft Vision, Guiding Principles, Issues and Objectives Matrix as revised at the October 5, 2009 GPAC meeting.

## **6.0 Adjourn**

Chairman Corbin adjourned the meeting at 9:00 p.m.