



# CITY OF RIDGECREST

100 West California Avenue  
Ridgecrest, CA 93555

## MINUTES

### MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION

City Council Chambers

**Tuesday, April 22, 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 7:06 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present: Nellavan Jeglum – Acting Chairman, Howard Laire and Lois Beres.

Absent: Chairman Biddlingmeier, Vice Chair Taylor

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

**4. APPROVAL OF AGENDA**

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

**5. APPROVAL OF MINUTES**

March 11, 2008: Acting Chairman Jeglum advised that the 11 March 2008 Minutes were distributed and approved at last meeting.

March 25, 2008: Minutes: attached for approval. Commissioner Beres made a motion and Commissioner Laire seconded a motion to approve the Minutes of 25 March, 2008., The Minutes of 25 March, 2008 were 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 and March 25, 2008 the request of the applicant.**

City Planner Alexander presented to the Commission a modified tract map showing a centrally located pocket park and a 50 foot landscape area adjacent to Norma Street. Mr. Alexander advised that at the request of staff the developer had agreed to include an upgrading of the existing hardscape exterior on Norma and Kendall as part of their plan. He provided maps showing the site area as both part of the City and the unincorporated County. He spoke further about the general plan amendments currently being considered

by the County and affecting this sub-division primarily with regard to the offsite requirements.

Mr. Alexander advised the off-site improvements suggested by the City Engineer and also pointed out that within the conditions of approval there was a requirement for the developer to prepare a traffic study for College Heights Boulevard.

He advised that staff recommended approval of the tentative tract map including the 35 conditions of approval.

Commissioner Jeglum noted an inclusion of Darrell Whitten's letter (included with the Planning Commission packet) and said she appreciated the information contained therein.

Darrell Whitten – Cornerstone Engineering – spoke to the Commission. He said that he had reviewed three previous traffic studies which had been conducted in the area. From the three studies he took the worst case scenario – as far as traffic counts – he then increased them at 1.5% per year to account for growth of the College, additional subdivision etc – to account for the worst possible load at College Heights and China Lake. He said that he had through analysis concluded that traffic signals was needed at Nancy, Dolphin and Springer, he also said that eventually a four-way stop would be needed at Kendall and College Heights Boulevard.

He acknowledged that the area needed to be further looked at by a traffic engineer. In regards to Springer – he said it was a problem – as beyond Norma there was no right of way and “punching” Springer through would take out the house currently on Radamacher. Therefore, he said, Springer would most likely go through to Norma and no further.

Mr. Whitten said that he felt that Dolphin should tie into Norma at an intersection - providing a route for the homes at the western end of Springer. He provided drawings making his recommendations on several roads in the College Heights area.

Mr. Whitten said that he felt condition 12. was ambiguous. Mr. Alexander agreed and said it was redundant upon reading condition 18. Mr. Whitten suggested that condition 12 be removed or read “the project shall provide access to the nearest paved road”.

Acting Chairman Jeglum opened the floor for public comment at 6:34 p.m.

David Hazelwood – 1652 S Radamacher – said he had previously raised the issue of lack of communication between the County and the City regarding this project. Mr. Alexander confirmed that the City had not been advised of the Public Hearing which Mr. Hazelwood had informed him about. He said that both County and City were asking the developer to pave the same street. He said he liked the pocket park but was concerned that if County and City were not working together it might not work. Mr. Hazelwood said he liked Mr. Whitten's idea of blocking the dirt road behind his house as after recent paving he had noticed increased traffic driving through the dirt behind his house. Mr. Hazelwood said neither the City nor the County was addressing Downs and the dust that would be generated. He also spoke about access for the Fire Department and said he hoped that the City would make contact with the County so that the streets, parkways and easements would line up.

Commissioner Jeglum closed the Public Hearing at 7:39 p.m. and asked Commissioners for their comments.

Commissioner Beres asked Mr. Alexander what the County would do if the Commission approved the application and included suggestions made by Mr. Hazelwood. Mr. Alexander said he was sure the County would take it into consideration but reminded Commissioners that the City had recommended an Environmental Impact Report and the County was undertaking a negative declaration.

Commissioner Beres said she liked the project but understood Mr. Hazelwood's problems but wasn't sure how to deal with it given most of the problems existed within the County.

Commissioner Laire asked how the entire process worked. Mr. Alexander explained that the decision before the County was in regards to zoning and the General Plan amendment and if the Commission approved the application the only remaining issue would be the conditions of approval. With regard to the off-sites he said the County's mitigations included some paving.

Mr. Hazelwood suggested that if two developers were being asked to pave the same street the developers should improve another part of an arterial within the City.

Mr. Whitten explained that requirements to pave a street had to be related to the development – he said that the "Map Act" would otherwise require a reimbursement to the developer. He agreed with Mr. Alexander that in the case of multiple developments there is multiple requirements for the same section of street to be paved – explaining this was done so that if one development did not proceed the street would still be developed.

Commissioner Jeglum said that the City did not have influence over the County – and their decision to approve or not approve. She asked Mr. Alexander – regarding Condition 6. – for clarification on the wording "architectural elevations including a landscape plan adjacent to Kendall Avenue and .....". Mr. Alexander said this was a "stock-standard" condition. Commissioner Jeglum said she believed it was not a relevant condition given this was a request to approve a Tract Map. She asked that the wording "Prior to issuance of Building Permits, ..... shall review and approve all landscaping and architectural elevations " replace that wording.

Commissioner Beres made a motion and Commissioner Laire seconded a motion to approve Resolution 08-04 for the Negative Declaration and with the inclusion of this amendment requested by Acting Chair Jeglum.

AYES: Beres, Laire, Jeglum  
NAYES: None  
ABSENT: Biddlingmeier, Taylor

## 8. DISCUSSION ITEMS

### 8.a **China Lake Promenade:** Request by Ayab Dhar for feedback on a hotel-restaurant-retail concept for property

Mr. Alexander noted that the site was a very prominent one for the City and introduced Mr. Dhar's architect – Quentin Parker.

Mr. Parker introduced himself and spoke to the Commission. He provided an overview document of plans and asked for the Commissioner's feedback. He said that because of the site's prominence he had favorable review from a hotel chain. He said he had noted the minimal pedestrian activity at the intersection of China Lake and Inyokern. He said he hoped to develop Triangle Drive so that it was not a through-drive but more pedestrian oriented to allow for easier development of the project. He referred to third-street Promenade in Santa Monica as a relevant comparative for the project.

Commissioner Laire asked the impact on traffic to the theatre etc. Mr. Parker said the intent was not to close it off but stop the through-fare of traffic – to make it more a "mall-like" presence.

He went on to say that if Triangle Drive became more pedestrian-orientated it would still allow for three lanes of traffic, a turn lane and use the remainder for "head-in" parking. Mr. Parker provided graphics for a basement floor plan – he said this offered reduced traffic coming into the site on Triangle Drive.

Commissioner Laire asked if a traffic study had been done and Mr. Parker said this had not been done – this was a conceptual presentation.

Commissioner Laire asked about handicap access. Mr. Parker said that the first floor plan proposal allowed for handicap access. He spoke about the plans in regards to the types of tenants and number of parking spaces provided as well as the single lane ingress/egress to the "mall".

Mr. Parker said that the promenade level plan was the only other level providing parking. He spoke about plans for a hotel, office suites, health-spa/recreation – mixed use concept.

Mr. Parker said that levels 3, 4 and 5 were proposed to be a diminished layout of suites. He spoke about evacuation routes as well as access.

Mr. Parker said that the roof plan included two fixed directional wind turbines to take advantage of the prevailing winds and an "organic looking curved roof".

He said that the plans allowed for a circular area at the center of the hotel for green areas and a waterfall. He said the idea was to have open spaces

Commissioner Laire questioned the waterfall in the Ridgecrest climate. Mr. Parker said that "grey water" would be used and that the waterfall and the micro-climate around the building would naturally become cooler. He said in terms of feasibility it would require further studies.

He said he was hoping to get feedback both from the public and the Commission on the "mall concept" for Triangle Drive saying that he felt the project would provide a landmark for Ridgecrest.

Commissioner Jeglum asked for comments from Commissioners.

Commissioner Jeglum said that she liked the concept but there would be some issues – including height of the project. They discussed the issue of access and the most appropriate avenue for access.

Commissioner Laire asked if traffic on Triangle would be allowed to go both ways. This was confirmed by Mr. Parker and he also said that the intent was to stop through traffic for Triangle Drive – i.e. Triangle Drive would be used for access to the mall rather than for through traffic. He said that cross-traffic from the west would not be allowed in the plan.

James Ceasar(??) – 1768 W. Bowman expressed concern for Pony Espresso saying that the plan was 'parking' them out– taking frontage from main street to an 'alley'. Mr. Dahr said he had spoken to the owner of Pony Espresso and he was excited about the project as it would generate traffic and revenue for him.

Commissioner Laire asked if Mr. Dahr had talked to the Theatre. Mr. Dahr said this project would not impact the Theatre.

Mr. Ceasar said that Mickey's Bar and Grill would also be impacted. Mr. Parker said he felt it would be most beneficial to seek feedback from all the neighboring businesses.

Tom Martin 228 E. Hartley – said he thought the project was ‘awesome’ saying he felt it would be the prettiest place in Ridgecrest and appreciated the concept.

Commissioner Jeglum said she felt that ingress and egress on China Lake Boulevard would be a problem, she liked the concept and acknowledged there would be issues to be further discuss.

Commissioner Laire said he liked the concept but felt it needed more work including seeking feedback and comment from neighboring business, water-supply issues for the waterfall etc.

Mr. Alexander shared comments on behalf of Vice-Chairman Taylor – his first concern was height and the water usage but he was excited by the concept.

**9. COMMISSIONER ITEMS**

None.

**10. STAFF ITEMS**

None.

**11. FUTURE AGENDA ITEMS:**

**May 13, 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. (AMG Assoc.)

**May 29, 2008 :**

**GPA/ZC-08-02:** GPA and ZC for the westerly 6.20 acres of Parcel 4, Parcel Map 10073, a 11.38 ac. parcel from a zoning of (R-1) Single Family Residential and a General Plan of (LD) Low Density Residential to a Zoning of (CG) General Commercial and a General Plan of (C) Commercial located at the NE corner of S. China Lake Blvd and Dolphin Ave. (Tokay Dev)

**TPM 11826:** An 8 lot M-1 Industrial Parcel Map on 3.92 acres located on Ridgecrest Blvd east of Lumill St. (CALDEVCO)

**12. ADJOURN**

The meeting was adjourned at 8:42 p.m.