



CITY OF RIDGECREST

100 West California Avenue
Ridgecrest, CA 93555

MINUTES

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION

City Council Chambers

Tuesday, September 23, 2008 at 7:00 p.m.

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chairman Taylor, Commissioners Jeglum, Beres and Kauffman

Absent: Commissioner Laire

Staff Present: City Planner Matthew Alexander, Information Systems Manager Craig Bradley, Administrative Secretary Danielle Valentine

4. APPROVAL OF AGENDA

A motion was moved by Commissioner Jeglum and seconded by Commissioner Kauffman to approve the Agenda. The Agenda of September 23 was unanimously approved.

5. APPROVAL OF MINUTES

A motion was moved by Commissioner Jeglum and seconded by Commissioner Beres to approve the Minutes. The Minutes of September 9 were unanimously approved.

6. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

None

7. PUBLIC HEARINGS

None

8. DISCUSSION ITEMS

Information Systems Manager Craig Bradley introduced the Capital Improvements to City Property Project. He said the plans he would present were preliminary and mentioned that Bruce xxx from Trane would be available for any questions Commissioners might have.

Mr. Bradley said the current police parking and gating was a "way deep into construction after thought" considered insufficient and would be included in the demolition. He presented a preliminary plan showing the entire lot including a block wall to secure the employee and city vehicles. He said the secured gated areas on either end facilitated exit via the east and the west side – which would include access pads and control via dispatch and possibly card-swiping. After being asked Mr. Bradley confirmed that access would not be one way and there would be no through traffic onto Warner. He said there had been considerable discussion as to the safety hazards created by through traffic from Warner.

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.

Mr. Bradley provided a handout of the preliminary plans. He indicated that reconstruction would be necessary in some areas

Chairman Taylor asked if the added parking was absolutely necessary and Mr. Bradley responded that according to the City code parking was currently short of requirements and therefore a need had been established.

Mr. Bradley highlighted a new location for the trash bins saying that the City was being charged an extra fee for rolling the bin out of its current location.

Chairman Taylor suggested that plans for future recycling programs might also be considered when assessing needs.

Chairman Taylor asked for clarification on parking spaces required to be in compliance with code. Mr. Bradley said he did not have the figure on hand but research of the code and counts concluded that the City would only be four spaces over the requirement if the current plans were approved.

There was general consensus after Chairman Taylor's suggestion that handicap access should be addressed as part of the project.

Chairman Taylor pointed out that he had never seen the facility parking full and suggested that a variance might be appropriate to avoid spending funds that might not necessarily need to be spent. Commissioner Jeglum concurred saying that it was important that the City be compliant – and this could be achieved via application for a variance.

Chairman Taylor asked that staff speak with Public Works Director Dennis Speer regarding traffic circulation on the curved area near the proposed secured parking facility. Mr. Bradley agreed to further investigate and pointed out that perhaps there was a safety concern with some other proposed parking areas.

Chairman Taylor further spoke about the efficiency or otherwise of moving the cooling towers closer to the main building – thereby decreasing cost for piping etc as well as the efficiency of the location of covered parking etc. Mr. Bradley responded that cost-wise trading off structures for parking and re-covering the grassed area would not bring about cost savings.

Mr. Bradley said that the planned pre-engineered building for the central plant would bring cost savings.

Commissioner Kauffman spoke about the efficiency or otherwise of having evidence storage close to water storage. This was agreed to by Mr. Bradley and further concern regarding noise in that general area. Chairman Taylor asked that noise levels be included with future plans.

Mr. xxx responded that there were different options for noise levels for the cooling tower and that would need to be specified on the order. He said Trane could deliver the standard DBE output of a tower and if so directed make modifications as desired.

Mr. Bradley concluded by saying that he had a concern with the pine trees being on the north side of the planned block wall and asked for Commissioner input saying there was a good deal of irrigation in that area and it might be prudent to bring the trees inside the block wall. There was general consensus that this would be good planning.

Resident - no name provided - asked if the trees would be maintained to account for the impact of the fence and the solar panels. Mr. Bradley said that the trees would be maintained in a manner to promote the solar panels working as designed.

Chairman Taylor asked what Trane's position was on the trees. Mr. xxx responded that there were concerns in regards debris gathering on top of the panels etc and therefore proper maintenance would be essential. He said he had not measured the trees in relation to the top of the solar panels. There was further discussion as to the aesthetic value of the trees.

Chairman Taylor opened the floor for public comment at 8:17 p.m.

None.

Commissioner Jeglum asked how easy it was to climb pine trees asking if trees on the outside or inside would provide more of a safety risk. Mr. Bradley said logic indicated trees on the outside would be safer.

9. COMMISSIONER ITEMS

None.

10. STAFF ITEMS

Commissioner Kauffman spoke about the Commissioner training he had attended last week. He said it had opened his eyes to a myriad of information and that he intended to attend further classes and encouraged other Commissioners to do so as well.

11. FUTURE AGENDA ITEMS

Planner Alexander said there were projects in the pipeline and only one meeting was planned for the months each of November and December.

12. ADJOURN

The meeting was adjourned at 8:20 p.m.