



CITY OF RIDGECREST
100 West California Avenue
Ridgecrest, CA 93555
Minutes

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION
City Council Chambers
Tuesday, October 26, 2010 at 6:00 PM

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

1. **CALL TO ORDER 6:00pm**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
Present: Chairman Nellavan Jeglum, Vice Chairman Lois Beres, Commissioners Jason Patin, and Craig Porter
Absent: Commissioner Eric Kauffman
Staff Present: City Planner Matthew Alexander, Administrative Secretary Ricca Charlon
4. **APPROVAL OF AGENDA – Approved**
Vice Chairman Beres motion, Commissioner Patin second
5. **APPROVAL OF MINUTES - Draft Planning Commission Minutes for September 28, 2010**
Approved, Commissioner Porter motion, Commissioner Patin second
6. **PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA - None**
7. **PUBLIC HEARINGS**
 - a. **Site Plan Review/Conditional Use Permit SPR/CUP-10-06 T-Mobile Cell Tower at 709 W. Inyokern Rd. (continued from 10/12/10 Planning Commission meeting)** A request to build a 150' cell tower facility consisting of 240 sf equipment shelter located at 709 W Inyokern Blvd just West of Sierra View St.
Commissioner Patin moved for approval, Vice Chairman Beres seconded approval of draft Resolution 10-08 *Approving site plan review/conditional use permit SPR/CUP-10-06* with the modification that NAWCWD recommendations be made requirements (see 8 & 9 below).
 8. Depending on the sensitivity of the T-Mobile receivers, it is possible for NAWCWD test events to interfere with these receivers. Based on this, T-Mobile shall "sector out" 335 degrees through 050 degrees Magnetic North. This "sectoring" removes a majority of the defined test area within the installation which should limit unintentional interference to the cellular provider.
 9. A beacon shall be placed on the tower for nighttime illumination due to the close proximity of the airfield departure corridor.

AYES: Jeglum, Beres, Porter, Patin
NAYES: None
Absent: Kauffman

- b. **Site Plan Review/Conditional Use Permit CUP-10-07A Clearwire Antenna Addition to ATT 240' Cell tower at 810 W. Ridgecrest Blvd.** A request to install a 3 panel antenna mounted at 200' on an existing 240' ATT Cell Tower located at 810 W. Ridgecrest Blvd.
- c. **Conditional Use Permit CUP-10-07B MOD Backup Generator for 240' Cell tower at 810 W. Ridgecrest Blvd.** A request to install a Liquid Cooled Gas Engine Generator as emergency power for the existing 240' ATT/Cingular Tower located at 810 W. Ridgecrest Blvd. APN 067-050-10

Fire Marshall Bill Brickey – stated a permit is needed from Kern County Fire for propane tank in addition to proper signage regarding flammable.

Items 7b and 7c were considered concurrently. City Planner Alexander gave the staff report. John Boud present via phone representing Westower and Melissa Tauber present representing SAC Wireless. Commissioner Patin moved approval, Vice Chairman Beres seconded approval of Resolution 10-09 approving site plan review/conditional use permit CUP-10-07 and CUP-10-07A and B with the following corrections:

3. The applicant shall install a city approved ~~on-site dust free driveway~~ *an all-weather driveway and turnaround* from the property line to the equipment location.

4. The applicant shall install a security fence around the ~~entire site~~ *guy wire anchor areas* to secure the location of the guy wires.

**AYES: Jeglum, Beres, Porter, Patin
 NAYES: None
 Absent: Kauffman**

8. DISCUSSION ITEMS

- a. **Consideration of IWVWD Revised Water Conservation Ordinance**

IWVWD General Manager Tom Mulvhill and City Council Member Jerry Taylor reminds Planning Commission members that this is a draft only and wants joint committee to come to agreed 'concept' ordinance. Chairman Jeglum asked if grant deed restrictions still going to be in place? Believes covenant on grant deed is wrong since it is private property. Does not like the word must in the ordinance. Mulvhill stated yes that is the case. IWVWD Board member Peggy Breeden – IWVWD needs 20% cut by 2020 to go forward with grants and such, wants to come to joint agreement. Mulvhill – 400 sf figures came from developer, contractor and landscape designers that they had been reducing to this number (400-500 sf) in the most recent developments. George Bertrand- agrees with Chairman Jeglum and believes it to be his choice what to pay. Bill Brickey (as citizen) – what is the enforcement of these water ordinances? Mulvhill stated the IWVWD knows city cannot enforce due to lack of funds so district will be doing enforcement – more so a reason to make a joint ordinance. Commissioner Porter stated he does not agree with IWVWD getting into landscape business. Mr. Taylor announced next meeting this Thursday at 5pm at IWVWD meeting room.

9. COMMISSIONER ITEMS

- a. **Commissioner Update from City Council Committees**

Vice Chairman Beres- City Organization Committee – discussed having building inspector in house, maintaining vacant properties, talked about planning dept personnel, status of code enforcement.

Commissioner Porter – infrastructure - discussed roads and which ones to fix

Commissioner Patin – QOL – Discussed Maturango days, YAC future park naming

- b. **Commissioner Contacts - None**
- c. **Additional Commissioner Items**
Commissioner Patin – Wished City Council candidate’s good luck, reminded public education is key when voting
- d. **OTAPC update, next OTAPC meeting – November 16, 2010**

10. STAFF ITEMS

Planner Matthew Alexander – Old school house site plan review was completed by staff, possible use will be as Veterans museum at site of USO Building.

11. ADJOURN 8:07pm