

CITY OF RIDGECREST  
100 West California Avenue  
Ridgecrest, CA 93555  
MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION  
City Council Chambers  
Tuesday, May 24, 2005 at 7:00 p.m.

Minutes

First Resolution 05-14

1. CALL TO ORDER  
The meeting was called to order at 7:00 p.m.
2. APPROVAL OF AGENDA  
The agenda was approved with modification. Manufactured home will be continued to the next meeting to allow staff more time to research.
3. ROLL CALL  
Present: Chair Roulund, Commissioner Biddlingmeier, Smith, Laire and Feemster  
Absent: None
4. APPROVAL OF MINUTES, April 26, 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 05-08 for a 8,201 sq. ft. professional office (credit union) building located at 100 East Ward Avenue (AP# 033-070-27); Searles Federal Credit Union, applicant. Planner Landrum presented the staff report; staff recommends approval.

Commissioner Laire asked if traffic will exit on Ward, Commissioner Smith asked if the applicant will contribute to the signal on Ward. Staff informed the Commission that the restaurant patrons will exit on Ward and the light is proposed to be funded with a 1972 lighting and landscaping district and grant funds. Deputy City Manager McRea further explained the process for the lighting district.

Commissioner Biddlingmeier asked if something would be done about traffic in the interim. Staff responded at this time no. Staff has discussed with Caltrans and they will allow medians. Chair Roulund if there was a time certain on the Lighting District. Staff responded right now China Lake is filled 25% and there is not a time certain.

Public Hearing was opened at 7:16 p.m.

Eric Braun applicant representative, presented overview of construction time table. Construction will begin in early fall this year and expected to be complete March or April 2006.

Public Hearing was closed at 7:17 p.m.

A motion was made by Commissioner Feemster and seconded by Commissioner Laire to approve resolution 05-14, for SPR 05-08

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

Noes: None

Absent: None

Abstain: None

Resolution 05-14 was approved

b. Site Plan Review 05-10 for a 119,777 sq ft. self-storage facility to be completed in three phases located at 1621 N. Inyo Street (APN 453-032-14). Rick McClish, applicant. Planner Landrum presented the staff report.

Public hearing was opened at 7:21 p.m.

Rick McClish, applicant representative, indicated there will be 200 units for each phase. We will continue with phase two upon success of each phase.

Chair Roulund inquired if the units were all storage buildings. Applicant indicated there is no vehicle storage but there is a possibility to add it. Planning Commission inquired if the outside wall was on the property line. Applicant responded there is a divider on portion of parcel. The chain link fence is on the west side during the phases.

A motion was made by Commissioner Smith and seconded by Commissioner Laire to approve resolution 05-15, for SPR 05-10

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

Noes: None

Absent: None

Abstain: None

Resolution 05-15 was approved

## 7. DISCUSSION ITEMS

C Containers –Chair Roulund commented that he would recommend not allowing C containers in City. It was mentioned that metal structures require a CUP in commercial zones. We can address C containers in the City with the CUP requirements. Commissioner Biddlingmeier agreed C containers should not be allowed. The Planning Commission was unanimous and recommended staff drafts an ordinance that would not allow C containers. This item was continued.

Cell towers and dishes – Staff indicated there have been several request for cell towers. They have an aesthetic impact to the community. The City needs design criteria for towers. Commissioner Biddlingmeier requested staff look at towers in general including wind towers. This item was continued.

Modular Home Ordinance – Staff requested this item be continued. The Commission requested staff gather information from other communities, including Cal City, Bakersfield, Palmdale and Victorville. Chair Roulund commented the objective is to make them aesthetically pleasing without discriminating.

Commissioner Feemster asked if the Planning Commissioners would be willing to have special meetings to expedite the process.

Planner Landrum clarified some misunderstandings. The City's Ordinance 81-2 was adopted by the Council. Building department regulations include building code requirements. Ordinance requires 800 sq. ft.

Chair Roulund asked if the square foot was modified, would it include stick built. Planner Landrum responded staff would need legal determination.

Public Comments opened at 7:40 p.m.

Rick Bodsie, Wildrose – Can City slow down permits for manufactured homes. Manufactured homes deteriorate faster than a house. Should be in areas zoned for manufactured homes.

Scott Williams, ? – Manufactured homes are well built, maintained and include permanent foundation. Putting a moratorium is discrimination. These homes look better than some of the homes in town.

Susan Wolf, Wildrose – Concerned with zoning. Should have similar housing in same area. Create sections in town for certain type of structures.

Planner Landrum explained what design review would include restrictions imposed on property owners. How restrictive do you want to be, whose design do we use? Design element of General Plan dealt with mountain view, but stayed away from design review. City has scenic routes. City is looking at updated General Plan and this will include workshops and public hearings.

Comments closed 7:52 p.m.

Commissioner Smith thanked the City for College Heights paving.  
Chair Roulund liked comments from Mayo regarding roads and police department.

8. FUTURE AGENDA ITEMS

9. ADJOURN

The meeting was adjourned at 7:54 p.m.