



Minutes of the Ridgecrest Planning Commission Meeting

March 14, 2006
7:00 p.m.

City Council Chambers
100 West California Avenue
Ridgecrest, California 93555

CALL TO ORDER – 7:00 p.m.

New Commissioner Lois Beres was sworn in by City Clerk, Rita Gable.

Election of new Chair and Vice-Chair

Matt Feemster was elected Chairman
Jim Smith was elected Vice-Chair

PRESENT: Chairman Matt Feemster, Vice-Chair Jim Smith, Commissioners: Mike Biddlingmeier, Howard Laire, Lois Beres

ABSENT: None

STAFF: Jim McRae, Public Works, Community & Economic Development Director; Gary Parsons, Community Development; Matthew Alexander, Interim Planner; Joe Pollock, City Engineer; Amie Sernett, Administrative Secretary

APPROVAL OF MINUTES: February 28, 2006

Motion to approve by Commissioner Biddlingmeier, Seconded by Commissioner Smith

PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA:

Nuisance abatement officer not responding to phone calls.
Alleyways have become a “dumping ground”.
No action being taken on abandoned houses, cars/RV’s left on street for months at a time.

PUBLIC HEARINGS:

TTM 6837

A request to create 17 single family residential lots on 2.78 acres in an R-1 zone located at the Southeast corner of S. Norma St. and W. UpJohn Ave. Applicant: Ridgecrest Willow Partners

7:20 Open to Public Comment

Applicant Steve Zimmer stated project was reviewed by Lois Landrum in November 2005, and flag lot was not mentioned as an issue. Flag lot issue was just brought to his attention last Friday, March 10, 2006. Applicant suggests merging lots 9 & 10 to eliminate flag lot.

7:35 Closed Public Comment

Commissioner Comments

Would like project to go back to staff to work with applicant to resolve flag lot issue and bring back to March 28, 2006 Planning Commission meeting.

Commissioner Smith motioned for a continuance to March 28th, seconded by Commissioner Laire

VAR 06-01

A request for a variance from a 5’ side setback to a 2’ side setback for a garage under construction at 320 N. Helena St. in an R-1 zone. Applicant: Eloy Rodriguez

7:46 Open to Public Comment

Dale Howard mentioned there may be an ordinance allowing for zero lot line garages

8:00 Close Public Comment

Commissioner Comments

Nice job by applicant on the garage, it looks really nice, an improvement to the neighborhood, just too bad there wasn't a permit issued....

Would like staff to look into possible ordinance allowing for zero lot line garages

Motion to continue to March 28th meeting by Commissioner Biddlingmeier, seconded by Commissioner Laire

SPR 06-09

A request to build a 15 unit apartment complex on the West 1.1 acres of a 2.2 acre parcel currently zoned M-1. A zone change to R-3 is concurrently proposed Applicant: Community Action Partnership of Kern/MOE

8:10 Open to Public Comment

None

8:15 Close Public Comment

Commissioner Comments

Where is sewer main on eastern boundary?

Joe Pollock to send staff out to determine exact location of sewer main

SPR 06-09	Resolution PC-06-22 Motion to approve by Jim Smith; seconded by Mike Biddlingmeier
Vote	Ayes: 5 Nays: 0

DISCUSSION ITEMS:

Planned Unit Development constraints
 Commissioners Smith, Laire & Beres would be in favor of greenbelt areas being included as part of the square footage of the lots, as long as it would not increase density.
 Commissioner Biddlingmeier is against anything that would increase density, period. Could be swayed if special circumstances such as senior housing where not as much yard would be desirable, or home owners association situations.

Direction from Commissioners to Staff is to look into drafting an ordinance that would not increase density, but would allow for open space (common areas) to be included as part of lot size.

FUTURE AGENDA ITEMS:

TTM 6837
VAR 06-01

ANNOUNCEMENTS:

Reminder that beginning in April, the Planning Commission meeting start time will change to 6:00 p.m.

NEXT MEETING

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

ADJOURNMENT– 8:40 p.m