

**MINUTES OF THE MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION**  
**City Council Chambers**  
**Tuesday, February 23, 2010 at 6:00 PM**  
**Commissioners: Chairman Nellavan Jeglum, Vice Chairman Lois Beres,**  
**Commissioners Eric Kauffman, Jason Patin, and Craig Porter**

***Next Resolution # 10-3***

**1. CALL TO ORDER**

- Meeting called to order at 6:01pm

**2. PLEDGE OF ALLEGIANCE**

- Led by Nellavan Jeglum

**3. ROLL CALL**

**Commissioners Present:** Nellavan Jeglum; Eric Kauffman; Lois Beres; Jason Patin.  
**Commissioners Absent:** Craig Porter  
**Staff Present:** Matthew Alexander

**4. APPROVAL OF AGENDA**

Motion To Approve Agenda Was Made By Jason Patin, Second By Lois Beres. Motion Carried By Voice Vote Of 4 Ayes; 0 Nays; 0 Abstain; And 1 Absent

**5. APPROVAL OF MINUTES**

January 26, 2010 (excluding OTAPC portion) add section for resolutions 10-01 and 10-02 approval.

Motion To Approve Minutes (As Amended) Was Made By Eric Kauffman, Second By Lois Beres. Motion Carried By Voice Vote Of 4 Ayes; 0 Nays; 0 Abstain; And 1 Absent

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

- None

**7. PUBLIC HEARINGS - none**

**8. DISCUSSION ITEMS**

8.a Possible revision to Wilde Pointe Ranch Plan, (this item shall be continued until after *item # 9. - Olde Towne Action Plan Committee Discussion*, if necessary)

- Matthew Alexander – gave report to commissioners of Wild Pointe Ranch Plan possible revision. Power Point presentation of past meetings and discussions. Neighborhood compatibility; parkway dedication; MIA and Residential Density; Park Sump; Rural Development Standards all approved in plan. New project brought to commission for consideration.

- Darrell Whitten – Original development 223 lots and developer has decided to include a golf course development. Presentation of conceptual design which includes same number of lots in a more compact area and develops remaining space for recreation development. Plan includes walking path and parks and 2 small round-a-bout drives. Park sump is unchanged and Brady bike/walk path is adjacent to golf course area.
- Critical Issues – Navy discussions to orient project to meet their mission requirements and configuration acceptable/compatible with base mission. Next hurdle is water; consultant opinion can create with right kind of water sensitive landscaping and recycled water from wastewater flow. Third, who would own and operate course, would like it to be public operated by the City.
- Project more economically feasible than original plan. Large lots have slow absorption rate and this revised plan would be more marketable.
- Here to solicit input from community and commission. How can we make a better project?
- Nellavan Jeglum – have you come forward with annexation?
  - Matthew Alexander – yes, should go to LAFCO next month.
  - Darrell Whitten – approved last year in June and should be done in 9-10 months.
- Jason Patin – main concern is water surplus effect. Will facility be private built by builder on-site?
  - Darrell Whitten – thinking would go downstream of project with lift station to gather more water, lift back up to treatment plant, treat the water, unrestricted reuse type 2 water for spray/drift irrigation; purple pipe water put into lake and irrigate at night from lake. Some filtered water stored in tank for other irrigation.
  - Other component is meeting with IWV water district to establish water budget. Golf course designer pick drought tolerant plants and limited turf. Limited water available and strict budget.
- Jason Patin – for the project but concerned about the water.
  - Darrell Whitten – want to see how things go with the Navy.
- Jason Patin – navy concern of birds in the flight path at the lakes.
  - Darrell Whitten – one alternative is storage with no lake. If Navy only concern, then will work with water district to come up with alternatives. Understand Navy issue.
- Jason Patin – you did great job working with city and navy last time, hope process goes in similar direction.
- Lois Beres – like the idea, however not excited about density of houses. 5000 sq. ft. lots are too dense. Spread it out, a lot to look at. Water and purple pipe is difficult to get approved.
  - Darrell Whitten – not with state water board. Water is scarce and technology has come a long way.
- Lois Beres – thinking of putting the purple pipe?
  - Darrell Whitten – capturing the water and sending to package plant instead of sending back to City plant. Permits and companies like general electric can take specifications and give a plant module that can grow as needed with more modules.
- Eric Kauffman – concern, would have a backup plan in case golf course doesn't work.
  - Darrell Whitten – understand municipal courses have not been successful, will explore several business models.

***Olde Towne Action Plan Committee to commence at approximately 6:30 PM***

## **9. OLDE TOWNE ACTION PLAN COMMITTEE DISCUSSION**

A downtown without a plan is like an orchestra without a musical score: harmony & success don't occur.

### **Olde Towne Action Plan Committee Members:**

City Council Members: Chip Holloway and Jerry Taylor,

Planning Commissioners: Nellavan Jeglum, Lois Beres, Eric Kauffman, Jason Patin, & Craig Porter (V. Chair)

Olde Town Representatives: Jake Easley, Melissa Reece, Trisha Stratton (Chair) and Kathy Armstrong.

### **9.a Roll Call**

**Present:** Kathy Armstrong; Trisha Stratton; Melissa Reece; Nellavan Jeglum; Eric Kauffman; Lois Beres; Jason Patin; Jerry Taylor; Jake Easley.

**Absent:** Craig Porter and Chip Holloway are absent.

### **9.b Consideration of 1-26-10 OTAPC Portion of Planning Commission Minutes**

Motion To Approve Minutes Was Made By Jason Patin, Second By Nellavan Jeglum.  
Motion Carried By Voice Vote Of 8 Ayes, 0 Nays, 0 Abstain, 3 Absent

### **9.c Continued Discussion of Olde Towne Study Area –Boundary Subc. Recommendation**

- Matthew Alexander – gave review of last meeting discussion. Alternatives presented for boundary lines for the Olde Towne Study Area.
- Jake Easley – want to keep area small and walk able. Important that commercial was included and residential excluded. Primary area is Balsam from Ridgecrest blvd. to Argus and Ridgecrest blvd. from the Fox house to China Lake Blvd. and including the civic center. Maturango if supported by City in future, ties into the area.
- Jason Patin – is Freedom Park included?
  - Trisha Stratton – yes
- Jerry Taylor is now present
- Jason Patin – how far out of section did you talk to people and businesses who might be interested. What was response in the area?
  - Trisha Stratton – did not communicate with businesses on other side of China Lake Blvd.
- Jason Patin – Tehachapi is nice walk able area, could we get feedback from other businesses.
  - Trisha Stratton – establishes one part, then revisit and see how it goes.
- Jason Patin – good idea.
- Eric Kauffman – was there any discussion about Helmer's Park?
  - Matthew Alexander – don't believe it came up.
- Eric Kauffman – did discuss at last meeting the use of the front part of that park and shouldn't be overlooked.
- Jason Patin – no idea what Council will be doing with that park?

- Eric Kauffman – council should look at whether they will be putting blight in the middle of Olde Towne. Pay attention to what Council is doing. At one point talked about making that a feature of Olde Towne.
- Jerry Taylor – council currently discussing putting solar park in back of Helmer's park. Currently looking at logistics issues and meter placement, doesn't mean final design. Some flexibility of how that is done. Other discussions and potential property lines for Solar Park.
- Kathy Armstrong – thanks to each of you, that's how I feel about Helmer's park. Was going to keep quiet because thought Council had made a decision, the history is important for school house and senior center.
- Jerry Taylor – bring plan to bring solar park design to review. Approximately the dirt area but grass part is still there. Where it is going in general plan, potentially could reach out to Ridgecrest blvd., trailer park property discussion but no true plan.
- Nellavan Jeglum – do we want to determine the boundary lines? My feeling is Helmer's park belongs to City and if good segway for boundaries could be included, no unique developments. Don't think need to concern ourselves tonight about it.
- Eric Kauffman – feels is no-brainer to include into the boundary, the portion that fronts Warner Street. Helmer's park is bonus.
- Jake Easley – oversight on our part because wasn't aware of status, no reason why couldn't include.
- Jerry Taylor – idea of sports complex was discussed but all other facilities will remain intact.
- Eric Kauffman – would recommend adding Helmer's Park.
- Jason Patin – mixed feelings about the park, vote on as a concept but want to put out to public as general design before any firm approval.
- Jake Easley – motion to agree in area to present to public.
- Jason Patin – yes, give the public a chance to comment on the location.

### **Public Comment**

- Peggy Breeden – original boundaries Council required approval from all affected. Hand delivered ability to say yes or no. Approximately 78% said yes, a couple of noes and a large unresponsive. Already have the approvals on record. Changes to other areas might need to go back to public
  - Jason Patin – how long ago?
  - Peggy Breeden – about 4 years ago, no need to take back to council.
  - Eric Kauffman – think in good shape right now. Affected businesses.
  - Jason Patin – give people a chance to have their comments.
  - Eric Kauffman – don't see the need to do it, these meetings are noticed.
  - Jason Patin – difference of opinion.

Trisha Stratton called for a motion.

Motion To Accept Map As Amended To Include Helmer's Park Was Made By Eric Kauffman, Second By Kathy Armstrong, 9 Ayes, 2 Absent, 0 Noes, 0 Abstain.

### **9.d Discussion of Olde Towne Property Owners Map**

- Matthew Alexander – parcel map and property owners listing given to committee.
  - Eric Kauffman – applaud staff effort, out of town owners percentage is low, highest profile buildings are owned by out of town owners.
  - Matthew Alexander – Information item only, resource material.

### **OTAPC Discussion (continued from page 1)**

- Matthew Alexander – staff reports presented to committee. Staff recommends 3 subcommittees which will be Activities/Marketing; Signage/Art/Murals; and Public/Private Improvements. Observe Brown Act to prevent violations, would like to begin moving forward.
- Eric Kauffman – move to signage, art & Murals
- Lois Beres – remove from all subcommittees
- Trisha Stratton – volunteer for Public & Private Improvements
  - Public & Private Improvements – Jake Easley, Nellavan Jeglum, Jason Patin, Jerry Taylor,
  - Signage, Arts & Murals – Trisha Stratton, Eric Kauffman, Jake Easley, Melissa Reece, Craig Porter
  - Activities & Marketing – Craig Porter, Kathy, Lois Beres, Chip Holloway, Melissa Reece
- Kathy Armstrong – Ridgecrest blvd. engineering?
- Jerry Taylor – plan on shelf for later this year, construction later. Planning design back this month.
- Kathy Armstrong – is that design part of this committee?
  - Jerry Taylor – no
  - Lois Beres – questions were asked about lighting, input could come from this committee.
  - Jerry Taylor – issue with Kern COG. Mayor does not want them to be able to say we changed the scope of the project and have to go back to square one.
  - Lois Beres – remember the company came to us for input.
  - Jerry Taylor – definitely, will be soliciting input, cosmetic.
  - Jason Patin – design and cross walks.
  - Jerry Taylor – yes, asking company to come back to present current design to public.
  - Nellavan Jeglum – 30% design in next 90 days give parameters we can work with and not guess what is being planned.
  - Jason Patin – is this committee responsible for designing the street and answer is no.
  - Jerry Taylor – alright for committee to come forward with suggestions.
  - Matthew Alexander – read detail for committee.
- Trisha Stratton – volunteered to be fifth person for the public and private improvements.
  - Matthew Alexander – Trisha Stratton is currently on all three
  - Public & Private Improvements – Jake Easley, Nellavan Jeglum, Jason Patin, Jerry Taylor, Trisha Stratton
  - Signage, Arts & Murals – Eric Kauffman, Jake Easley, Melissa Reece, Craig Porter, Jerry Taylor
  - Activities & Marketing – Craig Porter, Kathy Armstrong, Lois Beres, Chip Holloway, Trisha Stratton

- Matthew Alexander – asked members to give contact information via email.

#### **9.e Discussion re: OTAPC Subcommittees**

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#### **9.f Discussion re: OTAPC Subcommittee Membership**

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#### **9.g Olde Towne Retail Survey – Report by Chairman Stratton**

- Trisha Stratton – gave survey results. Fall merchant survey information coming soon and couple weeks ago citizen of Ridgecrest survey resulted in good feedback. Overview with hard copies to follow. Most professionals are shopping during lunch break and eating out in Olde Towne. Not too many people frequent for professional services. Most people live 7 minutes away from Olde Towne. 47 of 79 people want a bakery and many other want a shoe store. Some people want clothing. Purposefully went to different shops to get variety. Most people age group was 25-55 age groups. Nobody under 18 in survey. 18-24 only had 4 people. Most were 30's & 40's. More restaurants desired, larger variety. Safety question answers were neutral rather than strong no or yes. Don't really want to bring out of town guests to Olde Towne. Activists were dissatisfied. Prices were fair. Fantastic information and graphs to follow.
- Eric Kauffman – when presentation is ready, need to take to public.
- Jason Patin – information is exactly what Tehachapi found.
- Jake Easley – consensus for age, this is the market that is shopping.
- Nellavan Jeglum – live near 'cool threads' that is where the kids stay.
- Jason Patin – restaurant/bar?
- Trisha Stratton – one person suggested a casual 'pub'; others requested outdoor café; market; guy stuff.
- Lois Beres – is the restaurant we previously approved to have an outside café area?
- Matthew Alexander – yes, still on schedule.
- Eric Kauffman – how late have you worked? Chinese restaurant and Mon' Rev' is packed.
- Melissa Reece – opened several times and don't have that much business come in after hours.
- Trisha Stratton – good constructive comments received about hours, some later hours, base hours taken into consideration. Merchant attitude, some good. If one merchant has a bad attitude could keep customers from going to other shops. Most customers want stores opened later for shopping.

#### **9.h Public Comments**

- Doug Lueck – big picture is working on tour busses, need to consider them in Olde Towne. Research eateries and bakeries will attract bus traffic. Some companies will contract with eatery to come to that area a percentage. Going to Orlando American bus association and will be using membership in Orlando to try to get them coming here.

Keep big picture, parking issues, try to get them coming across the street from McDonalds.

- Nellavan Jeglum – if could tie into civic center area, develop something for them to see.
- Doug Lueck – could use Burger King as a lure, have talked to the owner and he is on board.
- Nellavan Jeglum – public parking across from Burger King could be used.
- Kathy Armstrong – thank you Doug, member of marketing committee.
- Andy Fillacaucas – signage comments from friends, look like they are handmade and gives impression of temporary. Taking on big job and wish you success.
  - Jason Patin – Tehachapi signage program was so important, grant program for businesses.

### **9.i OTAPC Member Comments**

- Jake Easley – want to make the point that beautification of area is goal and important that everyone tells others to get involved and make downtown shopping area more sophisticated. Public support will help us move forward and achieve goal.
- Eric Kauffman – second that comment, tonight we have new business owners. Need 30 or 40 or more to attend and help. Take this information to other businesses and get them on board.
- Jason Patin – we are not here to dictate to the public, but to be a host for what City wants. Come and give us direction.
- Trisha Stratton – echo that with merchants and property owners.
- Jerry Taylor – suggest each member of committee make commitments to speak with 3 or 4 merchants.
- Trisha Stratton – made a personal effort to talk with as many merchants as possible.
- Nellavan Jeglum – happy to see more people coming to these meetings. Positive sign. Want to see this grow and could be an asset to community.

### **9.j Staff Comments**

- Jerry Taylor will be out of town for next meeting.

### **9.k Adjourn to next OTAPC meeting, March 23, 2010**

- **Adjourned at 7:43pm**

***Planning Commission to reconvene at approximately 7:45 PM***

### **8. DISCUSSION ITEMS (if not concluded prior to OTAPC item)**

8.a Possible revision to Wilde Pointe Ranch Plan

- Wilde Pointe concluded prior to the OTAPC portion of the meeting.

### **10. COMMISSIONER ITEMS**

- Eric Kauffman – Saturday March 27 at 1pm; Sage Hall at the Desert Empire Fairgrounds.

## 11. STAFF ITEMS

- None

## 12. ADJOURN

- Meeting adjourned at 7:46 pm.

*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.*