



CITY OF RIDGECREST
100 West California Avenue
Ridgecrest, CA 93555

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION
City Council Chambers
Tuesday, June 13, 2006 at 6:00 p.m.

Minutes

1. CALL TO ORDER

The meeting was called to order at 6:05 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. APPROVAL OF MINUTES

The minutes for May 23, 2006 were approved

5. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

None

6. PUBLIC HEARINGS

NEW ITEMS

6.1 Applicant: Carole Vaughn 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); **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;

The applicant has requested a continuance to the June 27th Planning Commission Meeting stating they would like to have time to review any forthcoming NAWS comments. The applicant has also requested a revised description of the project from the original application.

A motion was made by Commissioner Laire and seconded by Commissioner Beres to continue ZC-06-02 and GPA-06-02 to the 06/27/06 Planning Commission meeting.

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

6.2 Applicant: Dr. Shibu Basuthaker ZC-06-05: Zone Change from Recreation, Schools and Public Use, (RSP), Single Family Residential (R-1), Low-Density Multi-Family Residential (R-2), and Professional Office (PO) to Recreation, Schools and Public Use (RSP), Single Family Residential/Planned Unit Development Overlay (R-1 / PUD), and Multi-Family Residential / Planned Unit Development Overlay, (R-2 / PUD); **GPA-06-04:** General Plan Amendment from Parks and Schools (PS), Low Density Residential (LD), Medium Density Residential (MD) and Commercial (C), to Parks and Schools (PS), Low Density Residential (LD) and Medium Density Residential (MD); **TTM 6867** a request to create a 253 lot Planned Unit Development (PUD) subdivision with lots ranging from 3,366 sf to 7,227 sf for 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;

Planner Alexander presented the staff report.

Commissioner Comment

Vice-Chairman Smith asked if Felspar will be a normal street all the way through to Norma, and will there be a stop sign at Las Flores?. Developer will put Norma all the way through, and comply with City Engineering requirements for signage. Joe Pollock stated the best guestimate of Engineering recommendations, at this time, would be a 4 way stop at: Felspar & Warner, Felspar & Norma, Warner and Las Flores.

Commissioner Laire questioned who would be responsible for maintaining the sump parks. Per Bernie Connolly there will be a Lighting/Landscape District established that will be responsible for the maintenance of the sump parks.

Commissioner Beres questioned the drainage. City Engineer Joe Pollock stated sump will drain to a lift station north on Norma.

Commissioner Biddlingmeier asked whether the sump park will be for nuisance water as well and who did the Biota study? Per Developer, yes the park will contain nuisance water and KIBA did the Biota study.

Public Hearing opened at 6:45 p.m.

Bud Clamp – concerned that lot size is too small.

John Shaver – Issue with drainage. Has not seen any boring logs to prove that there is sugar sand on the lot, has a hard time believing the lot will drain in 24 hours. Concerned with traffic on Felspar if the street goes all the way through. Asked that the City do an independent flood study of the area.

William Howard – Nice project, but does not meet City standards as they are at this time.

John Rob – Representing Grace Lutheran Church, the Church has no objections to this project.

Dick Schultz – Lives across the street from the proposed project and is keenly aware of the drainage issues on the property. The only way to get it to drain property would be to build up before building, which will cause flood issues for neighboring residences.

Jeff Conoway – Development is welcome, but has concerns with traffic flow.

Public Hearing closed at 6:55 p.m.

Commissioner Questions

Commissioner Biddlingmeier – Why is the block wall only along Las Flores? Why not have it go all the way around the project? Per the Developer, they have no problem with putting a block wall around the entire perimeter, excluding the park areas.

A motion was made by Commissioner Laire to approve Resolution PC-06-39, a request for a Mitigated Negative Declaration for General Plan Amendment GPA-06-04, Zone Change ZC-06-05 and TTM 6867 on 51.31 acres located at the NW corner of Sanders St. and Las Flores Ave.; APN: 067-041-12,13. Motion was seconded by Commissioner Beres.

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

PC Resolution 06-39 was approved

A motion was made by Commissioner Beres to approve Resolution PC-06-40, a request for a Zone Change from Recreation, Schools and Public Use (RSP), Single Family Residential (R-1), Low-Density Multi-Family Residential (R-2), and Professional Office (PO) to Recreation, Schools and Public Use (RSP), Single Family Residential/Planned Unit Development Overlay (R-1 / PUD), and Multi-Family Residential / Planned Unit Development Overlay (R-2 / PUD). Motion was seconded by Commissioner Biddlingmeier.

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

PC Resolution 06-40 was approved

A motion was made by Commissioner Biddlingmeier to approve Resolution PC-06-41, a request for a General Plan Amendment from Parks and Schools (PS), Low Density Residential (LD), Medium Density Residential (MD) and Commercial (C), to Parks and Schools (PS), Low Density Residential (LD) and Medium Density Residential, (MD). Motion was seconded by Commissioner Laire.

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

PC Resolution 06-41 was approved

A motion was made by Commissioner Biddlingmeier to approve Resolution PC-06-42, a request to create a 253 lot Planned Unit Development (PUD) subdivision with lots ranging from 3,366 sf to 7,227 sf for Tentative Tract Map 6867, with a condition to construct a block wall around the entire perimeter, excluding area where the parks are. Motion was seconded by Commissioner Laire.

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

PC Resolution 06-42 was approved as presented with additional condition to construct a block wall around the entire perimeter, excluding area where parks are.

6.3 Applicant: PAM Development 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;

Planner Alexander presented the staff report.

Commissioner Comment

Commissioner Biddlingmeier wanted to know what is going to happen with Argus. City Engineer, Joe Pollock stated that the plan is to put a reverse curve on City property to the East.

Public Hearing opened at 7:19 p.m.

Nicole Gro – Concerns regarding street A/Argus, will it go through to Downs? Yes, and it will be a right turn only, with a stop sign, due to the Island on Downs.

Mark Lewis with PAM Companies thanked Staff and Planning Commission for their time on the project.

Public Hearing closed at 7:21 p.m.

Commissioner Questions

None

A motion was made by Commissioner Beres to approve Resolution PC-06-43, a request for a Mitigated Negative Declaration for Zone Change ZC-06-08 from multi-family residential (R-2) to Single Family Residential (R-1), and a General Plan Amendment GPA-06-07 from Medium Density (MD) to Low Density (LD) on 11.08 ac; a request to create a 45 lot Single Family Residential (R-1) subdivision with minimum 6,000 sf lots and one sump lot for Tentative Tract Map 6790; project is located on 11.08 ac on the east side of Downs St. south of Las Flores Ave. and north of Argus Ave. APN: 067-050-21. Motion was seconded by Commissioner Laire.

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

PC Resolution 06-43 was approved

A motion was made by Commissioner Laire to approve Resolution PC-06-44, a request for a Zone Change ZC-06-08 from multi-family residential (R-2) to Single Family Residential (R-1), and a General Plan Amendment GPA-06-07 from Medium Density (MD) to Low Density (LD) on 11.08 ac. APN: 067-050-21. Motion was seconded by Commissioner Biddlingmeier.

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

PC Resolution 06-44 was approved

A motion was made by Commissioner Laire to approve Resolution PC-06-45, a request to create a 45 lot Single Family Residential (R-1) subdivision with minimum 6,000 sf lots and one sump lot for Tentative Tract Map 6790; project is located on 11.08 ac on the east side of Downs St. south of Las Flores Ave. and north of Argus Ave. APN: 067-050-21. Motion was seconded by Commissioner Beres.

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

PC Resolution 06-45 was approved

6.4 Applicant: PAM Development 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 Sanders No or Bowman. APN: 480-010-15; Planner Alexander presented the staff report.

Commissioner Comment

Vice-Chairman Smith asked if there is a block wall all the way around this project, particularly down by the channel. Joe Pollock, there's not road down by the channel, just a bike path. Mark

Lewis (PAM representative) stated there is no objection from the Developer to putting in a condition for a block wall around the perimeter of the project.

Commissioner Biddlingmeier asked about Sanders St.; will it be truncated? Developer stated they don't even own ½ of Sanders St., however, there is a condition of the map that requires Sanders be constructed to at least a full width. Developer is willing to do that provided they get some assistance if necessary from the City in acquiring the right of way for Sanders from the adjacent property owner.

Public Hearing opened at 7:35 p.m.

Sally Carrusso had 3 concerns regarding this project. 1) Elevation of homes. Per Joe Pollock, new tract will drain to the SE corner which is away from her home. 2) Will drainage be to the South? (see #1) 3) Traffic pattern with the blind corners and motor homes parked on the street. Gary Parsons advised Ms. Carrusso to contact Code Enforcement Officer Robert Smith for problems with motor homes being parked on the street.

Louise Feist is confused about the right-of-way on Sanders, and concerned about traffic.

William Howard feels that the streets are capable, right now, of handling increased traffic

Kathy Lewis BLM on some weekends has upwards of 80,000 visitors and one of the main traffic ways where they make their way into town with their off road vehicles is Bowman Road. They use current recreational path, some consideration should be given to traffic counts from our out of town visitors.

Mark Lewis w/PAM – Developer making zone down request to be a good neighbor and try to mitigate some of the traffic.

Public Hearing closed at 7:45 p.m.

Commissioner Questions

Commissioner Biddlingmeier is not comfortable with the traffic ingress and egress of the development. Would like to send project back to staff to work on it. Gary Parsons recommended sending it to the Infrastructure Committee. Derrill Whitton pointed out that if Sanders gets put all the way through, Ridgecrest residents will use it as a cut-through, increasing traffic flow in the neighborhood.

Re-open Public Hearing at 7:55

Re-close Public Hearing at 7:57

A motion was made by Commissioner Biddlingmeier to refer the project to the Infrastructure Committee's July 25th meeting with direction to look at the improvement of Sanders and the wall. Motion was seconded by Commissioner Laire.

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

6.5 Applicant: AMG Associates 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;

Planner Alexander stated that the Applicant is requesting a continuance to the July 11th Planning Commission meeting in order to have time to address some zoning issues that have come up.

Staff would like some direction from the Planning Commissioners to work with the applicant on Zoning.

Commissioner Comment

Vice-Chairman Smith would prefer to see property zoned Commercial

Commissioner Biddlingmeier pointed out that Richmond will be a major gateway to the base, need to be very sensitive to creating density in that area.

Commissioner Laire would like to Commercial zoning.

Commissioner Beres wouldn't see a problem with a combined Commercial/Single Family Residential combination.

Developer pointed out that there is a residential development behind them, and it seems that a combined residential/commercial zoning would make the most sense.

A motion was made by Commissioner Laire to continue this item to the July 11th Planning Commission Meeting. Motion was seconded by Commissioner Beres.

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

7. DISCUSSION ITEMS

Gary Parsons requested the Planning Commissioners to let the Staff know of any upcoming vacation dates.

8. FUTURE AGENDA ITEMS & COMMENTS

9. ADJOURN

The meeting was adjourned at 8:12 p.m.