



# CITY OF RIDGECREST

100 West California Avenue  
Ridgecrest, CA 93555

## MINUTES

### MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION

City Council Chambers

Tuesday, August 12, 2008 at 7:00 p.m.

**Commissioners:** Chairman Jerry Taylor, Commissioners; Lois Beres, Howard Laire, Nellavan Jeglum and Eric Kauffman

**1. CALL TO ORDER**

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

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present: Chairman Taylor, Commissioners Laire, Jeglum, Beres, Kauffman  
Absent: None

Staff Present: City Planner Matthew Alexander, Public Services Director Jim McRea, Economic Development Project Manager Gary Parsons, Administrative Secretary Danielle Valentine

**4. APPROVAL OF AGENDA**

Commissioner Jeglum asked if there was a need to remove Item 7.a. from the Agenda given that staff was recommending it be continued. Planner Alexander responded saying there was no need and that staff recommended the item be discussed at this meeting. Commissioner Laire moved a motion and Commissioner Jeglum seconded a motion to approve the Agenda as written. The Agenda was approved as written.

**5. APPROVAL OF MINUTES**

Minutes of July 22<sup>nd</sup>, 2008 were not available at time the Agenda was published.

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

None.

**7. PUBLIC HEARINGS**

**7.a Site Plan Review SPR-08-03 at 1000 N. China Lake Blvd– VIMCO Dev.** A hotel and retail complex consisting of 4 three story hotels totaling 144,000 sf with 265 rooms and one story retail/food centers totaling 14,000 sf on 7.02 acres located on Service Commercial (CS) zoning, 700 ft north and east of China Lake Blvd and Drummond Ave on PM 11664.. APN 033-050-11

City Planner Matthew Alexander advised that the three items 7 (a) (b) and (c) were continued items being brought forward by VIMCO – he recommended each of the items be discussed separately. He then outlined this project including providing graphics of the site plan considered by the Planning Commission on July 22<sup>nd</sup>. He identified that previously there had been a shortage of parking spaces but that the new plans were in compliance – explaining that the total number of parking spaces distributed through buildings A through E meant that the total number of spaces provided was 354 – a surplus of the required 333. He did say that some spaces would be tight and some distance for hotel guests to walk and staff questioned why buildings/spaces were not distributed more evenly.

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Commissioner Jeglum asked what the impact would be on parking requirements if only if half of the retail was developed. Planner Alexander responded that parking would still be ample.

Commissioner Beres said she appreciated the efforts of the developer to work with the City although she did question why the parking was put in the middle.

Commissioner Laire said he questioned the distance people would have to walk from the hotel to their parking space. Commissioner Beres seconded that comment but said it was a business decision for the developer.

Commissioner Kauffman asked if rather than a continuance, it was possible to place a specification upon approval to alter the parking. Chairman Taylor asked the developer to come forward and address that question.

Developer responded said that moving the buildings would require a lot of lot line adjustments – with two already proposed. He said the schematics of the building showed that Building C was an extended stay hotel – the justification for having the extra parking adjacent to Building D across from Building B. Therefore he said people in building B and D would have walking access to parking, Building D was self-sufficient and would be excess parking for retail. He said that at the moment no restaurants were planned.

Commissioner Jeglum thanked the developer for meeting and making the changes and acknowledged that the process took a lot of work and commitment.

Chairman Taylor commented that the sidewalk was only one side near Chelsea and asked if this was deliberate or an error in the drawings. Developer said that there was only one side of sidewalk due to the extra parking required. Chairman Taylor pointed out that the sidewalk entered onto landscaping and the Developer responded that they would address that issue.

Commissioner Laire made a motion and Commissioner Jeglum seconded a motion to continue Item 7.a. until the September 9<sup>th</sup> Planning Commission meeting.

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

There was a pause while technical difficulties were remedied.

Commissioner Jeglum took the opportunity to notify the public of the “Parade of 1000 Flags” being arranged by the Exchange Club ending in Freedom Park – in honor of “9-11”.

Commissioner Jeglum took the opportunity to remind the public that school commenced 18<sup>th</sup> August and asked people to remember to be safe on the roads.

Chairman Taylor seconded her comments and also asked the public to be mindful that the current build up of dirt on the roads (due to the recent floods) meant that motorbikes could slide easily so to please give riders extra space on the roads.

**7.b Site Plan Review SPR-08-05 At Civic Center 131 S. China Lake Blvd– VIMCO Dev.** A 45 unit motel consisting of a 2 story building on .67 acres located on General Commercial (CG) zoning, APN 478-101-02,03,04

City Planner apologized for the delay and presented the staff report. He provided graphics showing the location of the site – naming it the “Civic Center” site. He referred to the previous

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consideration of the project on July 22<sup>nd</sup> and advised that a revised site plan had been submitted and was consistent with City standards. He said that the number of rooms had been reduced to 45 – of which 7 were suites. He said therefore Vimco had asked to base parking standards on 37 – and if that was the case the parking plans would be sufficient. Planner Alexander said that staff recommended approval of the resolution approving SPR 08-05.

Commissioner Jeglum questioned the number of rooms indicating that the staff report showed different numbers than those quoted by Mr. Alexander. Mr. Alexander corrected himself saying he was referring to parking spaces not rooms.

Commissioner Jeglum questioned the calculation of parking requirements.

Chairman Taylor opened public comment at 7:37 p.m.

Developer confirmed room count was 38 in total – 8 of which were suites. He said parking spaces were 41. He said the manager was a resident manager with no car and there would be no staff.

Commissioner Beres said she did not believe that. Developer said the Manager was a family member.

Chairman Taylor questioned the plans showing bathrooms on both sides of the “so called suite”. He asked if these were opened to make adjoining rooms was there a reciprocal arrangement to facilitate the extra parking requirements. He also asked about the parking spaces backing onto the alley - and the relative safety or lack thereof.

Developer confirmed that suites by definition meant two bathrooms – and was a requirement for new buildings. Regarding parking he indicated there was an agreement with Bank of America to use parking spaces – he said the agreement was infinite. Planner Alexander said staff was aware that negotiations were underway although they had not seen the agreement – but were hopeful that any deficiency would be taken care of by the agreement.

Commissioner Jeglum said she had concern with the traffic patterns of that area – mentioning the new Rite Aid and its impact on traffic flow. She made a suggestion to take away some of the parking spaces planned to facilitate ingress and egress – given that a parking agreement was in place with Bank of America. She asked Planner Alexander what the standard width for parking was – Planner Alexander said 10' x 20'.

There was further discussion on the traffic activity of the area.

Commissioner Kauffman asked the developer if it was possible to remove four parking spaces as suggested by Commissioner Jeglum – he said if people staying a few days could slip out the back and onto California it would be a real service to patrons. Developer responded that if that is what it took to get the plans approved then he would make it happen.

Chairman Taylor asked the Developer if they had a problem with Commissioners approving resolution with an amended conditions. The Developer responded he did not.

Commissioner Kauffman made a motion to approve Resolution 08-16 with amendments to Item 3 and Item 4 as follows:

Item 4 regarding “Alley Access”. The applicant shall amend the site plan to show a minimum 24' wide driveway to access the rear Alley. Amended Site Plan shall be submitted as part of submittal package for Building Permit.

Item 3 regarding parking “The applicant shall provide a total of 50 parking spaces, 34 on-site and

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16 off-site. Parking spaces shall be per City standards which consist of 9' wide by 20' deep, 1' double striped parking stalls. An off-site (not reciprocal) parking agreement on a site within 500' of the project subject to planning approval. The agreement shall be recorded in favor of this project for 16 parking spaces prior to the issuance of Building Permits.

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

**7.c Site Plan Review SPR-08-07 At Miguel Ct, 553 S. China Lake Blvd– VIMCO Dev.** A 37 unit motel and 840 sf retail complex consisting of a 2 story building on 1 acre located on General Commercial (CG) zoning, APN 480-010-06

City Planner Alexander provided a staff report including graphics of a revised site plan. He indicated that parking requirements would be 41 and 45 were being proposed. He said that 14% landscaping was also being proposed and that staff recommended approval.

Commissioner Laire asked for clarification on parking requirements – Planner Alexander said one space per unit, one space for manager and one each for staff – totaling 41 spaces.

Commissioner Beres asked if the pool had been withdrawn from plans – this was confirmed by Developer.

Commissioner Jeglum asked if the front area was retail – this was confirmed by developer.

Commissioner Jeglum said that drawings in the staff report indicated parking requirement numbers and spaces different to those numbers quoted by Planner Alexander. Developer responded that numbers in plans provided by developer were correct.

Chairman Taylor opened public comment at 7:55 p.m.

Miguel Avitia of 306 Agnes – said that he owned Miguel Court and that the Developer was not permitted to have two curb-cuts (sic) onto his street and therefore he did not agree with plans. He said he was only permitting one curb-cut (sic).

Developer said that according to the title report the developer owned half of the street. He indicated there was a map included with staff report showing that the Developer owned half of Miguel Court.

Commissioner Jeglum told Miguel Avitia that the street had to be public to allow ingress and egress.

Planner Alexander said it did appear according to one map that the property did run down the center of Miguel Court.

Bud Klampert – 221 Gold Canyon Drive said it was his understanding that the owner of Miguel Court had paid for the whole street to go in and therefore if the new hotel was going to use it compensation should be made for 1/3 of the street. Chairman Taylor said that if the developer had bought the lot he purchased to the center line.

Commissioner Beres asked if there could be associated C.C.Rs that would be different to what was being looked at.

Chairman Taylor asked if staff had any concern with the item as it was being raised today.

Commissioner Jeglum said that there was a map included with the staff report showing that the

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center strip easement was owned by Miguel Avitia.

Chairman Taylor re-opened public comment at 8:05 p.m.

Miguel Avitia said that when he bought the land it was 4 acres and that he had to put a street in and that he had to give the utility of 5 feet each side to the City. He said that if people parked on his street he would have a problem as he currently did when Motel 6 guests parked on his street.

Developer said that the curb was marked red for no parking. Miguel Avitia said he had painted it that way.

Chairman Taylor said that given the uncertainty of who owned the land it might be best to continue the item. He asked the developer if he would have a problem with continuance.

City Planner said he didn't think the City was in a position to make a determination. He said that when VIMCO purchased the property he believed that there was an understanding that ingress and egress would be onto Miguel Court by way of a roadway easement.

Commissioner Kauffman asked if a resolution could be passed conditionally – i.e. dependent upon the outcome of clarification of land owner. This was confirmed.

Commissioner Kauffman made a motion to move approve Resolution 08-17 as currently written with an amendment to Item No. 3 – a minimum of 41 parking spaces – with two curb cuts onto Miguel Court or if ownership of Miguel Court proved this was not possible – a single curb cut onto Miguel Court with no curb cut onto China Lake Boulevard.

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

**8. DISCUSSION ITEMS**

Chairman Taylor said he found it interesting that parking could be 500 feet away from property but notices were only required for 300 feet.

Commissioner Jeglum said she had noticed a new clothing store on Balsam where the Pet Shop used to be and that on the end of the building a sign for a tile store. She asked if this was again the situation where one business was in a building and somebody else advertising on the same building. Planner Alexander confirmed off-premises signs were illegal and that staff would look into it.

Commissioner Kauffman praised staff for trying to expedite the Vimco projects.

**9. COMMISSIONER ITEMS**

Commissioner Kauffman said he was pleased to announce that he would be appointing Randy Kirkendoll to the General Plan Advisory Committee. He said Randy was a life-time resident of the valley and that he looked forward to his input.

**10. STAFF ITEMS**

**11. FUTURE AGENDA ITEMS**

- **TPM 11525 Extension** a request for a one year extension on TPM 11525. Tentative Parcel Map 11525 to create four parcels ranging from 8.20 ac to 11.75 ac on 40.37 ac to facilitate a future 152 lot E-3 subdivision (TTM 6814) at the N.E. corner of Springer Ave. and Norma St. APN 510-020-14,15,16 and 19 Applicant: Benchmark Opinions

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**12. ADJOURN**

The meeting was adjourned at 8:18 p.m.