



Minutes of the Ridgecrest Planning Commission Meeting

January 10, 2006
7:00 p.m.

City Council Chambers
100 West California Avenue
Ridgecrest, California 93555

CALL TO ORDER – 7:02 p.m.

PRESENT: Chair: Chuck Roulund, Commissioners: Jim Smith, Howard Laire, Matt Feemster

STAFF: Gary Parsons, Community and Economic Development Director; Matthew Alexander, Interim Planner; Pam Hill, Planning Technician; Jim McRea, Public Works Director; Eva Peterson, Executive Secretary; Amie Sernett, Administrative Secretary

OTHER ATTENDEES: John Ciani, Daily Independent Reporter; Applicants–PAM Companies, Derrill Whitton of Cornerstone Engineering, Tom Martin, George Bertrand

APPROVAL OF AGENDA: None

APPROVAL OF MINUTES: November 22, 2005

The minutes were approved. Motion by Commissioner Smith, Seconded by Commissioner Laire

PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA: None

PUBLIC HEARINGS:

ZC 05-02 TTM 6676

- Applicant, PAM Companies, has filed a request for a Planned Unit Development (PUD) Zone overlay currently zoned R-1, and Vesting Tentative Tract Map 6676 a request to create 99 single family residential lots, and vesting Tentative Tract Map 6679 a request to create 115 single family residential lots.

Public Comment:

Concerns:

- Flooding
- Traffic/Parking
- Overcrowding at Gateway School
- Affordability of houses
- Density

- 8:01 Closed Public Comment.

Planning Commissioners: Concerns re: density

Mitigated 06-01 Motion to approve by Jim Smith; seconded by Howard Laire
Negative Declaration
Vote Approved 3-2 by the Planning Commission

Zone Change 06-02 Motion to approve by Jim Smith; seconded by Howard Laire
Vote Denied 3-2 by the Planning Commission
Motion to deny by Matt Feemster; seconded by Mike Biddlingmeier
Approved 3-2 by the planning Commission

Tract Map N/A since ZC 05-02 was denied

ZC 05-03, TTM 6679, Vesting

- Applicant, PAM Companies, has filed a request for a Planned Unit Development (PUD) Zone overlay on a portion of a 22.5 acres currently zoned R-1, and vesting Tentative Tract Map 6679 a request to create 115 single family residential lots, 1 common street lot and 1 common park lot.

Public Comment:

Concerns:

- Drainage
- Density
- Traffic

- 8:37 Closed public comment.

Developer is not requesting a continuance at this time.

- Planning Commissioners: No comments

Mitigated Negative Declaration Vote 06-03 Motion to approve by Jim Smith; seconded by Howard Laire
Approved 4-1 by the Planning Commission

Zone Change Vote 06-04 Motion to approve by Howard Laire; seconded by Mike Biddlingmeier
Denied 2-3 by Planning Commission
Motion to deny by Mike Biddlingmeier; seconded by Matt Feemster
Approved 3-2 by Planning Commission

Tract Map N/A since ZC 05-03 was denied

ZC 05-04, TTM 6700

- Applicant, Tom Martin, has filed a request for rezoning 150 acres currently zoned UR to E-2 and Tentative Tract Map 6700 a request to create 56 single family residential lots.

Applicant requesting a continuance.

TTM 6710

- Applicant, George Bertrand, Tentative Tract Map 6710 a request to create 220 single family residential lots.

Modification to TTM6710 Community Development Condition #6 California Department of Fish and Game Condition #26

Public Comment:

Concerns

- Drainage

Planning Commissioners:

Concerns:

- Alquist-Priolo Special Studies Zone

Mitigated Negative Declaration Vote 06-05 Motion to approve by Howard Laire; seconded by Jim Smith
Approved 5-0 by Planning Commission

Tract Map 06-06 Motion to approve by Matt Biddlingmeier; seconded by Howard

(w/modifications)
Vote

Laire
Approved 4-1 by Planning Commission

FUTURE AGENDA ITEMS: Applicant Tom Martin

ANNOUNCEMENTS: None

NEXT MEETING

Next meeting is scheduled for January 24th at 7:00p.m in the Council Chambers.

ADJOURNMENT– 10:44 p.m.