



# CITY OF RIDGECREST

100 West California Avenue  
Ridgecrest, CA 93555

## MINUTES

### MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION

City Council Chambers

Tuesday, May 27, 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 7:01 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present: Biddlingmeier, Jeglum, Beres

Absent: Taylor, Laire

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

**4. APPROVAL OF AGENDA**

A motion was moved by Commissioner Jeglum and seconded by Commissioner Beres to approve the Agenda. The Agenda was approved as submitted.

**5. APPROVAL OF MINUTES**

A motion was moved by Commissioner Jeglum and seconded by Commissioner Beres to approve the Minutes of May 13<sup>th</sup>, 2008. The Minutes of May 13<sup>th</sup>, 2008 were approved as submitted.

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

None.

**7. PUBLIC HEARINGS:**

- 7.a 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 So. China Lake Blvd and Dolphin Ave. (Tokay Dev)

City Planner Matthew Alexander presented the staff report on the above item to the Commission. He said that the project site encompassed a little more than 11 acres in an area of town which was currently generating interest due to the Wal Mart project. He said that the three parcels abutting the parcel in question were owned by the same person. The primary justification for the zone change was that it would mean an approximate 18 acre parcel – ideal for a large commercial site. He said the parcel to the east would remain R1 single family. Mr. Alexander noted that the last phase of the three streets that truncated at the parcel was done in 1990. He said the staff recommended an approval of the zone change and their only concern was the disposition of the remaining acreage – the 5.18 acres that would remain residential; the truncated unfinished streets of Kathy, Barbara and Nancy. Mr. Alexander suggested asking the applicant their intentions and if they would work with the City to see something come to fruition sooner rather than later – i.e. concurrently with the commercial site.

Commissioner Jeglum asked Mr. Alexander if her understanding was correct that a buffer should exist between commercial and residential. He confirmed but said it was not a requirement and a

lot would depend on the actual site plan – further saying it might be a perfect site for mixed use. Commissioner Jeglum said that the people on the three streets in question had lived there for some time knowing that it was residential and asked if staff had sent out a notice. Mr. Alexander confirmed and said staff was surprised at the lack of response. Commissioner Jeglum said she was very surprised that there had not been feedback from the neighboring residents.

Commissioner Jeglum said she had concern regarding the homes backing onto the commercial development and could also see that there were positives in that Dolphin would get paved and take some traffic away from College Heights.

Chairman Biddlingmeier asked if the original recorded tract map allowed for Nancy to be a cul-de-sac. Mr. Alexander said that the original tract map included the entire parcel.

The floor was opened for public comment at 7:12 p.m.

Jeffrey Kirst of Tokay Dev, PO 1259 Woodbridge, California – said he had consulted with the owners to help them get their property into a saleable product. He said the owners were trying to make the project into the most viable highest value parcel available. He said he had spoken to City staff about the needs and wants of the area – therefore the proposal for a parcel appropriate for big box style retail. He said that reducing the residential lot in size would allow for a medium size developer to come in and develop that parcel. He said in order to mitigate impacts to the new residents he had been speaking with Pamela Hill of City staff and only heard about the concern of developing the unfinished streets sooner rather than later and had spoken with owners who were willing to work in with staff to make that happen.

Commissioner Beres asked if only conceptual plans were available at this time for the R-1 portion and what ideas had been generated re buffers. Mr. Kirst said block walls and landscaping would be two suggestions but that he could not submit a plan until he had the general plan amendment. Commissioner Beres asked how that process might work – would the zone amendment be needed first. Mr. Alexander suggested that Commissioners require a Development Agreement be signed separately which would require a commitment to complete the residential streets.

Commissioner Jeglum asked if GPAC had plans/ideas for this area. Mr. Alexander responded mixed use, commercial and/or residential.

Commissioner Beres said she liked the idea of getting Dolphin improved. Chairman Biddlingmeier said that with what had already been approved that would be beneficial. There was further discussion between Commissioners regarding the street improvements.

Chairman Biddlingmeier asked for staff recommendation on creating a development agreement. Mr. Alexander confirmed this would be his recommendation.

Mr. Kirst pointed out that the owners were not developers. He said he was only here to represent the owners. He said since they were not developers they had acquired the property as an investment property and as such would not be able to sign a development agreement. Mr. Kirst advised that the owners' goal was to get the property into a condition that it could be sold to a developer. He said after hearing the City's concerns last Thursday he did not believe that the City had the authority to condition a general plan amendment.

Mr. Alexander said that the City Engineer favored a parcel map rather than a lot line adjustment. He said that a development agreement did not have to be signed by a developer. He said that the unfinished streets had been a major issue time and again in Ridgecrest. He suggested that either the item be continued or the owner's representative be allowed to make a decision tonight if the intent was to not sign a Development Agreement or work out a satisfactory solution to complete the residential streets in a timely manner.

There was further discussion as to the lot line adjustment including clarification from Mr. Hirst on the details of the requested adjustment at which time he provided a larger map.

Mr. Alexander said that the Commission did not need to make a decision on the zone change at this time – they had the option to continue the item. Mr. Kirst said he had asked the City Engineer if this could be achieved with a lot line adjustment as opposed to a parcel map and he had responded affirmatively. He said an approval would allow him to get on with submitting a parcel map for the residential map.

Commissioner Jeglum said if it was not continued she would not be in favor of the project as it was presented.

Commissioner Beres made a motion and Commissioner Jeglum seconded a motion to continue the item until the meeting scheduled for the second Tuesday in July – i.e. the first meeting in July.

AYES: Biddlingmeier, Jeglum, Beres

NAYES: None.

Absent: Taylor, Laire.

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

Mr. Alexander provided the staff report saying the applicant was Kathy Lewis. He said the site was slightly less than 4 acres and did affect the Bowman right-of-way to the east. He said the intent was to create seven industrial parcels. Mr. Alexander advised the property would be served by a private 25 foot roadway – essentially he said an industrial condominium project – each owner would have an investment in maintaining the common driveways and reciprocal parking. He said the zoning and general plan were consistent with the proposed project.

Chairman Biddlingmeier asked how big an impact the Bowman Channel would have on the project. Ms. Lewis said that staff had recommended a culvert would be needed and that had been the preliminary discussion.

Mr. Alexander introduced Kathy Lewis and advised the Commission she would be making a presentation on the project.

Kathy Lewis – 1500 Radamacher representing CALDEVCO made a presentation to the Commission. She said they had named the project the Bowman Creek Industry Park. She said that they intended to offer relocation incentives thereby increasing job growth locally. Ms. Lewis said the project was located a little over a mile from the back gate to the Base. She provided a preliminary map design saying the streets would have enough area for the fire trucks to turn around if need be. Mr. Lewis said that they had hoped to have the lots remain individual with each lot owner being responsible for their driveways.

Ms. Lewis' presentation included statistics and demographic data. She also provided some study information regarding utilities, ingress, egress, flood zones, neighboring properties and the fact that the City had in preliminary discussion offered the dirt from the Bowman Creek drainage area for the project.

Ms. Lewis asked if Mr. Alexander could explain the condition on page 6 stating that the “applicant shall record a shared parking agreement between all lots in the subdivision”. Mr. Alexander explained that this would provide the opportunity for overflow between the lots and that staff was also recommending that the driveways be shared. He said this was common and it would in no way inhibit the sale of any one of the parcels. Ms. Lewis said that they did not want to detract sales and hoped to keep it as simple as possible. Mr. Alexander said that he would expect that there would be an association such as a condominium association so that there were funds available when road repairs were needed.

Commissioner Jeglum said that she felt the parking was minor and that she liked the plan. She

asked if the developers had spoken with Cal Trans. Ms. Lewis responded affirmatively and advised that the developers had a list of conditions to be met.

Ms. Lewis then asked Mr. Alexander what he had meant by Condition 6. There was further discussion between the Commissioners, Mr. Alexander and Ms. Lewis regarding the appropriateness or otherwise of that Condition and it was discovered that Ms. Lewis was referring to a different (and incorrect) copy of conditions for the project.

Commissioner Jeglum made a motion and Commissioner Beres seconded a motion to approve resolution 08-07 approving tentative parcel map 11826.

AYES: Biddlingmeier, Jeglum, Beres

NAYES: None.

Absent: Taylor, Laire.

- 7.c GPA/ZC-08-01 and TTM 6992:** 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.)  
**CONTINUED TO JUNE 24<sup>th</sup> PC Meeting**

- 7.d Code Enforcement Pre-Abatement Hearing**  
Jansen Animal Hospital- 405 E. Ridgecrest Blvd  
**CONTINUED TO JUNE 10<sup>th</sup> PC Meeting**

**8. DISCUSSION ITEMS**  
None.

**9. COMMISSIONER ITEMS**  
None.

**10. STAFF ITEMS**  
None.

**11. FUTURE AGENDA ITEMS:**

**11. ADJOURN**  
The meeting was adjourned at 8:03 p.m.