



# CITY OF RIDGECREST

100 West California Avenue  
Ridgecrest, CA 93555

## AGENDA

### MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION

City Council Chambers

Tuesday, December 4, 2007 at 7:00 p.m.

**Commissioners:** Chair, Mike Biddlingmeier, Vice-Chair, Jerry Taylor, Commissioners, Lois Beres; Howard Laire, and Nellavan Jeglum

*Next Resolution # 07 - 20*

**1. CALL TO ORDER**

The meeting was called to order at 7:23 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**Present:** Vice-Chairman Taylor, Commissioner Laire, Commissioner Jeglum

**Staff Present:** Public Services Director Jim McRea, City Planner Matthew Alexander, Administrative Secretary Danielle Valentine

**4. APPROVAL OF AGENDA**

A motion was moved by Commissioner Laire and seconded by Commissioner Jeglum to approve the agenda as submitted.

AYES: Taylor, Laire, Jeglum

NAYES: None

ABSENT: Biddlingmeier, Beres

**5. APPROVAL OF MINUTES**

Minutes were distributed via email on 30<sup>th</sup> November. Approval of 13<sup>th</sup> November minutes was not moved – held over for January 8<sup>th</sup>, 2008 meeting.

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

Rick Rust of Matrix Design Group asked the Commission to allow Molly Bosley representing Matrix Design to speak to them regarding the new zoning ordinance.

Molly Bosley addressed the Commission highlighting the characteristics of the new zoning ordinance saying that the intent was to build upon the existing regulations and improve it. She said that surveys had been conducted to uncover best practices and that modernizing the ordinance was another focus. Ms. Bosley said that Matrix' intent was to ensure that the ordinance reflected the needs of the community. She added that items found to frequently cause conflict would be addressed to make the ordinance more "friendly". Ms. Bosley said that the new ordinance would include graphics and definitions for ease of use and interpretation.

## **7. PUBLIC HEARINGS**

### **7.a Site Plan Review SPR-07-09 Ridgecrest Hospital Co-Generation Plant.**

Commissioner Jeglum asked if she needed to recuze herself from involvement in this public hearing given she is a member of the Ridgecrest Regional Hospital Foundation Board – a voluntary position. Planner Alexander responded that if Commissioner Jeglum was not in a position to receive any monetary reward from any decision made, she did not need to do so.

City Planner Alexander briefed the Commission on the request to build a new central plant in the northwest corner of the rear parking lot of the Hospital. He provided graphics showing the proposed location. He indicated that there had been concern raised by one resident on Cobblestone Lane – approximately 250 feet from the proposed location – in regards to potential noise. Staff had ascertained that noise generated would be below that allowed within a residential area. He summarized stating that staff recommended approval of the application.

Vice-Chair Taylor asked for clarification of the maximum noise allowance within a residential zoning and asked if the Beverley Manor was a residential use; would it fall within an area where maximum allowance would be exceeded?

Clay Preston with Trane Company addressed the Commission and referred to the Noise Summary table included in the staff report showing that the decibel level at 150 feet where Beverley Manor was located was 43 db or lower explaining that these levels were exclusive of the tower being enclosed (which would result in a lower decibel reading). He said these levels were within the acceptable noise level range and that Beverley Manor would not be negatively impacted.

Vice Chair Taylor asked for any comments from the public.

(Name not provided) asked where Cobblestone Lane would be on the decibel graphic shown by Planner Alexander and this was provided – showing the location at 300 feet.

Vice Chair Taylor asked for any additional comments from Commissioners.

None.

Commissioner Jeglum moved and Commissioner Laire seconded a motion to approve an application for SPR 07-09 request to build a new central plant at the northwest corner of the rear parking lot of the Ridgecrest Regional Hospital located at 1081 N China Lake Boulevard consisting of a 30' x 67' x 16' high block building and equipment.

AYES: NJ, HL, JT

NAYES: None

ABSENT: Biddlingmeier, Beres.

## **8. DISCUSSION ITEMS:**

### **8.a Discussion of AMG Property located on Richmond St. at Upjohn Ave.**

Planner Alexander briefed the Commission explaining that Kristen Weirick had asked that the Planning Commission provide feedback on a request to reconsider amending the land use/zoning classification of property located on Richmond Street at Upjohn Avenue – owned by AMG – from commercial to residential. Planner Alexander pointed out that this area fell just outside the MIA and that when it had come to the Planning Commission previously the request was to re-zone the entire site from commercial to single family residential and then subsequently amended to include a re-zoning of only the easterly 5.37 acres on the vacant site thereby retaining some vacant commercial property adjacent to Richmond Street. He said since that request had been denied, the Planning Commission had taken action to down-zone other parcels of land in the City. He provided an aerial photo of the site and said AMG believed that the amended zoning would be a logical extension of the current residential development.

Kristen Weirick of AMG Associates then addressed the Commission. She said she had listened to the GPAC discuss reducing the available commercial land within the City earlier in the evening and that this request would assist in that endeavor. Ms. Weirick said that previously the Planning Commission had voted 3:2 stating a preference to maintain the commercial corridor along Richmond and that that argument had diminished by subsequent re-zonings. She went on to say that AMG's vision for the site was more appropriate than a 7-acre commercial site. Ms. Weirick said it was AMG's assertion that there was no need for such a commercial development on this site and she proposed maintaining the commercial designation adjacent to Richmond to a depth of 200 feet with the remaining area to be designated residential. She said this would be more consistent with other commercial developments in the area. Ms. Weirick then said that a residential subdivision (versus a commercial project) adjacent to the current residential developments would be preferable for residents.

Commissioner Laire said he liked this revised plan and he did not have a problem with it.

Commissioner Jeglum asked what size the lots would be and Ms. Weirick responded that on average they would be 7,000 sq. ft. – ranging from 6,400 to 10,000 sq. ft. Vice Chair Taylor said that if lot sizes for the proposed development were not comparable to the residential lots already in place he would envisage problems.

Commissioner Jeglum said she was against lessening access to Richmond Street and that she was not sure that commercial wasn't a good use for the area given the closeness to the fairground and what she believed would be a growing need to access the back gate of the base.

Vice-Chair Taylor said that he did not believe in the relinquishing of Richmond Street. He agreed with the adjusted commercial development proposal.

Commissioner Jeglum noted that currently there was a lot of water flow on the south side of Upjohn that dumped into the proposed development area and therefore drainage would be a concern.

Vice Chair Taylor asked for questions/comments from the public.

None.

Planner Alexander reported back to the Commission regarding the landscaping maintenance being conducted by Mr. Etosh on Cielo. Mr. Etosh had addressed the Commission at the November meeting requesting that the City now take responsibility for maintaining this right-of-way as he had been doing so for some time. Planner Alexander said he had contacted Mr. Ponek, Director of Cultural Affairs and Parks and Recreation, and Mr. Ponek had estimated that the cost of labor alone would be \$13,000 per year and as much as the City would like to maintain this right of way they did not have the resources. Planner Alexander noted that in the past there had been discussion about developing a lighting and landscaping district but that that plan had never been implemented. He summarized thanking Mr. Etosh for his considerable efforts and said that it could be possible to consider this neighborhood for a lighting and landscaping district – and that this would require the approval of 51% of the residents of that neighborhood.

- 9. FUTURE AGENDA ITEMS:  
No Planning Commission Meeting December 11th or December 25<sup>th</sup>.  
Next Planning Commission Meeting is scheduled for January 8, 2007.**

- 10. ADJOURN**  
The meeting was adjourned at 8:03 p.m.