

CITY OF RIDGECREST
100 West California Avenue
Ridgecrest, CA 93555
MEETING OF THE PLANNING COMMISSION

City Council Chambers
Tuesday, February 8, 2005 at 7:00 p.m.

Minutes

First Resolution 05-03

1. CALL TO ORDER
The meeting was called to order at 7:00 p.m.
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
Present Chair Chuck Roulund, Vice Chair Mike Biddlingmeier, Jim Smith, Howard Laire and Matt Feemster

Absent: None
4. APPROVAL OF MINUTES, January 25, 2005
This item was continued to the next meeting
5. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA
None
6. PUBLIC HEARINGS
 - a) Site Plan Review 04-08 a request for a site plan review for a 3800 sq. ft. restaurant(s) and 5000 sq. ft. office space located at 101 East Ward Avenue and 1240 North China Lake Boulevard, Assessor's Parcel Numbers 033-070-26. This item was continued to the next Planning Commission meeting of February 22, 2005
 - b) Tentative Parcel Map 11258, a request to create two parcels (parcel 1 – 46,785 sq. ft. and parcel 2 – 79,994 sq. ft.) on 2.9 acres located at 727, 729, and 731 West Ridgecrest Blvd. (APN 477-020-28 and 29). Planner Landrum presented the staff report. The lot is zoned service commercial and fully developed. The back has some frontage. This is a categorical exempt project; staff has no issues and recommends approval.

A motion was made by Commissioner Biddlingmeier and seconded by Commissioner Smith to adopt Resolution 05-03, approving a Tentative Parcel Map 11258.

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

Resolution 05-03 was approved.

- c) Site Plan Review 05-01 for a 52 bed transitional housing facility located at 950 East Church Street (APN#343-041-60). Planner Landrum presented the staff report and provided background on the section of the City's General Plan and the state mandate for transitional housing. Because transitional housing is allowed, the Commission can only look at proposal Site Plan Review and not the use. Use is under the discretion of the Redevelopment Agency who is selling the property. Staff presented information on the history of the Women's Shelter. The applicant is proposing a 52 bed facility which includes office space for staff. There will be secured outside parking with 2 entries and a 3 car garage, the building will be stucco which is typical of the existing structures in the area. Staff has asked that the block wall include design so that the surface is not flat. Applicant will be required to incorporate dust mitigation and will develop 2 of the 4 alleys.

Commissioner Feemster asked if power would be underground. Staff responded that underground is typical.

Applicant representative Larry Kaltman presented a virtual overview. The site will be landscaped, not paved. The building is located at the southeast corner of the site and parking is at the north end. There are currently 40 beds, but the facility can accommodate 52, which is more than what is envisioned.

Detective Doug Plumbhoff stated the Women's Center has been in operation for 27 years, this is the 4th facility and there has never been an incident where an outraged significant other tear down the doors, etc. Police works close with the shelter and provides extra patrol. Not a problem with undesirables coming to the shelter.

Carol Beecroft mentioned there were some concerns with the neighbors; she met with one neighbor for 2 hours who is now supportive. There was some miscommunication and misunderstandings due to wording that had to be used.

Public Hearing was opened at 7:47 p.m.

Joe Valentine, Gateway – Alley floods during rain. Where's water going to go?

Mary Anders, Valley – People will know house is there. There are single family homes in the area, this is a big building and it will stick out. It does not fit in. Notice was not sufficient. This doesn't belong. What's the impact on property value?

Dilbert Sweany, Yorktown – Have relatives on Valley. Facility is big and

overwhelming. Will run property value down, don't agree with.

Public Hearing was closed at 7:52 p.m.

Commissioner Feemster asked if he was clear in understanding that the land use impact on property value is not within the Planning Commissions jurisdiction. Staff responded yes.

Commissioner Smith commented the city needs a facility like this. Every 1st class community has one. Understand concerns, but can't consider. The land use fits.

Commissioner Roulund commented the presentation was well proposed. Wants underground added to condition as well as the block wall.

A Motion was made by Commissioner Smith and seconded by Commissioner Biddlingmeier to adopt Resolution 05-04, approving a negative declaration for SPR 05-01.

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

Resolution 05-04 was approved.

Another motion was made by Commissioner Biddlingmeier and seconded by Commissioner Laire to adopt Resolution 05-05, approving SPR 05-01, for a 52 Bed Transitional Housing Facility located at 950 E. Church St. with the added condition that the utilities are to be underground.

Resolution 05-05 was approved

7. DISCUSSION ITEM

Commissioner Feemster asked if there are review laws and rulings for aesthetics. Planner Landrum indicated the City has traditionally shied away from architectural review and allowed developments to exercise their judgment.

Commissioner Smith responded he doesn't have a problem looking into it but does not want to see more rules and regulations kill development.

Commissioner Laire agreed with Commissioner Smith and stated developers are doing a good job, maybe down the road we can look into. Staff is already overburdened.

Chair Roulund agreed with Commissioner Laire, city needs to be reasonable. If it

becomes an issue, we can look at it down the road.

Commissioner Biddlingmeier commented thinks there are good checks and balances. Developer and staff doing good job with designs.

8. FUTURE AGENDA ITEMS & COMMENTS

9. ADJOURN

The meeting was adjourned at 8:06 p.m.