



CITY OF RIDGECREST

100 West California Avenue
Ridgecrest, CA 93555

MINUTES

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION

City Council Chambers

Tuesday, February 12, 2008 at 7:00 p.m.

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

1. CALL TO ORDER

The meeting was called to order at 6:55 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair Mike Biddlingmeier, Vice-Chair Jerry Taylor, Commissioner Laire, Commissioner Jeglum, Commissioner Beres

Staff Present: City Planner Mathew Alexander, Public Service Director Jim McRea, Administrative Secretary Danielle Valentine

4. APPROVAL OF AGENDA

A motion was moved by Commissioner Laire and seconded by Vice-Chairman Taylor to approve the original (versus revised) agenda. The original agenda was approved as submitted.

5. APPROVAL OF MINUTES

A motion was moved by Commissioner Laire and seconded by Commissioner Jeglum to approve the minutes. The minutes of 22nd January 2008 were approved as submitted.

6. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

None.

7. PUBLIC HEARINGS

7.a Site Plan Review SPR-07-11 Hampton Inn, 120 W. Sydnor Ave, Applicant: K-Partners

A request to construct a 58,000 sq. ft. 94 room hotel on 2.29 acres at the northwest corner of W. Sydnor Ave and Chelsea St, 120 W. Sydnor Ave. in the Ridgecrest Business Park, CS Zone APN 033-070-19 and 39 (Lot Line Adjustment 07-08 pending)

Planner Alexander briefed the Commission on the application for construction at 120W. Sydnor Avenue. He provided a photograph of the site and an aerial overview of the Business Park showing those parts occupied to date. Planner Alexander said the project site was zoned service commercial and advised that the staff had prepared a revised resolution for Commissioners – indicating that items 14. and 15. had been added during the afternoon after Vice-Chairman Taylor raised a concern regarding the grade of the westerly driveway and the need to pave the westerly driveway a minimum of 24 feet.

Planner Alexander went on to provide a photograph of the Marriott Facility – recently completed by K Partners - as well as a photo of the proposed Hampton Inn & Suites Facility. Planner Alexander noted that staff recommended an approval of the resolution.

Commissioner Jeglum asked if the site would face Sydnor. Planner Alexander indicated the property would be L-shaped. Commissioner Beres asked if there would be three different curb cuts – these were pointed out by Vice-Chairman Taylor.

Vice-Chairman Taylor said he had a concern that the layout of the parking lot might encourage the parking of larger vehicles but acknowledged that this was not covered currently in ordinances so he could not see any solution. Planner Alexander advised that the Carriage Inn had experienced this difficulty but said that staff was recommending reciprocal parking in the north-west corner of the project and suggested this might be an ideal spot for longer wider parking spaces.

Planner Alexander said that they were interested in a 50 foot sign which would require a conditional use permit for signage.

Vice-Chairman Taylor asked if the grading of the north-east driveway caused a reduction of parking spaces what would happen to the approval given that it would become sub-standard in terms of parking spaces. Planner Alexander indicated that the process would include the developers coming back to the Commission for their consideration on any adjustments.

Chairman Biddlingmeier opened the floor for public comment at 7:15 p.m

None.

Commissioner Jeglum moved and Commissioner Beres seconded a motion to approve Resolution 08-01. Resolution 08-01 was approved inclusive of items 14. and 15.

8. DISCUSSION ITEMS

None.

9. FUTURE AGENDA ITEMS:

February 26, 2008 Planning Commission Meeting:

- 9.a TPM 11806 A** request to create a 2 lot Service Commercial (CS) subdivision on 2.32 net Ac. (Parcel A of LLA-06-04) part of Parcel 21 Parcel Map 10819 Ridgecrest Business Park at 101 and 105 W. Sydnor Ave. (adjacent to Spring Hill Suites). APN 033-070-43
- 9.b Tentative Tract Map TTM 7112** A request for Tentative Tract Map 7112 to create a 49 10,000 sq. ft. minimum residential lot subdivision in an E-2 zone on 20 acres located at the NW corner of Kendall Ave and S. Norma St, in the SE ¼ of the NW ¼ of Sec. 16 T27S R40E APN 510-010-05 (Veatch)

Commissioner Comments:-

Commissioner Beres spoke about the Roads Initiative saying that the Infrastructure Committee was looking for citizen volunteer help and indicated citizens interested could contact Commissioner Beres or Vice-Mayor Wiknich. Commissioner Jeglum added the Committee would next meet on Thursday 21st February at 5:00 p.m. specifically to discuss the Roads Initiative.

Vice-Chairman Taylor expressed his high regard for Planner Alexander following comments from a developer at the last City Council Meeting. These sentiments were seconded and agreed to by other Commissioners.

Commissioner Jeglum complimented the Daily Independent on their coverage but said she believed there had been a misunderstanding noting that the property had been said to be zoned multi-family which is was not – it was zoned UR but that the underlying General Plan allowed for multi-residential and that was why a General Plan amendment had been made. She gave an explanation correcting the details emphasizing that the property in question had never been zoned multi-use/multi-family.

10. ADJOURN

Chairman Biddlingmeier adjourned the meeting at 7:20 p.m.