



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

**MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION**  
**City Council Chambers**  
**Tuesday, June 22, 2010 at 6:00 PM**

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

**Next Resolution # 10-5**

1. **CALL TO ORDER 6:03 p.m..**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL-** Chairman Nellavan Jeglum, Vice Chairman Lois Beres, Commissioners, Jason Patin, and Craig Porter, Present, Eric Kauffman absent
4. **APPROVAL OF AGENDA** Agenda approved along with one item for continuance.
  - Memo received from Mr. Ferguson requesting a continuance for Item 7a. TTM 7188 to July 27<sup>th</sup>. Request approved
5. **APPROVAL OF MINUTES**
  - (May 25, 2010 are not ready for approval at this time)
6. **PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA**
  - No public comments. Matthew Alexander Introduced the new City Engineer Loren Culp.
7. **PUBLIC HEARING – Continued –** Approved to be Continued to July 27, 2010 PC Meeting.  
**7.a Phase TTM 7188:** A request to Phase Approved Tentative Tract Map 7188 into three phases. TTM 7188 is a 40 lot, 10,000 sf minimum residential lot subdivision in an E-2 zone on 14 acres located at the NE corner of Drummond Ave and N. Mahan. This Tentative Map was approved by the City of Ridgecrest Planning Commission December 9, 2008 per Resolution PC-08-24 and a Negative Declaration PC-08-23. APN 453-040-12 (Emerald Point) Continued from May 25 for further discussion on condition involving Landscape and Maintenance District.
8. **PUBLIC HEARING- New**  
**8.a Site Plan Review SPR-10-03** New Medical Facility for Dr. Taheri at 1200 N. China Lake Blvd in the RC Business Park A request to build a14,000 sf. medical/office building in a Service Commercial zone within the Ridgecrest Business Park at 1200 N. China Lake Blvd on 1 acre . APN: 033-070-25, Parcel Map 10819 Lot 25. Applicant: Dr. Daniel Taheri
  - Matthew Alexander, City Planner. presented the staff report and power point presentation.
  - Myrle McLernon of MDM Architects was present to represent the applicant.
  - Planner Alexander noted two items of concern: 1). The front of the building facing China Lake Blvd should have more architectural relief. 2) The reciprocal parking agreement would be required between the applicant and Nickoletti's.
  - Commissioner Patin – Reciprocal Parking, does Nickoletti's have wiggle room for the extra parking and time of use, medical day use, restaurant evening use?
  - Planner Alexander answered yes.
  - Commissioner Beres – Remembers when Nickoletti's was proposed and the Planning Commission wanted a nice presentation of the building and grounds along China Lake

Blvd. Suggested maybe this new building could do something that would go along with Nickoletti's building design and colors.

- Planner Alexander stated that MDM and the applicant had the say of colors and building design.
- Mr. McLernon stated that the Dr. Taheri request he produce the most for the littlest amount of the money. A design complimentary to Nickoletti's may be possible. He further stated the applicant also wanted to add more articulation along south and front and would accept this as an item in the Conditions of Approval. The color scheme can be modified. Blue and Maroon is the present color scheme but they can easily switch colors. The footprint is efficient. Parking will be adequate with the reciprocal access. Mr. McLernon said there would could be 50 employees in the building with 15 to 30 employees being part-time, and the conditions regarding driveways and roads were reasonable. There will be a retaining wall, 32" to 36" high along the south property line, there is good fire access. People parking in the south lot will have to walk around the end from the Nickoletti's parking area
- There was a discussion on occupants. Mr. McLernon stated the type of occupants would be medical, Dr. Taheri, Surgery Center ( 2 days a week), other general medical. Worst case is the back will be employee parking. Depending on the office use, parking may or may not work. He stated it has been his experience that the longer the client waiting time, the more parking is needed. It would become a Dr. Management issue They have to have the agreement for the parking to work. Expect 30 employees at one time. The 1 to 250 parking ratio should work.
- A discussion regarding questions on parking ratios. Pam Hill, Planning Tech, explain how the parking formula was derived. The applicant said there were going to be 7 suites, if each suite had a Dr and a PA, it would be three parking spaces per professional. ( 42 parking spaces) . She also explained that the CS zone had a ratio of 1 parking space per 300 sf of office space. A retail use had a ratio of 1 per 200 sq. This project was negotiated with staff for a ratio of 1 parking per 250 sf. (56).
- Mr. McLernon explained there will not be more that 2 Dr. per suite. Explained how the number of employees can change depending on the type of procedures and patients. There will be 4 exam rooms, and some part time employees and RN's.
- Jim McRea, Public Services Director stated that extra parking may be secured within 500 feet of the building. He further commented that should there be a Change of Use in the approved building, it could trigger a new site plan review, if necessary.
- It was suggested that the Municipal Code Parking requirement be increased for Dr. office use in the future.
- Mr. McLernon stated that a reciprocal parking agreement has not been signed as yet but that Nickoletti's has been talking with them. Commissioners question if we could approve the project without the parking agreement in place. The Dr. wanted the Planning Commission's blessing before he could go forward with the agreement and construction of the extra parking spaces on Nickoletti's property.
- A discussion on the parking agreement: Condition #2: A condition states that the agreement will be place prior to occupancy. A recorded parking agreement will run with the property. (it is a recorded agreement) and is not open ended it is part of the deeds.
- A request for Public Comments - None. Closed Public Hearing.
- Commissioner Patin – He stated he is ok with project except the facing of end of build and the parking. But acknowledged that the project was in compliance with the required parking. Was there any question on purchasing the land for the parking? Would have to reconfigure the map to do that. Not feasible.
- Commission Beres added the condition that the facade on the China Lake side be more decorative. A motion to add Condition 9a. Applicant to do a Façade enhancement to the west elevation be approved by staff.
- Motion to approve with added condition 9a. Approved and seconded.

6:33 – adjourn to Old Town Action Committee

**Olde Towne Action Plan Committee commence at approximately 6:40 PM**

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

**Olde Towne Action Plan Committee Members:**

**9.a Roll Call** - Trish Stratton opened the meeting, Mathew Alexander took roll call.

*City Council Members Present:* Chip Holloway and Jerry Taylor,

*Planning Commissioners Present:* Nellavan Jeglum, Lois Beres, Jason Patin, & Craig Porter, (Eric Kauffman absent)

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

**9.b OTAP Committee Minutes**

**Consideration of 5-25-10 OTAPC Portion of Planning Commission Minutes**

Minutes were not available for consideration.

**9.c Name for Ridgcrest's Central Business District**

• Results

Central Business District Name Vote Results				
	Absentee Ballot	OTAP Meeting	Total	Percent
Downtown	4	3	7	7.4%
Downtown Ridgcrest	10	4	14	14.9%
Downtown District	2	0	2	2.1%
Historic Downtown	3	2	5	5.3%
Historic Downtown Ridgcrest	3	7	10	10.6%
Old Town	42	14	56	59.6%
<b>Total</b>	<b>64</b>	<b>30</b>	<b>94</b>	<b>100.0%</b>

There were 6 possibilities with Old Town receiving the most votes.

- Jake Easley wanted to know how the ballots were distributed. As some of his neighbors did not get a ballot.
- Discussion regarding ballot delivery: Ballots delivered to all business on Balsam, Panamint, Station and Ridgcrest Blvd, Had no responses from some, like 139 Center on Balsam. Delivered all by hand. Left at businesses that were open or left where we could be found, some signed then, others said would send in later. What time of day? Over many days, and Saturday 3-5. Commented that some business close by 3 on Saturday.
- Jason Patton thanked the committee and commented he did not agree with the process. As some did not get to vote and the city in general did not vote. He missed part of the meeting where this process was agreed upon. Further discussion on the process from committee members. All ballots were delivered to businesses that were unable to be present at meetings. The Old Town Businesses are the ones that are impacted by this name. It was agreed that it is was an emotional topic.
- Nellavan appreciated the work and cross section of the business contacted. There were businesses that were not in the old town area that were able to vote on the name. Further discussion on this process. The process was questioned if it was open to public and other businesses other than Old Town merchants. Most of the panel are happy with the name chosen one way or the other. Was there a problem with this process or results?
- Jake Easley commented it was open to the public, but not all the public. He did not think it was a fair process.

- Trisha Stratton stated we encouraged the public to come and voice their opinion. We can not move forward if we don't stop somewhere.
- Discussion followed that people are busy. Do you want to send a letter in the mail to all the business? If you have a plan, you need to print exactly what you want to do and post it that would have eliminated the problems.
- Jerry Taylor thanked the committed for efforts. Said the outcome would not change with another vote. Been selected, need to move one. Old Town Revitalization is the objective.
- Trisha Stratton commented on the common vision, is for everyone, not to make a profit. Discussion regarding the fact that this is a community effort.

#### **9.d Subcommittee Reports**

**Marketing: Jake Easley reporting** - Signage – no report, waiting for a name before moving forward.

**Activities: Craig Porter reporting** - Moving Farmers Market – The Farmers Market (Charles Drew) recommended moving it to the senior center. Melissa Reece volunteered to do a farmers market on Tuesday night next to Sierra Furniture parking lot between the Historical Society Building. End of discussion.

**9.e Public Comments** – Carol Dean – Does not care, as long all the merchants had the opportunity to vote. Merchants that did not get ballots, that was not fair.

**9.f OTAPC Member Comments** - None

**9.g Staff Comments** –Matthew Alexander made statement that the visualization presentation should be ready for the July 27<sup>th</sup> meeting. ?

**9.i Adjourn OTAPC at 7:11. Next OTAPC Meeting; July 27, 2010 7:11**

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

#### **10. STAFF ITEMS**

Presentation of Armed Forces Day Vigil Slideshow of May 14, 1010  
8 minute presentation –

#### **11. DISCUSSION ITEMS**

**11a. Villa Crest Apartment** – 800 S Down @ Bowman Rd 272 units on an R-2 zoned 21 acre parcel. Review before submittal.

- Matthew gave the staff report regarding the proposed project. He stated that Larkspur does not allow market rate so this project would be welcome as a market rate complex.
- Aaron Aguilar, the architect representing the owner, Joe Wu. There will be 16 buildings, 8 units on each floor. We have reviewed the staff comments and changed the plan accordingly. The pool and club house are centrally located and a Kiddi park. This complex will be a added amenity to the community. The Club House is located at the Bowman entrance and the office will be located there. We have an added entrance on Radar and Downs. There is resident covered parking and guest parking. 272 units, with 10 guest parking at the Bowman entrance. There are 54 guest parking in all.
- Pam Hill discussed the parking requirements and stated each unit had a covered designated parking space and at least 1 or 1 ½ additional parking per unit.
- Bowman Road – drainage channel – bike trail discussion. There will be a bridge across to Bowman Road. Discussion on access to Bowman Road will be done during the site plan review.
- Commission Jeglum stated she did think access was allowed for this property. She suggested they check the title report to see if access is allowed.
- Derrill Whitten from Cornerstone Engineering discussed another project that he had close to China Lake on Bowman Road and stated that the Police required an access to Bowman Road. Suggested we not rule out this option as the City owns the property (Channel) and may grant the access.
- Aaron Aguilar will research the Bowman Road access issue and thanked the Commissioners for their input.

**11b. Zip Storage** – An existing CUP for mini-storage. Review for possible addition of a vehicle and RV store area.

- Matthew gave an over view of the history as per staff report and stated the property is in receivership and the receiver is requesting to add a paved vehicle storage area instead of the proposed expansion at this time. He recommend the PC allow the staff to approve this use.
- Commissioner Beres asked if the block wall was along the property line.
- Kevin Singer, representing Receivership Specialist stated the fencing material along the east side of property would be an 8' high chain link fence with canvas. Staff mentioned we have high wind and temperature. Mr. Singer stated the material is very durable and is called Enviro Screen and would be maintained and is attached to fence with wire.
- A discussion followed regarding the fencing. The existing chain link fence been around the boarder of Graff Ave 170' back. there 5 years. 9' block wall along south. There is 3 to 5' block wall to the east abutting the mobile home park. Access to the area would be from Downs on the west into the area.
- As explanation followed of where the fence will go and how to access the area. Commissioner Jeglum does not think the canvas will work. Commissioner Patin does not think it will work either. They asked if the applicant could add a block wall instead. Applicant agreed to a short block wall along the paved area (along the north where the existing chain link fence is now).
- Matthew Alexander stated this would be a modification to the existing Site Plan and staff would be authorized to approve the minor modifications. The ultimate goal would to build the 400 storage unit extension in the future. He stated the PC was being asked to make recommendations at this time on the proposed modification before them.
- Commissioner Porter suggested a block wall along the east.
- Commissioner Jeglum stated a 4 year canvas fence would last only 2 years here and recommends putting in a block wall now and begin to generate income.
- Commissioner Patin has experience with the canvas material at the ball fields and the material blew over the fence. He agreed with the block wall.
- Commissioner Beres agreed that a block wall would be a solution as you would be replacing it soon anyway.
- Mr. Singer agreed to put in a short block wall.
- Matthew Alexander made a recommendation for a Minute Order to amend the project to have the paved portion on East side adjacent to the mobile home park be a block wall. Jeglum made motion, Patin seconded.

**11c. Super Wal-Mart Landscaping and Building Elevations update**

- Jeff Wagner of EDA the Engineering consultants for Wal-Mart gave a presentation on behalf of Wal-Mart on the background of the approval process Wal-Mart has had with the City of Ridgecrest. The PC approval in 2009 and the City Council Specific Plan approval in January 2010.. The challenge period to the specific plan expired this month so now the design team can earnestly begin on the construction documents and is ready to move on. He stated the team is moving ahead with design and looking forward to working with staff and the new City Engineer. He said they were working to keep the cost down for Wal-Mart and the City. Also attending was Robert Park of Perkowitz & Ruth Architects and Jim Baldovin, Landscape Architect of Conceptual Planning and Design Company.
- Jim Baldovin presented the Landscape Plan and stated it was consist with the original plan noting some plant changes and addition of pine trees along the rear (east) to met the request of staff for screening along Silver Ridge St.
- Commissioner Beres ask about the need for trees in the Parking lot. Jim stated the walk ways will have a trellis which means no trees there.
- Commission Jeglum what were the islands shown on the drawing. Jim responded with pipe corrals (for shopping carts).
- A discussion the Entrance along China Lake Blvd and Bowman Road
- Commissioners asked when was Wal-Mart planning on coming and asked if they were just waiting for the time to run out on the specific Plan challenge period.
- A discussion on the Planting Palate as presented to staff.

- Robert Park presented a slide of store front design. A jokingly comment was made on how the trees would be 30' high on opening day per slide, Mr. Park commented it was a perspective only... The overall plan will be consistent with the original proposed project. The front would have a Canopy with outdoor seating.
- Questions followed regarding the facing of the store to the West and the winds. Mr. Park state he did not know what they could do at this point. Needed cart access to the store and stated there would be a vescuue area after entrance to help with the wind. More comments followed regarding the prevailing winds from the SW and need for protection.
- Commissioner Beres noted that the rear of building is too big and bla.
- Mr. Park stated the Landscaping was layered and would help soften the view with vertical pine trees and shrubs.
- Commissioner Beres asked about traffic at front door and if the drive isle and speed bumps could be eliminated.
- Mr. Park said to eliminate the front drive isle would be very unconventional. An enlarged pedestrian walkway exist and opens up visibility for pedestrians, Wal-Mart has spent much time addressing this item at its stores. It was noted that is was also a fire lane.
- Commissioner Porter asked about the Bowman Channel fences and where will the water go at the end of channel.
- Mr. Park noted that there may be too much water so they propose to stabilize the sides. He noted that a3 rail vinyl fence still needed to be discussed with staff.
- A discussion on the Drainage Channel followed. It was noted that the shallow section will fill and spill over into its natural flow. Wal-mat is putting in a good part of the Cities drainage system.
- Commissioner Jeglum asked if it would eliminate the Bowman Road flooding.
- Mr. Park stated that it should eliminate the 100 year flood along Bowman Road.
- Commissioner Porter suggested the new City Engineer look at and comment. It was noted that discussions have been ongoing with the City Engineer and there will be further discussions on the sump condition.
- Jerry Taylor asked about dark skies, lighting, excess lighting and how this has been taken into account addressed.
- Doug Lucke, Ridgecrest Tourism board stated an Interest in bringing tourist into Ridgecrest and asked if there is a spot where we could put in a kiosk for Tourism information. He noted It would be a good venture and could enhance the visitor experience. Said it could be a touch screen.

**11d. TTM 6912 – Request to waive Condition #28 (actually #26)**

- Matthew Alexander presented a staff report with the tract background and a slide presentation on the 7.4 acres parcel. Recommend the Fish and Game condition be waived as the ground had previously been graded and some utilities had been installed.
- Jason Patin agreed, is was disturbed in the past.
- Derrill Whitten stated the history shows the project has been previously been disturbed.
- Planning Commission voted and approved to waive the Fish and Game requirement.

**12. COMMISSIONER ITEMS**

**Planning Division Work Programs & Tasks, 2010-11 FY**

- Matthew Alexander presented the planning process and noted all complex work involved in the planning process. He presented a survey of 107 items which are to be performed by Planning staff. He stated the proposed Planning Secretary will not devote much time to these Planning items. He stated that the budget proposes to eliminate a staff member.
- The results of the survey that Planning Commissioners that rated the planning items.
- Commissioner Patin – It is not our job to comment on the Budget Item that would eliminate a staff person. Something has got to give though with the loose of revenue.
- It was noted that the update to the Housing Element s not a soft item and it needs to be done.
- Planning Commission should plan ahead, but with cut backs, advanced planning will wait. Need shelf ready plans to get the grants. Be ready when the money is ready.

- Commissior Jeglum stated that Planning is an intricate process, Nellavan was a planner before, cannot conceive running a city without a (Planning ) Tech. How can the Planner do the process alone. We need to support the Planning Department. We are bare bones now. Hate to see what kind of service we will be provided. We need to go to the budget hearing to fight for the position. If it is eliminated, it cannot be filled for 2 years. Planning Commission needs to stand up for the department.
- Commissioner Porter pointed out that most of the 26 items are done by the Tech.
- Matt gave his background as a Planner.
- End of discussion

**13. ADJOURN 8:40**