



City of Twentynine Palms General Plan Update

GENERAL PLAN ADVISORY COMMITTEE MEETING #11

Monday, September 13, 2010
6:05 – 9:15 pm

Draft Meeting Summary

The September 13, 2010 General Plan Advisory Committee (GPAC) Meeting was held in the Council Chambers at Twentynine Palms City Hall at 6136 Adobe Road, Twentynine Palms, California.

1.0 Call to Order

Jay Corbin, GPAC Chairman, called the meeting to order at 6:05 p.m.

2.0 Roll Call

The following GPAC Members were present: Jay Corbin, Pat Flanagan, George P. Mulopulos, Jeff Ohlfs, Lisa Pitts, Marlana Brown for James M. Ricker, Paul F. Smith and Steven D. Whitten.

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 30, 2010 Meeting Summary

Action: With a 7-0 vote, the GPAC approved the August 30, 2010 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.

Steve Downs, resident, noted the following:

- Requested the creation of a Review Committee to periodically review the General Plan, once adopted, to ensure compliance with the newly adopted goals and policies.
- Supports the GPAC's recommendations and believes that language in the General Plan should allow for technology changes in the future; therefore, it should be open and allow a degree of flexibility.

Phillip Block, meditation center representative, noted the following:

- Believes that there should be a connection between the proposed land uses and the Circulation Plan.
- Expressed concerns with the methodology used for the traffic study.
- Requested a closer look at the proposed road classification for Mantonya Road (south of Twentynine Palms Highway) and believes that expected traffic does not warrant a “Collector” classification for this section of roadway.

5.0 Discussion Items

5.1 – 5.3 General Plan Goals & Implementation Policies, Draft General Plan and Draft Environmental Impact Report (EIR)

Mr. Miller explained the methodology used for the current traffic study as well as the methodology used for the City’s previous traffic study (2007). He explained the correlation between land use and traffic counts.

Chairman Corbin asked why was the proposed Circulation Plan improvements were similar to the previous plan when the previous plan was based on a population build-out of over 200,000 and the proposed plan is based on a population build-out of 104,000.

Mr. Miller indicated that the Circulation Plan improvement recommendations, including lane widths and traffic signals, are related to traffic thresholds and traffic volumes and that if thresholds are exceeded then the improvements would still be recommended, even though traffic volumes are less than previously projected.

Mr. Whitten asked how were comments from individual GPAC members to be incorporated into the General Plan Update process.

Mr. Miller indicated that GPAC members had submitted comments and those had been compiled and would be discussed during the meeting. Mr. Miller indicated that all comments received from the public would be provided to the Planning Commission and City Council once the public comment period ended. The GPAC requested that GPAC comments be separately compiled.

The GPAC discussed and reviewed the proposed General Plan goals and implementation policies. The GPAC made a number of recommendations to the proposed goals and policies, the GPAC’s recommendations are noted in the attached “GPAC Recommendations” document.

Action: With a majority vote, the GPAC recommended that the General Plan Goals and Implementation Policies be revised as noted in the attached “GPAC Recommendations,” which included action to rewrite all General Plan Goals to remove all verbs, so that the Goals represent an “end state” and that all Implementation Policies be reviewed and strengthen as appropriate to provide clearer actions, rather than guidelines. The GPAC also recommended that the comments from the individual GPAC members that were not discussed be provided to the Planning Commission and City Council.

5.4 Questions and Comments

Chairman Corbin opened the floor for public comment.

John Patten, resident, noted the following:

- Requested that off-highway vehicle (OHV) issues be addressed in the General Plan.

Jaime Abel, resident, noted the following:

- Expressed his support for OHV in the City.

The GPAC reviewed and discussed the proposed “New Goals and Implementation Policies” provided for their review. The GPAC approved the new goals with modifications as noted in the attached “GPAC Recommendations” document.

Action: With a 7-0 vote, the GPAC approved the “New Goals and Implementation Policies” with modifications as noted in the “GPAC Recommendations” document.

The GPAC discussed that with the limited amount of time provided they were not going to be able to discuss and consider all the comments submitted by the individual GPAC members. The GPAC discussed the possibility of requesting additional time from the City Council to review the Draft General Plan and Draft EIR.

Action: With a 7-0 vote, the GPAC requested additional time from the City Council to review and consider the Draft General Plan and Draft EIR. The GPAC requested that their request be scheduled at next City Council meeting for the Council’s consideration.

6.0 Adjourn

Chairman Corbin adjourned the meeting at 9:15 p.m.