



Minutes of the Ridgecrest Planning Commission Meeting

August 8th, 2006
6:00 p.m.

City Council Chambers
100 West California Avenue
Ridgecrest, California 93555

CALL TO ORDER – 6:05 p.m.

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; Matthew Alexander, Interim Planner; Joe Pollock, City Engineer; Pam Hill, Planning Technician; Karen Gamble, Administrative Secretary

APPROVAL OF AGENDA:

Motion to Approve the Agenda by Commissioner Howard Laire, Seconded by Commissioner Mike Biddlingmeier.

Vote: Approved 5-0 by the Planning Commission

APPROVAL OF MINUTES: July 11, 2006

Motion to Approve the Minutes by Commissioner Jim Smith, Seconded by Commissioner Lois Beres.

Vote: Approved 5-0 by the Planning Commission

PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA:

None

CLOSE OF PUBLIC COMMENTS AT 6:07PM

PUBLIC HEARINGS:

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.

- 6.1.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;
- 6.1.b TPM 11524:** A request to create four R-1 parcels ranging from 13.54 ac to 17.59 ac for Tentative Parcel Map 11524 on 60.3 ac;
- 6.1.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;
- 6.1.d TTM 6870:** Create a three story 123 unit Condominium Complex with units ranging from 1,500 sf to 3,000 sf for Tentative Tract Map 6870 on 17.59 ac;

Matthew Alexander states that Staff recommends approval of Project and presents a brief slide show of Parcel Map to show changes and project history.

Public Comments opens at 6:15pm

Craig Byrne with Benchmark presents a slide show and introduces Derrill Whitton of Cornerstone Engineering.

Public Comments –

- Traffic
- Traffic Signals & Signs
- Flooding
- Park Maintenance
- Condo Height
- Affordability of Houses

7:30 Close Public Comment

Chairman Matt Feemster calls for a Motion to adopt Resolution 06-52 a Mitigated Negative Declaration for General Plan Amendment GPA-06-03

Motion to approve by Commissioner Jim Smith; seconded by Commissioner Howard Laire

Vote: Approved 5-0 by the Planning Commission

Chairman Matt Feemster calls for a Motion to adopt Resolution 06-53 to approve Zone Change 06-04

Motion to approve by Commissioner Howard Laire; seconded by Commissioner Jim Smith

Vote: Approved 5-0 by the Planning Commission

Chairman Matt Feemster calls for a Motion to adopt Resolution 06-54 to approve Tentative Parcel Map TPM 11524 Subject to Conditions.

Motion to approve by Commissioner Jim Smith; seconded by Commissioner Howard Laire

Vote: Approved 5-0 by the Planning Commission

Matt Feemster calls for a Motion to adopt Resolution 06-55 to approve Tentative Tract Map TTM 6869 Subject to Conditions

- 1) Add 4-Way Stop Signs (Nancy & College Heights, Dolphin & College Heights, Sunland & Bowman)

Motion to approve by Commissioner Howard Laire; seconded by Commissioner Lois Beres

Vote: Approved 5-0 by the Planning Commission

Matt Feemster calls for a Motion to adopt Resolution 06-56 to approve Tentative Tract Map TTM 6870 Subject to Conditions

Motion to approve by Commissioner Jim Smith; seconded by Commissioner Lois Beres

Vote: Approved 5-0 by the Planning Commission

PAM Development Project is located on 9 ac on Sanders No or Bowman.

APN: 480-010-15

6.2.a 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);

6.2.b TTM 6805 a request to create a 45 lot Single Family Residential (R-1) subdivision;

Matt Feemster calls for an outline of the Project by staff.

Matt Alexander gives a brief overview and slide show of Parcel Map and Staff recommends approval.

Commissioners Comment on following items:

- Mike Biddlingmeier questions the ratio of R-2 to R-1
Matthew Alexander assures Commissioner Biddlingmeier that there is no requirement by state.
- Drainage & traffic concerns

Public Comments open at 8:00pm

Pam Development gives a brief overview of the Project and slide show.

Public Comments:

- Traffic Sign/Signals
- Width of Streets
- Block Wall Height Restriction

Public Comments close at 8:10pm

Matt Feemster calls for Motion to adopt Resolution 06-57 for a Mitigated Negative Declaration for Zone Change 06-09, General Plan Amendment GPA-06-08 and Tentative Tract Map 6805.

Commissioner Lois Beres approves Motion; seconded by Howard Laire

Vote: Approved 5-0 by the Planning Commission

Matt Feemster calls for a Motion to adopt Resolution 06-58 to approve Zone Change 06-09 and General Plan Amendment GPA-06-08

Commissioner Jim Smith approves Motion; seconded by Howard Laire

Vote: Approved 5-0 by the Planning Commission

Chairman Matt Feemster ask for wording prior to vote

“Prior to recordation to final map, developer shall provide correction to the design to remedy the deficiencies of Lots 1 & 2.”

Chairman Matt Feemster calls for Motion to adopt Resolution 06-59 to approve Tentative Tract Map 6805 with the following conditions;

- 1) Prior to recordation to final map, developer shall provide correction to the design to remedy the deficiencies of Lots 1 & 2
- 2) A 6 foot block wall is required along the southern border of the development along the bowman channel.

Commissioner Howard Laire approves Motion; seconded by Commissioner Jim Smith

Vote: Approved 5-0 by the Planning Commission.

DISCUSSION ITEMS

None

FUTURE AGENDA ITEMS & COMMENTS

Next Meeting will be held on August 22, 2006

ADJOURNMENT AT 8:12pm