



# CITY OF RIDGECREST

100 West California Avenue  
Ridgecrest, CA 93555

## MINUTES

### MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION

City Council Chambers

Tuesday, February 26, 2008 at 7:00 p.m.

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

*Next Resolution # 08- 02*

**1. CALL TO ORDER**

The meeting was called to order at 7:02 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present: Chairman Biddlingmeier, Vice-Chair Taylor, Commissioners Jeglum and Beres.

Absent: Commissioner Laire

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

**4. APPROVAL OF AGENDA**

A motion was moved by Commissioner Jeglum and seconded by Vice-Chairman Taylor. The Agenda was approved as submitted.

**5. APPROVAL OF MINUTES**

A motion was moved by Vice-Chairman Taylor and seconded by Commissioner Beres to approve the minutes of February 12<sup>th</sup>, 2008. The Minutes were approved as submitted.

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

None.

**7. PUBLIC HEARINGS**

**7.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

Planner Alexander provided a staff report presentation to the Commission. He indicated this application was in regards to the land adjacent – to the immediate west - of the Marriott facility. He said that the applicants were proposing splitting the parcel into two. Planner Alexander said that staff recommended an approval including the conditions set down.

Vice-Chair Taylor asked if there would be any access from China Lake Boulevard and Planner Alexander responded that access would be from Sydnor - none from China Lake.

The Chairman opened the floor for public comment at 7:08 p.m.

There was none.

A motion was moved by Commissioner Jeglum to approve Resolution 08-02 subject to the eight conditions listed by staff – this was seconded by Vice-Chairman Taylor.

AYES: Biddlingmeier, Taylor, Beres, Jeglum

NAYES: None.

ABSENT: Laire

- 7.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)

Planner Alexander advised that Cornerstone Engineering on behalf of Ms. Veatch had requested a continuation of this item and that whilst staff concurred; Planner Alexander indicated he intended to make a brief presentation in order to facilitate any public comment.

Planner Alexander provided slides showing the proposed development including a combination park sump – which he said he was pleased to see. He said the major issue would be access to and from the subdivision and that he had received a recommendation from the City Engineer that Kendall, Norma and Springer should be improved to facilitate access. He said staff recommended a continuation but believed that access was of particular concern and that City Engineering would appreciate hearing Commissioners' comments on access.

Chairman Biddlingmeier accepted the recommendation to continue but asked Commissioners for their thoughts.

Vice-Chairman Taylor said he was concerned for circulation between the two properties and that off-site improvements as suggested would be “great” but he could not support forcing someone with such a small piece of property to do so. He asked that City staff bring back any road plans for the development when this item is next being addressed, as well as traffic counts.

Chairman Biddlingmeier said he thought it appropriate that this continuation of expansion to the south meant that there was a need to address paving of Downs.

Commissioner Jeglum said she was opposed to the County tapping into City sewer.

Commissioner Beres said she was not interested in half-width streets.

Chairman Biddlingmeier opened the floor for public comment at 7:21 p.m.

David Hazelwood 1652 S Radermacher Way – said he was in receipt of an E.I.R. (sic Environmental Assessment) which included a letter from City Planner Alexander which listed several recommendations which he read to the Commission. He said he hoped that the Commission would work with the County to hold firm on the recommendations from Planner Alexander.

Andy Kilikauskas 1559 W Burns – said he had made a presentation to GPAC on parkways and that one of the proposed parkways was included on this property.

Lauriel Oviatt – Division Chief Kern County Planning Department - 2700 M Street Bakersfield – she said there had been many inaccuracies presented to the Commission on this occasion and on other occasions and that this presentation was one of them. Firstly she said this was a General Plan amendment not a tract map. Ms. Oviatt said the tract was a conceptual presentation put into the negative declaration. She went on to say that this had happened on two other occasions and apologized to the Commission that they had spent time discussing tracts when really they were General Plan amendments.

Ms. Oviatt said that firstly the County was currently in the process of circulating a negative declaration and did not have a recommendation. Secondly, she said that while the minimum lot size in the City was 10,000 sq. ft., the minimum lot size in the County was 10,890 sq. ft. Ms. Oviatt said she would appreciate Planner Alexander not represent the County's zoning as 10,000 sq. ft in the future because generally, depending on design, they tend to be 11,000 to 12,000 sq. ft.

Ms. Oviatt said she completely concurred that if the tentative tract map to the south was approved that this tract would not be consistent but that the County needed to go through the General Plan amendment first and see if it was approved and any tentative tract after that would have to be consistent with what was being proposed.

Ms. Oviatt said she intended to take under advisement the issues raised as follows; alignment of Springer, road improvements. She said that she appreciated the opportunity to share this information with the Planning Commission and indicated that they County had taken Planner Alexander's letter under advisement and put into the Negative Declaration and would be considering it.

Chairman Biddlingmeier asked if Ms. Oviatt was able to discuss the General Plan recommendation. Ms. Oviatt said she was unable to provide as the County was not yet to that part of the process.

Public Comment closed at 7:27 p.m.

**8. DISCUSSION ITEMS**

None.

**9. COMMISSIONER ITEMS**

Commissioner Jeglum thanked Ms. Oviatt for clarifying information to the Commission and Chairman Biddlingmeier agreed.

Commissioner Jeglum commented on the increased traffic – both vehicular and pedestrian created by the new Rite Aid development saying it was “exciting”. She said that speed and volume and large vehicles had become an issue and congratulated the Police Department on their rapid response.

Chairman Taylor asked staff to provide an outline of the process of communication with the County on proposed developments having impact on the City.

Chairman Taylor asked if there were any property cases expected before the Commission from Code Enforcement.

Chairman Taylor said that he was becoming an advocate of parkway sidewalks as he had recently been able to walk through the City a lot more.

**10. STAFF ITEMS**

Planner Alexander apologized if there was any misrepresentation of the County and said he had simply presented what had been sent to him by the County.

**11. FUTURE AGENDA ITEMS:**

**March 11, 2008 Planning Commission Meeting:**

**11.a TPM 11807** a request to create a 2 lot Service Commercial (CS) subdivision on 4.59 Ac . developed lot at 520 S. China Lake Blvd. APN 080-020-100 (Verizon)

**12. ADJOURN**

The meeting was adjourned at 7:37 p.m.