



CITY OF RIDGECREST
100 West California Avenue
Ridgecrest, CA 93555
DRAFT MINUTES

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION
City Council Conference Room, (City Hall upstairs)
Tuesday, November 24, 2009 at 6:00 p.m.

**Commissioners: Chairman Nellavan Jeglum, Vice Chairman Lois Beres,
Commissioners Eric Kauffman, Jason Patin, and Craig Porter**

Next Resolution # 09-25

1. CALL TO ORDER

The meeting was called to order at 6:04p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chairman Jeglum, Vice-Chairman Beres, Commissioners Patin and Porter.
We have a Quorum. Staff Present: Public Services Director Jim McRea; City Planner
Matthew Alexander; Executive Secretary Eva Peterson

4. APPROVAL OF AGENDA

A motion was moved by LB to approve the agenda with change and seconded by JP.
The Agenda was unanimously approved.

5. MINUTES

A motion was moved by JP and seconded by NJ to approve the
Minutes of October 27, 2009. The Minutes of October 27, 2009
were unanimously approved.

6. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

None

7. PUBLIC HEARINGS

7.a This Public Hearing before the Planning commission is to consider the
application of Taft Corporation to annex 40.6 acres into the City of Ridgecrest with a
zone designation of E-2 (Estate Residential 10,000 s.f. min.) and review the potential for
environmental impact of the application for Annexation 17-1 and make recommendations
to the City Council on the proposed Annexation. The subject property is located north of

the northwest corner of Kendall Ave. and S. Norma St. (TTM 6731), in the E 1/2 of the NW ¼ of Sec. 16 T27S R40E, APN: 510-010-06 and 07.

Per Matthew Alexander, this property lies north of Kendall Avenue. Today he asks the Planning Commissioners to consider three resolutions. One is for a mitigated declaration, the 2nd is for a zone designation and the third is for annexation (request to City Council).

Commissioner Patin asked if Taft Corporation had anything to add and Taft representatives answered no; they were at the meeting to answer potential questions. Chairman Jeglum asked if this project fit the General Plan and Matthew Alexander answered, yes.

David Hazelwood asked if this area was zoned as one acre parcels? Commenting that parcels in his area were 5 acres and up. Chairman Jeglum answered that this development is on the other side. Matthew Alexander stated the map behind Commissioner Paton (hanging on wall) is not correct. He excused himself to get the most current map. Upon return, he commented that everything in the corridor being considered has been modified to reflect 10,000 square foot lots. David Hazelwood commented, "now we are going to have 10,000 square foot lots in our neighborhood."

7.b This Public Hearing before the Planning Commission is to consider the application of PAM Ridgecrest Venture, LLC (PAM) to approve an annexation of 23.92 acres into the City of Ridgecrest with a zone designation of E-1 (Estate Residential 40,000 s.f. min.). and review the potential for environmental impact of the application for Annexation 17-2 and make recommendations to the City Council on the proposed Annexation. The subject property is located at the northeast corner of W. Ridgecrest Blvd. and N. Brady St which includes part of W. Ridgecrest Blvd, N. Brady St and W. Las Flores Ave and Garth St. (a part of Wild Pointe Ranch-TTM 6691) APN: 455-100-06 and a portion of 455-100-07.

Matthew Alexander stated that above aforementioned item is up for consideration for annexation (owned by PAM). The area is indicated in yellow and comprises approximately 17 acres; increasing to 23.92 acres when additional adjoining land is included. Again, three resolutions are up for consideration, the first for environmental, the second for zoning and the third for annexation. Chairman Jeglum explained the configuration of the parcel and how the Planning Commission has now brought cohesiveness to that parcel of land; she felt it was a good idea. Commissioner Porter agreed that it was a good idea, stating that it cleans the parcel up. Commissioner Porter also agreed adding he voted as such during the TTM process.

Commissioner Porter raised a motion to pass Item 7a and 7b and seconded by Vice-Chairman Beres. All approved.

8. DISCUSSION ITEMS

8.a Consideration of an Olde Towne Action Plan Committee

Matthew Alexander stated that Michelle Vance from Tehachapi came to Ridgecrest a couple of weeks ago and provided some advice on creating a “Olde Towne Action Plan Committee.” Michelle is their Main Street manager and her salary comes from redevelopment money. He stated that downtown would be considered the center of commerce. He showed “before” and “after” pictures of downtown Tehachapi and the main street assets such as benches, and trash receptacles that have a modern clean look. The City of Tehachapi also adopted a wooden sign replacement program along with a mural program. In essence, the city has adopted their style of “branding”. Directional signs and kiosks, banners, public announcement signage and a bench honoring Lois Landrum (former Ridgecrest City Planner) have been placed throughout the downtown area – these are all things recommended by the keynote speaker at the Outlook Conference.

The City of Ridgecrest approved a revitalization plan in 1991. There are existing policies that are compatible with the General Plan. We need to have a Olde Towne Action Plan Committee for planning. They can meet monthly for a duration of one year and this committee can create sub-committees (if they so choose).

After discussion among Planning Commissioners and meeting attendees, it was decided that the first meeting of the Olde Towne Action Plan Committee would occur on 4th Tuesday of the month beginning at 5:00p.m.

Matthew Alexander mentioned that he discussed this with Councilmember Holloway and recommended to him that this effort be done in-house. Commissioner Porter stressed that we need a plan and Chairman Jeglum agreed stating having a plan in place is important and added that is what the committee will be for. Commissioner Patin was impressed with Michelle’s readiness regarding grant applications. Kathy Armstrong recommended that property owners should be advised.

Commissioner Patin made a motion that they recommend this action to the City Council Commissioner Porter second the motion. All approved.

8.b Desert Village Apartments #1 Proposed Multi-Family Apartment Complex on 8 acres at Downs at Bowman Rd.

8.c Desert Village Apartment #2 Proposed Multi-Family Apartment Complex on 12 Acres at the NW corner of Church Ave and Inyo St. 168 units

Donna Goolsby stated she is a partner on this project and the project is designed to fit environmentally in the area and designed for the growth that is expected in the community. The look of the buildings and the landscaping will compliment the area.

The complex will have a kiddie pool, and other amenities. There will be 104 units ranging from 705 square feet to over 1,000 square feet.

Ms. Goolsby added that there is a total of 25 acres however, 13 acres will be sold back to the city for a city owned sports center. She stated they have a HUD lender in Newport Beach already on board.

Chairman Jeglum asked if they owned the land and they stated no. She asked if they have an option on the property and they stated, yes. Chairman Jeglum stated that they have to have a property development agreement from the owner before proceeding further. Donna Goolsby stated she appreciated the comments from the Chairman. Commissioner Beres asked for the name of their company and Yancy replied Ridgecrest Multi-Family Partners, LLC.

Per Yancy they are not subsidized and not low income units. Yancy stated that their exit plan is to use HUD 221D4 to facilitate their exit plan.

Chairman Jeglum asked if their target market is engineers that are coming into the area and Ms. Goolsby replied yes.

Matthew Alexander added that Pam Hill has been helping Jim Ponek, Park and Rec Director with the Sport Park plans.

Commissioner Craig Porter commented on the Inyo and Church traffic circulation that they need to consider. Matthew Alexander added that it would be an extension to Willow Avenue and that they may require street extension of curbs and gutters. .

Matthew Alexander asked if they would be submitting a formal application by the end of year and Donna Goolsby stated it would be the first of the year.

9. COMMISSIONER ITEMS

9.a Commissioner Contacts

Commissioner Patin stated that a Wal-mart rep came by to talk about the initiative. He also had a Boulder Point Mobile Park contact.

Vice-Chairman Beres discussed a strip mall on Downs and Drummond. Chairman Nellavan, determined it was a re-built so no need to bring to PC.

Commissioner Porter - Contact with Boulder Point resident regarding trailers and Bob Smith wrote paragraph

9.b Commissioner Reports

None

10. STAFF ITEMS

10.a Code Enforcement Update – Jim McRea, Public Services Director

Jim Kite stated he is having problems at 313 Laurie Ct w/neighbors. Guy built shelves on front porch and guy hung blue tarps to hide items and Mr. Smith (code enforcement officer) seems to think it is OK. On another piece of property, Mr. Knight came into the city and complained to Mike Avery. Denise stated she has read ordinance and she has talked to Jim McRea regarding city policy. In her opinion file gets closed, process starts again and this is why the city looks the way it does.

Commissioner Patin stated our Code Enforcement owner has too much freedom to do what he wants, however, there is too much freedom within the structure.

Chairman Nellavan stated until you start getting citations and fines this is what happens. She recommended Mr. Kite bring concern to City Council meeting.

Chairman Nellavan explained the process to Jim and Denise Knight. She stated that the Code Enforcement Officer prefers to negotiate with the folks and she would prefer negotiation and then citation.

Mr. Kite stated he came in one day and got yelled at by Bob Smith.

Matthew Alexander mentioned that Bob Smith will be working under PD in the future. Complaint process – meet with owners and after 30 days you write citation. Matthew Alexander stated that out of respect for Bob Smith (who was not present at tonight's meeting), we should have a meeting with Bob Smith. Commissioner Patin feels the switch to PD will be a good thing.

Kite stated his first complaint was in July 2009.

11. ADJOURN

The meeting was adjourned at 7:38p.m.