

CITY OF RIDGECREST
100 West California Avenue
Ridgecrest, CA 93555
MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION
City Council Chambers
Tuesday, April 26, 2005 at 7:00 p.m.

Minutes

First Resolution 05-13

1. CALL TO ORDER
The meeting was called to order at 7:01 p.m.
2. APPROVAL OF AGENDA
The agenda was approved.
3. ROLL CALL
Present: Chair Roulund, Commissioners Biddlingmeier, Smith, Laire and Feemster
4. APPROVAL OF MINUTES
None
5. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA
John Johnson, W. Wildrose – has question on zoning problem, where are mobile homes allowed. Would they be allowed in College Heights? Asked a question about the easement between his property and Downs St.

Conchetta Anderson, - Concerned with mobile homes going up throughout city. Aware of state law. Have manufactured homes that are attractive and don't take away from neighborhood. Thought the one at Coral and Downs was a construction office. Request Planning Commission brings up issue to City Council. Do something quickly; these devalue homes.

Commissioner Feemster inquired to the possibility of architectural review to insure developments are compatible.

Staff reviewed state law and local ordinance regarding manufactured homes and updated the Commission on the Council meeting that addressed this issue. Architectural review has impacts; have to figure out how to identify a neighborhood (i.e. all stucco, earth tones)

Public Comment was closed at 7:37 p.m.
6. CONTINUED PUBLIC HEARINGS

a. SPR/CUP 04-11, A request for an amendment to an approved Site Plan Review/Conditional Use Permit for a 120 children max. child care facility located in an existing building located at 814 North Norma Street. Applicant Community Action Partnership of Kern. Planner Landrum presented the staff report. Site Plan was revised with notations. Planning does not want the playground elevated and landscaping will be required for sound on the east side. CED Director Parsons pointed out that the daycare is meeting the same requirements as Immanuel's daycare.

Applicant representative Pete Espinoza indicated the new playground area slopes down from the north to the south (existing level).

Public Hearing was opened at 7:41 p.m.

Tom Clark, Palo Verde – Want to congratulate Commission on this project.

Public Hearing was closed at 7:42 p.m.

A motion was made by Commissioner Smith and seconded by Commissioner Laire to approve resolution 05-13, for SPR/CUP 04-11.

Ayes: Chair Roulund, Commissioners Biddlingmeier, Smith, Laire and Feemster

Noes: None

Absent: None

Abstain: None

Resolution 05-13 was approved.

7. DISCUSSION ITEMS

None

8. FUTURE AGENDA ITEMS

Staff indicated there are three active projects that will require Planning Commission action. Wal-mart Supercenter RFP for an EIR, apartment complex and Searles Credit Union. The City has applied for a grant for advanced planning and General Plan update and zone ordinance update.

Chair Roulund requested staff be certain that Wal-mart address flood control before it comes to Planning Commission. Be sure to look at alternatives.

9. ADJOURN

The meeting was adjourned at 7:51 p.m.