

CITY OF RIDGECREST
100 West California Avenue
Ridgecrest, CA 93555
MEETING OF THE PLANNING COMMISSION
City Council Chambers
Tuesday, February 24, 2004 at 7:00 p.m.

Minutes

First Resolution 04-04

1. CALL TO ORDER
The meeting was called to order at 7:01 p.m.
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
Present: Chair Howard Laire, Commissioners Mike Biddlingmeier, Jim Smith and Shelia Torkelson
Absent: Commissioner Chuck Roulund
4. APPROVAL OF MINUTES, January 13, 2004
The minutes were approved.
5. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA
None
6. PUBLIC HEARING
UNDER CONSIDERATION WILL BE Zone Change 04-03, a request to change the zone of Professional Office (PO) to Civic Institutional (CI) on Assessor's Parcel Numbers 421-010-05, 06, 07, and 08; Ridgecrest Regional Hospital – 1081 North China Lake Blvd. Planner Landrum presented the staff report. The existing hospital is a pre-existing, nonconforming use. The zone change will be a clean up thing and will allow the hospital to expand.

Public Hearing was opened and closed at 7:05 p.m. – There was no public comment.

A motion was made by Commissioner Smith and seconded by Commissioner Biddlingmeier to adopt Resolution 04-04, a request to change the zone of Professional Office to Civic Institutional; Ridgecrest Regional Hospital

Ayes: Chair Laire, Commissioners Biddlingmeier, Smith and Torkelson

Noes: None

Absent: Commissioner Roulund

Abstain: None

Resolution 04-04 was approved.

7. DISCUSSION ITEM

- a. General Plan Amendment proposed zone change of 15 acres. George Bertrand Planner Landrum explained this is a request by the property owner and the Commission is only discussion the item. Property proposed for zone change is surrounded by County.

George Bertrand explained the proposed use.

- A warehouse and mini storage, half the property would be for storage
- Fencing around property
- Entire property to be developed

Commissioner Smith asked if it was consistent with zoning in area? Mr. Bertrand commented there is another storage facility across the street and commercial next to trailer park.

Planner Landrum commented that Bowman is not improved and there is the question if it can handle big truck traffic.

CED Director McRea explained this request borders on spot zoning, if the front part of lot is rezoned it would be okay. Bowman is not designed for semi trucks. The request is not outlandish but it's not consistent with current use and if reclassified, 1 or 2 streets would need to be improved and frontage on Bowman.

Mr. Bertrand indicated he has no problem with improvements to the west and commented the frontage of the mobile home park was originally planned for commercial use.

Planner Landrum suggested rezoning a third of the property (fronting Bowman) commercial and leaving the remaining as a buffer. Mr. Bertrand indicated he would like the whole thing rezoned. Planner Landrum commented that after it is rezoned the City has no control. Commissioner Torkelson asked if you could do a zone change with stipulations. Staff responded no, but you can put some conditions on it, would have to watch them and be careful.

Commissioner Biddlingemeier commented that he would like to see growth out in that area. The other Commissioners concurred.

- b. Addition of "transitional & emergency housing" as a permitted use in the R2 Zone. Planner Landrum presented the staff report and indicated there is a current request to ease the process for transitional housing. The Commission can change the permitted use list by making nine findings. CED Director McRea stated there

is a pending project that is allowed but not listed as a permitted use.

Commissioner Biddlingmeier asked what this is for. Staff responded transitional housing; it's not permanent and not homeless. It is appropriate to pick up as a permitted use. CED Director McRea reviewed current policy and stated that houses with under 8 occupants are not controlled by the City per state regulations. Beyond the 8, they fall into the Conditional Use Permit (CUP) process. However, HCD didn't want the City to use CUP's because they say it's discriminating but we can have Site Plan Reviews.

A motion was made by Commissioner Smith and seconded by Commissioner Torkelson to adopt Resolution 04-05, Addition of Emergency And Transitional Housing to Permitted Uses in the R-2, R-3, And R-4 Zones of Chapter 20 of the Ridgecrest Municipal Code

Ayes:	Chair Laire, Commissioners Smith and Torkelson
Noes:	Commissioner Biddlingmeier
Absent:	Commissioner Roulund
Abstain:	None

Resolution 04-05 was approved.

8. FUTURE AGENDA ITEMS & COMMENTS

9. ADJOURN

The meeting was adjourned at 7:46 p.m.