



City of Twentynine Palms General Plan Update

GENERAL PLAN ADVISORY COMMITTEE MEETING #4

Monday, November 9, 2009
6:00 – 8:10 p.m.

Meeting Summary

The November 9, 2009 General Plan Advisory Committee (GPAC) Meeting was held in the Council Chambers at Twentynine Palms City Hall at 6136 Adobe Road, Twentynine Palms, CA 92277.

1.0 Call to Order

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

Chairman Corbin recognized all veterans that are part of the GPAC in consideration of Veteran's Day.

2.0 Roll Call

The following GPAC Members were present: Jay Corbin, Pat Flanagan, Kim Miller, George P. Mulopulos, Kim Ortamond, Terriane Palmer, Lisa Pitts, James M. Ricker, Paul F. Smith, Nelson Muniz (alternate) 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 October 5, 2009 Meeting Summary

Action: With a 9-0 vote, the GPAC approved the October 5, 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.*

4.0 Public Comments

Chairman Corbin opened the floor for public comment.

Nalini Majaraj, property owner, noted the following:

- Owns a property currently designated as residential on the western section of the City.

- The property was originally designated as commercial prior to the City's incorporation.
- Would like to request that her property be rezoned from residential to commercial as part of the General Plan Update.

GPAC and Staff Comments

- Charles LaClaire, Community Development Director, noted that the City has received a total of four (4) written requests asking for rezones to be included as part of the General Plan Update.
- The GPAC agreed to review all written rezone requests as part of their review of the General Plan Alternatives.
- The GPAC noted that all rezone requests be made in writing to the Community Development Department or be submitted to the City via the General Plan Update website.

5.0 Discussion Items

5.1 Land Use, Circulation and Infrastructure Alternatives

GPAC members discussed the time needed to adequately review the proposed General Plan Alternatives. GPAC members were concerned that two (2) GPAC meetings would not be sufficient to adequately review the materials provided, including a set of questions relating to the General Plan Alternatives. GPAC members discussed the possibility of requesting a time extension to the City Council, which would allow the GPAC sufficient time to adequately review the Land Use, Circulation and Infrastructure Alternatives. The cost and time implications relating to a time extension were discussed, as well as the impacts of a time extension on the City's contract with Hogle-Ireland to complete the General Plan prior to November 2010.

Nelson Miller, Hogle-Ireland, Inc. explained that extending the GPAC review time of the Alternatives would impact the existing General Plan Update contract, which binds Hogle-Ireland to complete the General Plan Update prior to November 2010. If the GPAC request a time extension, then the completion date of the General Plan Update would also need to be extended by the same amount of time. Mr. Miller further explained that as it relates to cost, the only additional cost would consist of the number of additional GPAC meetings in which the City would like Hogle-Ireland to participate and/or the preparation of additional materials that the GPAC might need to complete the review of the Alternatives. A cost estimate would be provided to the City for consideration, if the GPAC requested a time extension from the City Council.

GPAC members discussed several options and agreed that a four (4) month time extension would be appropriate from November 16, 2009 to March 15, 2010. Thus, instead of providing recommendations on the General Plan Alternatives to the Planning Commission and City Council by November 16, 2009, the GPAC would provide their recommendations by March 15, 2010.

The GPAC was concerned about additional costs associated with the extension and as such, discussed several meeting formats to better review the General Plan Alternatives. The GPAC agreed that to limit consultant costs, the GPAC would meet a minimum of eight (8) times over the next four (4) months to review the General Plan Alternatives and would request the assistance of Hogle-Ireland for only four (4) of those meetings.

Future GPAC meetings were also discussed, the GPAC agreed to discuss Land Use Alternatives at their two (2) November 2009 meetings and to continue with the review of Circulation and Infrastructure Alternatives at future meetings, if the City Council approved the time extension request and associated project budget amendment.

Chairman Corbin opened the floor for public comment regarding Agenda Item 5.1.

Curtis Blankinship, resident, noted the following:

- Recommended that the City consider the use of a bio-gas generation plant as part of the sewer disposal and infrastructure alternative.

Following public comment, Chairman Corbin asked Nelson Miller to introduce the General Plan Alternatives materials.

Mr. Miller introduced the Lower Intensity Land Use Alternative, Higher Intensity Land Use Alternative, Circulation Alternative and Existing Circulation Plan with Modifications Map. Mr. Miller made reference to the Questions for the Land Use Alternatives that were prepared for discussion along with an inventory of existing land uses in the City, a build-out projection analysis based on the City's existing land uses and a copy of the City's existing roadway cross sections. A brief explanation regarding each one of the maps was provided. It was agreed that the GPAC would review and consider the Questions for the Land Use Alternatives at the upcoming GPAC Meeting.

Action: With a 9-0 vote, the GPAC agreed to request a time extension of four (4) months from the City Council to adequately review the General Plan Alternatives and agreed to request the assistance of Hogle-Ireland for an additional four (4) meetings to provide technical assistance and materials during the review and consideration of the General Plan Alternatives.

5.2 Next Meeting Scheduled For:

GPAC members discussed the upcoming November 2009 meeting and it was agreed that the meeting be moved to November 23rd instead of November 16th. The GPAC requested a written analysis regarding the proposed Lower and Higher Intensity Land Use Alternatives by Monday, November 16, 2009 with a verbal presentation to be provided at the November 23rd meeting by Nelson Miller.

Furthermore, the GPAC requested that City staff provide nine (9) hard copies of the technical reports for their use. Director LaClaire noted that the hard copies of the reports would be available on Thursday, November 12, 2009.

Action: With a 9-0 vote, the GPAC agreed to reschedule the November 16, 2009 meeting to November 23, 2009, requested a written analysis regarding the Lower and Higher Intensity Land Use Alternatives and nine (9) hard copies of the technical reports.

6.0 Adjourn

Chairman Corbin adjourned the meeting at 8:10 p.m.