



CITY OF RIDGECREST

100 West California Avenue
Ridgecrest, CA 93555

MINUTES

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION

City Council Chambers

Tuesday, March 11, 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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Vice-Chairman Taylor, Commissioners Laire and Jeglum
Absent: Chairman Biddlingmeier, Commissioner Beres

Staff Present: City Planner Mathew 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. The Agenda was approved as submitted.

5. APPROVAL OF MINUTES

A motion was moved by Commissioner Laire and seconded by Vice-Chairman Taylor to approve the Minutes of 26th February, 2008. The Minutes of 26th February, 2008 were approved as written.

6. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

7. PUBLIC HEARINGS

7.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)

City Planner Matthew Alexander provided a briefing on the Verizon application. He presented graphics of the site of 4.59 acres noting the zoning was service commercial saying the applicant would like to divide the parcel into two parcels of 1.19 acres and 3.39 acres. He provided a photo showing where the property line would go indicating that the current facility in the photo was occupied.

Planner Alexander advised that Mary Warren was available to answer any questions.

Commissioner Jeglum asked which parcel Verizon intended to keep and Ms. Warren indicated Verizon would keep the larger parcel of 3.39 acres.

Commissioner Laire asked how long the building had been vacant and Ms. Warren said she was unaware of what areas were being used and/or other wise but noted that the facility had diminished in size as far as employee numbers over the years.

Commissioner Laire asked if Verizon had anyone interested in the purchase and Ms. Warren said she was not involved in that capacity.

Vice Chairman Taylor opened the floor to the public at 7:07 p.m.

?? (Name not provided) asked how access to the back of the lot would be gained and Ms. Warren advised that there is a driveway which gives access to the rear.

Commissioner Jeglum asked if there was a north-south fence separating the lots and if that fence was where the property line was and Ms. Warren said there was no fence that she recalled that far back, she further said that she did not think that the fence in existence would delineate the lot line as it would come further to the east.

Vice-Chairman Taylor closed public comment at 7:09 p.m. and asked for additional comments from Commissioners.

Commissioner Jeglum proposed and Commissioner Laire seconded approval of Resolution 08-03 (and read the Draft Resolution provided by staff)

AYES: Jeglum, Laire, Taylor

NAYES: None

ABSENT: Biddlingmeier, Beres

- 7.b TTM 7112 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) **Continued from February 26, 2008 and at the request of the applicant is further continued to March 25, 2008 PC meeting.**

City Planner Alexander provided a briefing noting that the applicant and Cornerstone Engineering would like a further continuance until March 25th.

Commissioner Jeglum asked why the applicant was requesting another continuance. Planner Alexander responded that the applicant had initially requested continuation until March 25th and it was his mistake to note 11th March as the date of the continued hearing.

Vice-Chairman Taylor asked staff if they could provide the traffic count he had previously requested.

8. DISCUSSION ITEMS

None.

9. COMMISSIONER ITEMS

None.

10. STAFF ITEMS

Planner Alexander advised that Steve Zimmer would like an informal discussion of his project located at Bowman and Guam. Planner Alexander said it had been the policy of the Commission to allow people to come before them on an informal basis – sometimes called a “free fishing expedition”.

Planner Alexander then advised that another interesting project was coming up. Mr. Ayub Daab of the Dollar Center would like to propose an exciting project of a Hotel and shops in that complex.

Commissioner Jeglum said she understood that Mr. Zimmer was also coming before a Committee the following evening and Planner Alexander confirmed this was in regards the same project.

11. FUTURE AGENDA ITEMS:

March 25, 2008 Planning Commission Meeting:

11.a 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 $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 16 T27S R40E APN 510-010-05 (Veatch) **Continued from February 26, 2008**

12. ADJOURN

The meeting was adjourned at 7:17 p.m.