



Minutes of the Ridgecrest Planning Commission Meeting

February 14, 2006
7:00 p.m.

City Council Chambers
100 West California Avenue
Ridgecrest, California 93555

CALL TO ORDER – 7:00 p.m.

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

ABSENT: Commissioners: Howard Laire, Mike Biddlingmeier

STAFF: Gary Parsons, Community and Economic Development Director; Matthew Alexander, Interim Planner; Amie Sernett, Administrative Secretary

OTHER ATTENDEES: John Cianni, Daily Independent Reporter; Applicant–David Michael, President of PAM Companies and Derrill Whitton of Cornerstone Engineering

APPROVAL OF AGENDA: None

APPROVAL OF MINUTES: January 24, 2006

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

PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA:

- Dave Matthews: City needs to monitor “light pollution” ie: bright signs, moving text signs. Some examples are the sign at Alta One on China Lake and the churches on Las Flores
- William Howard: Are minutes from previous meetings available to the public?

PUBLIC HEARINGS:

TTM 6676

Request on a 17.22 acres gross property zoned R-1 to create 74 single family residential lots and 1 common park lot. Applicant: PAM Companies

7:18 Open to Public Comment: None

Developer, David Michael thanked the City for their spirit of cooperation and support.

7:20 Closed Public Comment.

Planning Commissioners:

Commissioner Feemster asked if there were pictures of the houses available.

Mr. Parsons stated that the developer will provide those at a later stage in the process.

Chairman Roulund commented on the good design and the good flood control plan.

Commissioner Smith questioned the strange lot line in the SE corner.

Derrill Whitton stated developer is considering negotiating w/adjacent property owner to adjust the lot line to be more logical

TTM 6676 Resolution PC-06-09 Motion to approve by Jim Smith; seconded by Matt Feemster

Vote
Ayes: 3
Nays: 0
Absent: 2

TTM 6679

Request on a 22.5 acres gross property currently zoned R-1 to create 87 single family residential lots and 1 common park lot. Applicant: PAM Companies

7:27 Open to Public Comment:

- Mark Lance: The street labeled “Emily” on TTM6679 is actually “Forest Knoll”

7:30 Close Public Comment

Planning Commissioners

Chairman Roulund commented on the good design and the responsible flood control plan.

TTM 6679	Resolution PC-06-10 Motion to approve by Matt Feemster; seconded by Jim Smith
Vote	Ayes: 3 Nays: 0 Absent: 2

DISCUSSION ITEMS:

Staff needs a decision from Planning Commission on neon strips (or tubes) around buildings. Are they signs, and therefore subject to the same regulations as signs, or are they part of architectural design?

Commissioner Smith considers it to be part of the sign, and subject to the same regulations.

Chairman Roulund and Commissioner Feemster would like staff to do research into the subject and come back to the Planning Commission with a recommendation.

Kern County’s Building Department requires all signage be submitted for review as to how it’s connected (fastened) to the building.

Public comment from Dave Matthews – Advised Commissioners and Staff to consider the aesthetic/artistic value of neon signage.

FUTURE AGENDA ITEMS:

TTM 6700	Tom Martin	SPR 06-05	DePierro
TTM 6775	Tom Martin	SPR 06-01	Renegade Apartments
TTM 6740	Tom Martin	SPR 06-01	Renegade Apartments
GPA/ZC 05-01	Schiller	SPR 06-06	Rizzardini
SPA 06-09	Willow Glen	GPA/ZC 06-01	Taft
SPA 06-08	Marriott		

ANNOUNCEMENTS: None

NEXT MEETING

Next meeting is scheduled for February 28th at 7:00p.m in the Council Chambers.

ADJOURNMENT– 7:40 p.m