



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

**MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION**  
**City Council Chambers**  
**Tuesday, April 27, 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**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL** Present: Commissioners: Patin, Porter, Vice-Chairman Beres,  
Absent: Chairman Jeglum, Kauffman
- 4. APPROVAL OF AGENDA: Approved**
- 5. APPROVAL OF MINUTES**  
Approved - March 23, 2010 PC and OTAPC  
Approved - March 27, 2010 Special Meeting PC
- 6. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA None**
- 7. PUBLIC HEARING**

**Site Plan Review/Conditional Use Permit SPR/CUP-10-02 Ignite Christian Fellowship Church, 443 W. Inyokern Rd.** Ignite Christian Fellowship is applying for a conditional use permit for the property previously known as the Club Unicorn Bar, (APN 419-01001)

- Mr. Alexander gave a power point presentation of the staff report. Noted that a concern would be parking. Noted that 1 space per 4 seats with 100 spaces available at this time to accommodate 400 people.  
The only agency that responded was CalTrans and the applicant will be required to contact CalTrans to determine if on-street parking is safe along Inyokern Road/ Hwy 178.
- Commissioners discussed the project and decided it was a good project.
- Lois Beres stated she had an opportunity to talk with the applicant prior to the meeting asked if there would be a need for more parking what could the church do. They said they will add additional services.
- Matthew Alexander noted that the previous night club did not need a CUP because it was an approved use in CS zoning but that a church is required to obtain a CUP.
- Craig Porter moved to approve the SPR/CUP-10-02 and Jason Patin seconded, all approved.
- Resolution PC-10-03 for SPR/CUP-10-02 was approved

**9. DISCUSSION ITEMS - None**

**10. COMMISSIONER ITEMS**

- Matthew Alexander noted that after tonight, the Planning Commission would adjourn to a special May 11<sup>th</sup> OTAP meeting as a Workshop.
- Mr. Alexander also noted that the May 24<sup>th</sup> PC meeting will be busy with 3 items on the agenda.

**11. STAFF ITEMS**

- Craig Porter reported he attended the Base Master Plan meeting April 22, 8:30-2:30. Items discussed included redoing the base fence line so more of the public could access the museum and golf course. He stated it was a positive move that the Base included the City in the Master Plan process.
- Craig Porter also stated he attended the governors meeting on solar and renewable energy. Representatives from cities, military and various environmental groups were in attendance. They did not cover the Federal projects, only local/state. He personally is in favor of reducing the carbon footprint. The state goal is to have 30% renewable energy by 2020. He stated that the project permit process can take 7 years. The biggest concern was putting project on undisturbed land.
- Jason Patin stated he attended the conference on Renewable Energy held in Ridgecrest last week. Supported the workshop on Solar Millennium. Normal concerns were discussed and he found Solar Millennium was willing to do what it could to mitigate any concerns. Employment numbers could be 80 permanent employees with 800 over a three year period. This area (Indian Wells Valley) is one of the top sun producing areas.
- Jason Patin, Jim McRea, Jerry Taylor and the IWV Water District met recently to discuss the new water ordinance and agreed to meet once a month to keep on top of the water issues.
- Jason Patin and Lois Beres discussed that the City is hiring a new City Engineering Consultant and that they were on the panel for the oral board Monday.
- Matthew Alexander stated that there is a Town Hall meeting Wednesday night, April 28<sup>th</sup>, and we needed a commissioner to attend. It was decided that Lois Beres and Craig Porter would attend.
- The Planning Commission recessed at 6:25 p.m. and reconvened at 6:30 for OTAPC Meeting.

***Olde Towne Action Plan Committee commenced at 6:30 p.m.***

**8. OLDE TOWNE ACTION PLAN COMMITTEE DISCUSSION**

**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.

**8.a Roll Call**

**Present:** *City Council Members:* Jerry Taylor,

*Planning Commissioners:*, Lois Beres, , Jason Patin, & Craig Porter

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

**Absent:** Nellavan Jeglum, Eric Kauffman, Chip Holloway

#### **8.b OTAP Committee Minutes**

- 1) Consideration of 2-23-10 OTAPC Portion of Planning Commission Minutes Not available.
- 2) Consideration of 3-23-10 OTAPC Portion of Planning Commission Minutes **Approved as written.**

#### **OTAPC Discussion (In addition to Subcommittee Reports published in the Staff Report)**

#### **8.c Activities and Marketing Subcommittee Report – Craig Porter reporting**

- **Farmers Market.** Sites that are being considered are Frisbees corner lot but suggested it might be too windy; the City Olde Towne parking lot but the lot might be too congested to get trucks in. The Senior Center parking lot, Linsey's parking lot and USO Building Parking lot were also under consideration.
- **Workshop at the USO Building May 11 and 12:** Goals of the workshop would be to get public input on various items including signage and branding.
- Matthew Alexander noted that all property owners in the study area were sent flyers announcing the workshops. Out of 136 property owners, duplicate owners were sent one flyer for a total of 82.
- Craig Porter stated they still needed speakers for the workshops.
- It was stated that there is a Chamber luncheon on May 11<sup>th</sup>.
- **Armed Forces Day Flags:** Brackets are needed, working on what kind of brackets could work. The Lions said they have flags on hand. It was suggested that brackets not be purchased for the existing poles.
- **Merchant Survey:** Trisha Stratton stated that the survey is not complete but should be available next meeting.

#### **8.d Public & Private Improvements Subcommittee Report – Trisha Stratton reporting**

- Trisha Stratton reported on the Mark Thomas presentation of the 30% completion which she said was very informative.
- Matthew Alexander discussed the parking spaces and landscaping, and noted the 3rd alternative was over-the-top. He noted that some business without off-street parking may want to share their on-site parking with neighbors.

#### **8.e Signage, Art & Murals Subcommittee Report - Jake Easley reporting**

Will be back on the 25<sup>th</sup> of May, Matt has plans.

Jake Easley reported on the 30% plan that there will be lots of parking, that a left turn lane and bike path would tend to slow traffic down and deter speeders with the bulb-outs. He thought the plan was great.

Jason Patin noted this design would deter big truck traffic and force to use alternate route.

Jerry Taylor suggested the City Infrastructure Committee should discuss truck routes.

Jake Easley stated there should be a special sign section of sign ordinance for orderly unified signage in OT. A group did a drive-by (instead of a walk-about due to weather) of OT to review the signage in the study area. The group took pictures of all signs and a subcommittee rated the signs A - F, general consensus was D, some signage was out-

landage, very distractive, where ever there is room, there is signage, some boring, needs improvement and enforceable guidelines.

Further discussion on Funding and Timelines and Branding – more direction is needed what type of general designs. Need to concentrate in the public improvements of the 60% plan. Needs some designs that links the OT together.

**Committee comments:**

- Craig Porter commented that putting together a plan may take 10-15 years, no one is changing anything now, just putting together a plan but it will be over time for the downtown area.  
Jason Patin- People ask “Spending all this money”? – No money is being spent, just plans are being made. We need plans on the shelf for when the funding becomes available, we are ready to go. He mentioned Tehachapi as an example and noted we are using this successfully model as an example, we do not recreate the wheel.  
Jake Easley commented we need visual examples like Tehachapi which it took them 11 years to do their downtown. We are not trying to look like Tehachapi or the same direction, but we are pushing for public feedback to get a plan and goals to secure the future funding.  
Jerry Taylor commented we need to do an outreach by sending emails to friends, post on your facebook, and personally ask people.

**PUBLIC Comments – None**

**8.f Preparation for OTAP Workshops, May 11<sup>th</sup> & 12<sup>th</sup>**

- Alexander gave overview of Community workshop as noted in staff reports. Explained how the workshop would work. He said the back to back nights worked well at the GPAC with people bring back suggestions on the second night. We will have large maps of study area to mark ideas on. Plazas, Mixed Use, Connectivity,..
- Craig Porter mentioned Doug Lueck is working on bringing tourist into town and directing them into downtown.
- Lois Beres commented about the GPAC workshops which were fun and informative, brought out ideas from the public and will work good for Old Town.

**8.g Top Ten Myths of Downtown Planning**

- Matthew Alexander noted he had just returned from New Orleans attended Planning seminar in Downtown Planning. There was a presentation on a small city, Gallatin Tennessee with a population of 29K and if they can do it there, we could do it in Ridgecrest. It gave him fuel and enthusiasm.
- Matthew presented the article on Top Ten Myths of Downtown Planning as attached to the staff report. He made some comments on the article:
- Ridgecrest Blvd not a speedway and our consultant Mark Thomas is sensitive to our needs
- Mixed Uses – are desirable
- Special events – are important for long term, makes people aware of what is downtown.
- Pedestrian Malls – the trend is back to drivable streets rather than pedestrian malls..
- Do not be paranoid to approve sign ordinance that has teeth.

**8.h Public Comments - none**

**8.i OTAPC Member Comments –**

- Craig Porter notes that property owners and merchant inputs, public, long range plan, need city to come together to participate, need people to come to the May 11<sup>th</sup> and 12<sup>th</sup> workshops.

- Jason Patin – Need city input – disappointed at the number of people attending these meetings, no input. Needs to be formulated by everyone, not just the committees views.
- Matthew Alexander – The City appointed the 11 OTAP Committee, not critical at this point for public input, when a draft plan is formulated, then we should have more input.
- Jerry Taylor commented that the Workshops will be the barometer for him. This room not being packed is premature to calculate public involvement.

**Public Comments – none**

**8.k Adjourn to OTAPC Workshops - May 11<sup>th</sup> & 12<sup>th</sup> , next OTAP Meeting; May 25, 2010 at 7:20 p.m.**

**12. ADJOURN TO SPECIAL PLANNING COMMISSION MEETING**

**5:30 PM, Tuesday, May 11, 2010 at USO Building, 230 W. Ridgecrest Blvd., Ridgecrest, and,  
5:30 PM, Wednesday, May 12, 2010 at USO Building, 230 W. Ridgecrest Blvd., Ridgecrest**