



CITY OF RIDGECREST

100 West California Avenue
Ridgecrest, CA 93555

MINUTES

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION

City Council Chambers

Tuesday, March 25, 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 7:05 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chairman Biddlingmeier, Commissioners Beres, Laire and Jeglum.

Absent: Vice-Chairman Taylor

Staff Present: City Planner Mathew Alexander, Administrative Secretary Danielle Valentine

4. APPROVAL OF AGENDA

Commissioner Laire made a motion and Commissioner Jeglum seconded a motion to approve the Agenda. The Agenda was approved as submitted.

5. APPROVAL OF MINUTES

Commissioner Laire made a motion and Commissioner Jeglum seconded a motion to approve the Minutes of March 11th 2008. The Minutes was approved as submitted.

6. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

None.

7. PUBLIC HEARINGS: Continued

7.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 ¼ of the NW ¼ of Sec. 16 T27S R40E APN 510-010-05 (Veatch) **Continued from February 26, 2008 at the request of the applicant.**

Planner Alexander provided a briefing on the application. He provided a photograph of the 20 acre site on the Ridgecrest City limits and on two sides the unincorporated area. He said staff was pleased to see the proposal for a combination park sump.

Mr. Alexander referred to a proposed Zone Change and General Plan Amendment proposed by Taft Corporation in the county immediately north of the Veatch site. He said that County was recommending a negative declaration but that the City was recommending that an environmental impact report be prepared for the Taft Corporation zone change and General Plan Amendment.

Mr. Alexander said that whilst the County had said that the TTM was a graphic he believed that if approved the tentative tract map would differ little from this preliminary map provided.

Mr. Alexander spoke about off-site paving requirements from Public Works. He said that during the afternoon Chairman Biddlingmeier, Vice-Chairman Taylor, he, Darrel Whitten and City Engineer Joe Pollock had met regarding off-site improvements. The output was that Cornerstone Engineering would undertake a traffic study to provide the further information needed for an informed decision.

Mr. Alexander then recommended that the public hearing be opened but that a decision be deferred until the information from the Cornerstone traffic study was provided.

Commissioner Beres commented that she did not like the idea of a half-width street without a provision for "no parking".

The Public Hearing was opened for public comment at 7:17 p.m.

Darrell Whitten of Cornerstone Engineering addressed the Commission. He said the configuration shown was not the final as the developer wanted to more centrally locate the sump park. He said it was not the standard "cookie-cutter" design and noted some interesting inclusions.

Mr. Whitten said that traffic mitigation was a concern though the project was not big enough to solve all the traffic problems. He said he had offered to assist the City in evaluating the size of the future traffic problem on College Boulevard including suggesting ways to spend future traffic impact fees.

He indicated that the nearest sewage was a mile away and therefore this would not go out to project "any time soon". He said rather the developer wanted to get a plan in place and have the opportunity to sell the land as part of her retirement with the knowledge that it would be developed appropriately at a future date when it became more viable.

Commissioner Jeglum asked if the developer intended to bond to record a final map and Mr. Whitten responded in the negative. He said that whilst the Tentative Tract Map would expire in three years with extensions it could be effective for up to six years.

He spoke to condition number 9 saying that he planned to work with Public Works staff to make the wording of this condition more specific.

Katherine Veatch addressed the Commission saying she had taught at Burroughs High School from 1974 until 1999 saying she had purchased the 20 acres originally with the intent to live there with her family. As time went by she said that opportunity passed. She explained the history of the land and how it came to be partially City and partially unincorporated land.

Ms. Veatch said she appreciate the work being done to "make the City right" and commented she was pleased to see the new Rite-Aid when entering town again. She said at the same time she hoped the Planning Commission would not require her to "build roads all over town".

David Hazelwood, 1625 Rademacher Way - said he lived nearby and enjoyed the rural lifestyle. He felt the proposed project jeopardized that lifestyle and cited concerns for things such as fire-fighting services access and the impact of the flood-line on the houses below. He asked that the City work with the County to ensure that planning for both entities be "on the same page" saying that the current plans meant that the roads would not line up.

Mr. Whitten said that the SCE easement Mr. Hazelwood had spoken about sat on top of the County's right of way and that he found it very unusual. He said this had affected planning for the project.

Andy Kilikauskas, 1559 West Burns - addressed the Commission. He said he was a member of GPAC and a parkways and bikeways plan had been developed for the future. He said he encouraged a 14 foot easement as a condition to allow for this future planning.

Chairman Biddlingmeier asked which side of Norma the proposed parkway would be and Mr. Kilikauskas said it was intended for both sides.

David Hazelwood said there was no allowance for utility easement by the County on his property. Chairman Biddlingmeier asked for clarification of Rademacher Road and Mr. Hazelwood said it was a privately maintained road which allowed for access onto Springer.

Public Comment was closed at 7:40 p.m.

Chairman Biddlingmeier asked Commissioners for final comments.

Commissioner Beres said she appreciated the efforts made to work with the Commission.

Commissioner Laire said he felt that the Commission needed to look at the project a lot more closely and he too was appreciative of the efforts made to work with the Commission.

Commissioner Jeglum said she understood that Cornerstone Engineering was coming back with a traffic study to be reviewed by the Commission.

Mr. Whitten responded that ultimately what needed to happen was a transportation plan for this area and that he would like to help the City with a study but it would not happen within the next couple of weeks. He said he would like to write a condition reflecting that this need for a transportation plan was needed in the future.

Planner Alexander asked if the thinking was that the project would become viable when Tom Martin's land was developed. Mr. Whitten responded that at a point in time when College Heights could support traffic, the project would become viable, alternatively if traffic could be supported on another road, depending on which projects went forward prior to it but that basically more paving and sewer was needed for the project to become viable. Mr. Whitten requested a continuance until April 22nd.

Chairman Biddlingmeier said that the City would have to adopt a negative declaration to move forward with this project and that if the cumulative effect was the issue then the question was "how do we mitigate this?" and an answer to this was difficult to come up with.

Commissioner Laire made a motion and Commissioner Beres seconded a motion to continue the item to April 22nd, 2008.

AYES: Biddlingmeier, Beres, Laire and Jeglum

NAYES: None

ABSENT: Taylor

7.b Site Plan Review SPR-08-02 A request to construct a 3,200 sq. ft. metal building on 2 lots totaling 12,000 sq. ft. located at 931 W. Inyokern Rd, CS (Service Commercial) Zone APN 453-061-13 and 14 (Lot Merger Required) (Allen/Bell)

Planner Alexander provided a briefing to the Commission saying the site composed two lots in a service commercial zone immediately backed by an R-3 zoning. He provided graphics of the site which did not include landscaping so staff was unclear as to what the proposal was for landscaping. Planner Alexander said that staff recommended the site plan be approved with the conditions provided.

Chairman Biddlingmeier made a comment on behalf of Vice-Chairman Taylor who was absent as follows: *“a metal building – can you spruce it up?”*.

James Bell – representing Mr. and Mrs. Allen – addressed the Commission. He said that similar buildings Teresas Auto Body Works and Windows Walls and Floors looked nice and were in the same area. He said that the area marked ‘planter box’ was intended to be landscaped and acknowledged these plans would need to be provided at a future date. He said he had a list of conditions to be met by CalTrans. He said that the lot-line merger was ready to go once it was decided the project would go ahead. He indicated there would be some lease space on the east side of the building.

Commissioner Jeglum said that the CalTrans “Conditions” were actually at this time “comments” and this related specifically to the City’s Condition 16. Commissioner Jeglum asked for clarification on Condition 5 and Planner Alexander said the City would be satisfied if the area marked “Planter Box” was landscaped. Mr. Bell confirmed that this area would “absolutely” be landscaped. Commissioner Jeglum then asked if Condition 5. should be removed but Planner Alexander recommended a re-wording of the condition as an alternative.

Chairman Biddlingmeier opened the floor to public comment at 8:00 p.m.

None.

Chairman Biddlingmeier asked for final comments from the Commissioner.

Commissioner Jeglum asked if it was appropriate to remove Condition 9 and this was agreed to.

A motion was made by Commissioner Jeglum and seconded by Commissioner Laire to approve Resolution 08-07 with a re-wording of Condition 9 and removal of Condition 5 and change “conditions” to “comments” at Condition 16

AYES: Biddlingmeier, Beres, Laire and Jeglum

NAYES: None

ABSENT: Taylor

8. DISCUSSION ITEMS

9. COMMISSIONER ITEMS

None.

10. STAFF ITEMS

Planner Alexander reminded Commissioners that a joint meeting of the Planning Commission and City Council scheduled for April 2nd.

Planner Alexander suggested that given there were no items for April 8th it be skipped. This was agreed to.

11. FUTURE AGENDA ITEMS:

April 8, 2008: NO ITEMS ON THE AGENDA

April 25, 2008 : GPA/ZC-08-01 and TTM 6692 GPA and ZC for the easterly 5.37 acres of the projects 7.8 acres from a zoning of General Commercial (GC) to Single Family Residential (R-1) and a General Plan of Commercial (C) to Low Density Residential (LD) and a 24 lots subdivision on the 5.37 vacant acres located at the NE corner of Richmond St. and Upjohn Ave.

12. ADJOURN

The meeting was adjourned at 8:04 p.m.