



CITY OF RIDGECREST
100 West California Avenue
Ridgecrest, CA 93555

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION
City Council Chambers
Tuesday, July 11, 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: Chairman Matt Feemster, Vice Chair Jim Smith, Commissioners, Mike Biddlingmeier, Lois Beres; Absent: Commissioner Howard Laire.

4. APPROVAL OF MINUTES

Commissioner Biddlingmeier made a motion to approve the minutes from the June 27, 2006 Planning Commission meeting. Commissioner Beres seconded. Ayes: Commissioners Lois Beres, Mike Biddlingmeier, Matt Feemster, Jim Smith.

5. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

David Allen wants information on active committees, General Plan update and Planning & Zoning Committee. Gary Parsons suggest contacting staff and will give Mr. Allen committee information. Public comment closed at 6:10

6. PUBLIC HEARINGS

CONTINUED ITEMS

6.1 Applicant: AMG & Associates GPA-06-06 and ZC-06-07: General Plan Amendment from Commercial and Office (C) to Low Density Residential (LD) and, **Zone Change** from General Commercial (CG) to Single Family Residential (R-1), on the Easterly 300'± ; Future purpose of project is to submit an R-1 Tract consisting of a 24 lot R-1 subdivision on the easterly 300'± and a 10 lot Commercial (CG) subdivision on the westerly 190±.; Project is located on 7.8 acres at the NE corner of Richmond St. and E Upjohn Ave. APN: 343-370-03 and 04.

- Secretary Gary Parsons asked in behalf of applicant a request for continuance to the August 8, 2006 meeting to allow applicant to submit a Tentative Tract Map.
- A motion was made by Commissioner Smith and all Commissioners present ayes.

6.2 Applicant: Benchmark Opinions: 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.

6.2.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-2) for TTM 6870 and a General Plan Amendment GPA-06-03 from Medium Density (MD) to Low Density (LD) for TTM 6869;

6.2.b TPM 11524: A request to create four R-1 parcels ranging from 12.15 ac to 14.65 ac for Tentative Parcel Map 11524 on 60.3 ac;

6.2.c TTM 6869: A request to create a 158 lot Single Family Residential (R-1) subdivision with lots ranging from 6,000 sf to 13,000 sf for Tentative Tract Map 6869 on 42.17 ac;

6.2.d TTM 6870: Create a three story 123 unit Condominium Complex with units ranging from 1,125 sf to 1,375 sf for Tentative Tract Map 6870 on 17.59 ac

- Staff, Matthew Alexander in behalf of applicant request for continuance to give the applicant time to prepare a traffic study.
- A Motion was made by Commissioner Beres to continue to the August 8, 2006 meeting and Seconded by Commissioner Smith and all ayes.

6.3 Applicant: AMG & Associates: SPR-05-11 Larkspur Family Apartments Please note the only item being considered will be the Site Plan. A Mitigated Negative Declaration was approved January 18, 2006 by the City Council. The request is for: 81 Unit Family Housing Complex with a Community Center. The project is located on 6.09 acres, 150 feet south of the S.E. corner of W. Church Ave. and S. Downs Street at 340 S. Downs St. APN 477-030-24

- Gary Parsons presented the Staff Report.
- Comments from Commissioners:
- Commissioner Biddlingmeier has concerns regarding turn lane provision for the Charter School.
- Joe Pollock commented on a dedicated left turn pocket on Downs
- Chairman Feemster asked for clarification RV parking standards
- Matthew Alexander stated RV parking standards applies to townhouse and condominium project only.

Public hearing on SP-05-11 Opened at 6:30

- Joseph Wick, Attorney - regarding subsurface soil study and Prescriptive easement. Gary Parsons & Joe Pollock comment to questions.
- Steve Cupz: -concerns regarding hazardous material & drainage; Joe Pollock address the drainage issue.
- Alexis K, AMG - stated no building permits could be issued until soils report...states easements are a private matter.,
- Steve Cupz - commented on the prescriptive easement
- Bruce Zissos - questions regarding traffic issues and street expansion, answered by Joe Pollock & Gary Parsons.
- Edith Rollingson - concerns regarding easement issue; answered by Gary Parsons.
- Derrill Whitten –stated prescriptive easements have be granted rights
- David Brenneman – Commented on “grandfathered easements”
- Dale Howard - prescriptive rights comments
- Jerry Taylor - questions on Gordon St. easement.
- Steve Cupz: commented that the main issue is still the sub-soil study
- Commissioner Smith - Commented on the importance of soil study
- Chiarman Feemster - in agreement with Jim Smith
- Gary Parsons- suggested to address the issue of soil study as part of conditions of approval

Close Public hearing 6:55

The Commissioners comments:

Chairman Feemster -soil study clarification & reports, wants to see report.

Commissioner Smith - soils test requirements.
Commissioner Biddlingmeier - site plan application
Commissioner Smith - asked if he can see the report.
Secretary Parsons - address conditions of approval.

Reopen Public Hearing 7:04

- Joseph Wick - comments on soil study concerns
- Chairman Feemster - asked for Jim McRea to speak, Jim McRea read the provisions of the conditions of City Council approval from the minutes
- Chairman Feemster & Commissioner Biddlingmeier asked questions regarding soil test/ study provisions in the conditions of approval.
- Alex K., AMG -commented on the relation of the soils study to a building permit.
- Commissioner Smith - asked why soils study has not been conducted yet
- Alex K – stated not until we are ready for permit to build
- Commissioner Biddlingmeier - suggested sending it back to City Council.
- Alex K, AMG - will not break ground until a soils study is available.
- William Wood - in agreement with a soil study requirement
- William Howard - soil study comments
- Nichole Guerrero - commented on the Mitigated Negative Declaration interpretation
- Derrill Whitten - commented on the meaning of Conditions of Approval
- Alex K - commented on soils report intent and cost is \$20,000
- Chairman Feemster – wants clarification of the Council Intent before moving forward
- Joseph Wick - soil study concerns
- Craig Bradley, MIS staff - copy of minutes can be available if clarification is needed.
- Commissioner Beres – recommended to send it back to City Council
- Jim McRea– comments on remedial issues
- Chairman Feemster – askd staff if we could send back to City Council for comment.
- Secretary Gary Parsons – stated they could send to CC for clarification
- Alex K – stated they (AMG) did a Phase I,
- Commissioner Smith - expressed his unfavorable opinion regarding Phase I report
- Alex K – stated he though his project was being singled out
- Chairman Feemster - stated the Commission is divided
- Alex K – asked if the project can be sent to City Council for decision and make the clarification
- Chairman Feemster - comments on dark July PC meeting;
- Secretary Parson - comments on discussion on dates continue item
- Jim McRea - in agreement with sending back to City Council
- Secretary Parson –stated do soils test now and update study at building permts stage
- Jim McRea – need Council's intent
- Alex K - we can accept a condition that we do soils now
- Gary Parsons –soils test comments
- Joseph Wick – why soils test not done by now
- Gary Parsons - soils test now and update study at building permit

7:40 Chairman Feemster suggested a 5 minute recess

7:50 Close Public Hearing
Commission Comments

- Chairman Feemster – take a straw vote on project vote:
- Commissioner Smith-wants soils, Commissioner Biddlingmeier has Health and Safety issues, Commissioner Feemster and Beres ayes for .
- Chairman Feemster - Reminder the public that Public Comment Closed

Chairman Feemster made a motion to refer Item 6.3 to City Council for clarification, and to continue to August 8, 2006 Planning Commission Meeting, Commissioner Smith seconded and all ayes.

- Joseph Wick asked for courtesy copy of CC finding

7. DISUSSION ITEMS

Chairman Feemster - asked for Traffic studies in staff Reports

Commissioner Smith - commented

Matthew Alexander - discuss traffic studies regarding radius around site; Chairman

Feemster - comments on future reports

Gary Parsons - regarding entitlements

8. FUTURE AGENDA ITEMS

None

9. Adjourn

Meeting Adjourned at 8:00 pm.