



**CITY OF RIDGECREST**  
100 West California Avenue  
Ridgecrest, CA 93555

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION  
City Council Chambers  
Tuesday, May 9, 2006 at 6:00 p.m.

Minutes

**1. CALL TO ORDER**

The meeting was called to order at 6:07 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present Chair Matt Feemster, Vice Chair Jim Smith, Commissioners Howard Laire, Mike Biddlingmeier and Lois Beres

**4. APPROVAL OF MINUTES**

The minutes for April 25, 2006 were approved

**5. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA**

David Hazelwood – third year living in Ridgecrest. In the last two years he's getting an idea how zoning works. Commission need to take their decisions serious. There are issues related to County that you many not be aware of.

**6. PUBLIC HEARINGS**

**NEW ITEMS**

**6.0 Staff memo regarding proposed General Plan Amendments**

Staff requested items 6.1-6.4 be continued to May 23, 2006 to allow sufficient review of the proposed Zoning and General Plan Amendments. Planner Alexander explained the state requirements for General Plan Amendments. Commissioner Biddlingmeier mentioned that the Knight Law, to address zone changes that can impact military air space, requires jurisdictions to notify the commander to allow them to review and make comment. Would like to ensure the commander or his staff are notified.

The Commission through a minute motion unanimously agreed to continue items 6.1-6.4

**6.1.a ZC-06-02 and GPA-06-02:** Zone Change from Urban Reserve (UR) to Single Family Residential (R-1) and a General Plan Amendment from Rural Residential (RD) to Low Density Residential (LDR);

**6.1.b TTM 6798:** A request to create 243 lot subdivision (Mountains' Edge) with lots ranging from 6,000 sf to 10,000 sf for a Vesting Tentative Tract Map 6798;  
Project is located on 79.6 ac at the NW corner of Mahan St. and Springer Ave. APN: 508-010-04 thru 08. **Applicant: Carol Vaughn**

This item was continued to May 23, 2006

**6.2.a ZC-06-03:** Zone Change from Urban Reserve (UR) to (E-3) on 50.45 ac;

**6.2.b TPM 11525:** A request to create a Tentative Parcel Map 11525 to create four parcels ranging from 8.20 ac to 11.75 ac on 40.37 ac;

**6.2.c TTM 6814:** A request to create a 152 lot Estate Density 7,500 sf lots (E-3) subdivision with lots ranging from 7,500 sf to 16,000 sf for Tentative Tract Map 6814 on 50.45 ac; Project is

located on 50.45 ac at the NE corner of Springer Ave. and Norma St. APN: 510-020-14, 15, 16 and 19. **Applicant: Benchmark Options**

This item was continued to May 23, 2006

**6.3.a ZC-06-04 and GPA-06-03:** Zone Change from Low-Density Multi-Family Residential (R-2) to Single Family Residential (R-1) for a portion of TTM 6869 and from Professional Office (PO) to Medium-Density Multi-Family Residential (R-4) for TTM 6870 and a General Plan Amendment GPA-06-03 from Medium Density (MD) to Low Density (LD) for TTM 6869;

**6.3.b TPM 11524:** Create a Tentative Parcel Map 11524 to create four parcels ranging from 12.15 ac to 14.65 ac on 60.3 ac;

**6.3.c TTM 6869:** A request to create a 169 lot Single Family Residential (R-1) subdivision with lots ranging from 6,000 sf to 13,000 sf for Tentative Tract Map 6869, 42.17 ac;

**6.3.d TTM 6870:** Create a three story 200 unit Condominium Complex with units ranging from 1,125 sf to 1,375 sf for Tentative Tract Map 6870, 17.59 ac; Project is located on 60.3 ac at the SE corner of Bataan Ave. and Sunland St. APN: 343-351-01, 05, 09 and 13. **Applicant: Benchmark Options**

This item was continued to May 23, 2006

**6.4. ZC-06-06 and GPA-06-05:** Zone Change the West 1.5 ac from Low-Density Multi-Family Residential (R-2) to Single Family Residential (R-1) and a General Plan Amendment (GPA) from Medium Density Residential (MD) to Low Density Residential (LD) and on the East 1.5 ac from Professional Office (PO) to Single Family Residential (R-1) and a General Plan Amendment from Commercial and Office (C) to Medium Density Residential (MD). Project is located on 3.01 ac on Drummond West of Downs. The proposed Zone Change and General Plan Amendment are requested so this parcel may be a part of a proposed Single Family Residential 46 lot Tract on adjoining lots. APN: 456-010-03. **Applicant: PAM Development**

This item was continued to May 23, 2006

**6.5 GPA-06-11:** General Plan Amendment is being proposed by the City of Ridgecrest to correct an inconsistency in the General Plan and Zoning Maps on parcels APN: 508-020-12 and 13 located at the SW corner of Church Ave. and Downs St. for a total of 4.59 ac. The current zoning is Multi-Family Residential (R-4) and the Current General Plan is Low Density (LD). The City proposes to change the General Plan to Medium Density (MD) to bring the Zoning and General Plan into compliance. **Applicant: City of Ridgecrest**

Planner Alexander presented the staff report. Zoning won't change, just the land use. Commissioner Biddlingmeier asked if this helps or hinders owner. Staff responded neither.

Public Hearing was opened at 6:22 p.m.

Elsie ?, Felspar – Looked into buying these parcels and they were zoned Urban Reserve; when and how were they changed. CED Director Parsons responded they are zoned R-4 and the zone map actually does show it.

Public Hearing was closed at 6:23 p.m.

Commissioner Biddlingmeier commented if in compliance then we should be safe. Did we notify land owner for permission. Comment was made that owner brought it to the City's attention.

A motion was made by Commissioner Beres and seconded by Commissioner Laire to approve PC Resolution 06-34; A resolution approving GPA 06-11: a General Plan Amendment from Low Density Residential (LD) to Medium Density Residential (MD) on 4.59 acres;

AYES: Chair Feemster, Vice Chair Smith, Commissioners Laire, Biddlingmeier, and Beres  
NOES: None

ABSTAIN: None  
ABSENT: None

Resolution 06-34 was approved.

**6.6 ITEMS TO BE CONTINUED TO MAY 23<sup>rd</sup> PC MEETING:** The Commissioners discussed a new meeting date for items 6.6 and agreed to continue these items to a special meeting on June 6, 2006 at 6:00 p.m.

**6.6.a ZC-06-05 and GPA-06-04:** Zone Change from Single Family Residential (R-1) and Low-Density Multi-Family Residential (R-2) to Planned Unit Development (PUD) and Single Family Residential (R-1) and a General Plan Amendment from Medium Density Residential (MD) to Low Density Residential (LD);

**TTM 6867** a request to create a 190 lot Planned Unit Development (PUD) subdivision with lots ranging from 4867 sf to 10,000 sf for a Tentative Tract Map 6867; Project is located on 51.31 ac located at the NW corner of Sanders St. and Las Flores Ave. APN: 067-040-12 & 13. **Applicant: Dr. Shibu Basuthaker**

This item was continued to June 6, 2006

**6.6.b ZC-06-08 and GPA-06-07:** Zone Change from Low-Density Multi-Family Residential (R-2) to Single Family Residential (R-1) and General Plan Amendment from Medium Density Residential (MD) to Low-Density Residential (LD);

**TTM 6790** a request to create a 44 lot Single Family Residential (R-1) subdivision; Project is located on 11.08 ac at N Downs St. South of W Las Flores Ave. APN: 067-050-21 **Applicant: PAM Development**

This item was continued to June 6, 2006

**6.6.c ZC-06-09 and GPA-06-08:** Zone Change from Low-Density Multi-Family Residential (R-2) to Single Family Residential (R-1) and a General Plan Amendment from Medium Density Residential (MD) to Low-Density Residential (LD);

**TTM 6805** a request to create a 45 lot Single Family Residential (R-1) subdivision; Project is located on 9 ac on W Bowman Rd. at Sanders. APN: 480-010-15 **Applicant: PAM Development**

This item was continued to June 6, 2006

**6.6.d ZC-06-10 and GPA-06-09:** Zone Change to change the North 5.97 ac from Estate Density (E-1) to Recreation, Schools and Public Use District (RSP) and change the South 11.73 ac from Estate Density (E-1) to Low-Density Multi-Family Residential (R-2) and a General Plan Amendment from Estate Density (ED) to Medium-Density Residential (MD) and a General Plan Amendment on the North 5.97 ac from Estate Density (ED) to Parks and Schools (PS) and the South 11.73 ac from Estate Density (ED) to Medium Density (MD); Project is located on 17.7 ac at the NW corner of Mahan St. and Las Flores Ave. APN: 455-100-08. **Applicant: PAM Development**

This item was continued to June 6, 2006

**6.6.e ZC-06-07 and GPA-06-06:** Zone Change from General Commercial (CG) to Single Family Residential (R-1) and from Commercial/Professional Office (C) to Low Density Residential (LD). Future purpose of project is to submit a Single Family Residential (R-1) Tract consisting of a 35 to 45 lot subdivision. Project is located on a 7.8 ac at the NE corner of Richmond St. and E UpJohn Ave. APN: 343-370-03 and 04. **Applicant: AMG**

This item was continued to June 6, 2006

**7. DISCUSSION ITEMS**

Chair Matt Feemster commented that we need to have base on board for consulting, as well as a list of agencies for consulting. CED Director Parsons indicated there is a list of agencies but they are not on the report the Planning Commission receives. We use John O'Gara as the base contact and we have had verbal conversations with him

The Commission discussed the timeframe in which they receive their agenda packages and all agreed they would like them one week in advance. CED Parsons stated staff could do that and commented that means developers will have to have their information to us 2 weeks in advance.

Planner Alexander commented this is a good first step, but requested staff be given until 5:00 p.m. on Wednesday before the meeting; this gives you 6 days to review the report. The Commission agreed with the caveat that staff aim for Tuesday.

**8. FUTURE AGENDA ITEMS & COMMENTS**

Vice Chair Smith requested a map so that the Commission could see the density being created for the community. If we all proposals presented build we will have traffic problems.

Commissioner Biddlingmeier emphasized that the Commission needs to become aware of ACUIZ.

Commissioner Lair requested the ACUIZ be included on the map presented to the Commission. Also, need to look at sound issues and long term growth.

Commissioner Beres asked question regarding Planner Alexander's memo. Planner Alexander explained the state allows 4 General Plan Amendments per year and that it's okay to have multiple General Plan Amendments; these presented equal one.

**9. ADJOURN**

The meeting was adjourned at 6:43 p.m.