



# CITY OF RIDGECREST

100 West California Avenue  
Ridgecrest, CA 93555

## AGENDA

### MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION

City Council Chambers

Tuesday, September 9, 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 Jerry Taylor, Commissioners Lois Beres, Nellavan Jeglum and Eric Kauffman.

Absent: Howard Laire

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**

A motion was moved by Commissioner Jeglum and seconded by Commissioner Beres to approve the Agenda of September 9<sup>th</sup>, 2008. The Agenda was approved unanimously.

**5. APPROVAL OF MINUTES**

Commissioner Jeglum asked that the following amendments be made to the Minutes:

Add Clarification to the Minutes Per Item 4 of Resolution 16 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.

Add Clarification to the Minutes per Item 3 of Resolution 16: regarding parking "The applicant shall provide a total of 50 parking spaces, 34 (not 37) on-site and 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.

A motion was moved by Commissioner Kauffman and seconded by Commissioner Beres to approve the Minutes of August 12<sup>th</sup>, 2008 with the amendments listed above. The Minutes with listed adjustments were approved unanimously.

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

None.

**7. PUBLIC HEARINGS**

**CONTINUED ITEM:**

*Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning Department of the City of Ridgecrest at 100 W. California Ave, Ridgecrest, during normal business hours.*

**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 sq. ft. with 265 rooms and one story retail/food centers totaling 14,000 sq. ft. 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 Alexander briefed the Commission on this continued Public Hearing. He said that the site had been previously discussed by the Commission but that there had been an expansion of the project and therefore an additional 30 days for comment was required – comments had been received by Cal Trans. He said the total parking exceeded requirements – given that reciprocal arrangements would be in place between the hotels.

Planner Alexander said staff did not anticipate that the entire retail site would be used for restaurant use – which would mean parking was inadequate. He highlighted the architectural feature of a tower and provided a slide of a proto-type which he said was typical of what might be developed on any of the four sites.

He listed the hotel capacities as follows: Building B - an 81 room hotel with 34 parking spaces. Building C - 66 room hotel with 37 parking spaces. Building D - 75 room hotel with 143 parking spaces. Building E - 52 room hotel with 97 parking spaces.

Planner Alexander said the only response to the revised site plan was from Caltrans saying that (1) The city should consider collection of a fair share developer fee to be applied to future improvements at the SR-178/Drummond Ave. intersection and (2) Caltrans and the city have discussed a future raised median. Highway access could eventually be right-turn only in the project area.

Commissioner Beres said she was very concerned in regards flood control. Planner Alexander said he had not seen a flood mitigation plan – he said this was typically required as part of the final drawings to the Engineering Department.

Commissioner Jeglum pointed out that a right-turn only was not the only option for the raised median.

Commissioner Kauffman commented that he was concerned for the flow of pedestrians.

Chairman Taylor further commented that Building C specifically had no accommodation for pedestrian traffic other than coming back through the hotel. He also voiced hopes that the construction phase would not impact the City as a recent nearby construction had.

Commissioner Jeglum suggested that given a lot line adjustment would be needed; and the information provided in regards the different hotels and retail site was not specific, Condition 10 on page 14 be changed as followed:

Currently reads:

*The development shall.....may be required by Public Services Department – Planning at submittal of specific development plans.*

Amended to read:

*The development shall ..... shall be required by Public Services Department – Planning at submittal of specific development plans.*

The item was opened for public comment at 7:20 p.m.

None.

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Commissioner Jeglum requested that further details be looked into – that the Planning Commission and the community need to be more aware of what specifically would be included in the project.

Commissioner Jeglum made a motion and Commissioner Beres seconded a motion to adopt mitigated negative declaration in regards Resolution 08-18.

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

Commissioner Jeglum made a motion and Commissioner Beres seconded a motion to adopt Resolution 08-19 to approve the site plan as amended at Condition number 10.

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

#### **NEW ITEMS**

**7.b 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

Planner Alexander briefed the Commission saying that Benchmark Opinions had come to the City two years previous and received approval for Tentative Tract Map 6814. He said that the tentative tract map was therefore not before the Commission as it had not expired (3 year life). Planner Alexander advised that the tentative parcel map was before the Commission was set up to create four parcels. He noted that staff recommended approval of extension of this tentative parcel map which would have expired on June 27, 2008 (the applicant submitted an application and fee for a one year time extension on June 24, 2008).

Commissioner Jeglum asked if the parcel map was the entire tract. Planner Alexander responded that a separate parcel existed to the east of Warner and was not a part of the tentative parcel map.

Chairman Taylor opened the public hearing at 7:26 p.m.

David Hazelwood 1256 S. Rademaker Way asked if anyone had resolved how wide Springer would be and if Norma would “go through”. He asked if this was the correct time to fix those issues.

Commissioner Jeglum explained that the Commission could only choose to either extend the TPM or not at this time.

Commissioner Jeglum moved a motion and Commissioner Kauffman seconded a motion to approve Resolution 08-20 approving extension of tentative parcel map 11525.

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

#### **7.c Pre-Abatement Hearing for 526 W. Wilson**

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Code Enforcement Officer Robert Smith addressed the Commission regarding an “eyesore” in town that was a health hazard. He said in Spring of 2008 the principal of Faller School had advised him that students frequented this house – rummaging around. He said attempts to locate the owner of the property had proven difficult – with mailings being returned. He said he had exhausted his search for any relatives of this owner and that tax records showed arrears of nearly \$10,000 on the property. Mr. Smith said he believed the property would go up for auction in approximately one month. He advised that he had been conducting patrols to ensure that children were not going into the house – he had found vagrants in the house on multiple occasions and was requesting immediate action for abatement - to lock and board up the home, to clean up the yard of glass and debris.

Commissioner Kauffman asked if anybody was living across the street. Mr. Smith said that nobody was living in that home – but it was not a nuisance.

Commissioner Beres asked if the City would put a lien on the property for the costs involved. This was confirmed by Mr. Smith.

Chairman Taylor asked if there was an allowance in the budget for this abatement and this was confirmed by Mr. Smith.

Commissioner Jeglum asked if Mr. Smith knew an approximation of the cost. Mr. Smith said he had recently had similar work done for \$1,700 but that he had not obtained firm costings for this work. Commissioner Jeglum then noted that the City had a chance of not being able to recoup their money – given the tax sale etc.

Direction was given by the Planning Commission to proceed.

**8. DISCUSSION ITEMS**

Planner Alexander said that staff was looking forward to a major development in November by PAM Companies. He also indicated that Heller was selling a major multi-family area and the buyer was looking to make application to the Planning Commission.

Planner Alexander then asked if the Planning Commission thought it appropriate to consider the draft Sign Ordinance. Commissioner Kauffman said it was a big job but it had to start somewhere. Chairman Taylor agreed and said he believed it should start at the Committee level. There was general agreement that the Sign Ordinance would stay with the Community Development Committee until it was ready for presentation in a draft format to the Planning Commission.

**9. COMMISSIONER ITEMS**

Commissioner Jeglum thanked the community for their participation and involvement in the Parade of 1000 Flags and reminded everyone that the remembrance fields were in place in Freedom Park. She noted that a candlelight vigil would be held in Freedom Park at 7:30 p.m. on 11<sup>th</sup> September, 2008.

Chairman Taylor thanked the Exchange Club for their efforts and indicated that a draft General Plan would be coming to the Commission in January of 2009.

**10. STAFF ITEMS**

**11. FUTURE AGENDA ITEMS**

Planner Alexander said that based upon a survey of Planning Commissioners during November the Planning Commission would meet only once– on the third Tuesday – 18<sup>th</sup> November, 2008.

**12. ADJOURN**

The meeting was adjourned at 7:43 p.m.

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