



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

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION
City Council Chambers
Tuesday December 14, 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 6:04pm

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Vice Chairman Lois Beres, Commissioners Eric Kauffman & Craig Porter
Absent: Chairman Nellavan Jeglum
Commissioner Jason Patin (elected to City Council)
Staff Present: City Planner Matthew Alexander, Public Services Director James McRea,
Administrative Secretary Ricca Charlon

4. APPROVAL OF AGENDA – Approved

Commissioner Kauffman - motion, Commissioner Porter - second

5. APPROVAL OF MINUTES - Approved

Draft Planning Commission Minutes for October 26, 2010
Commissioner Porter - motion, Commissioner Kauffman - second

6. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA - None

7. PUBLIC HEARINGS - None

8. DISCUSSION ITEMS

a. Consideration of proposed Senior Housing project located on the West side of Downs Street between Upjohn Avenue and Ridgecrest Blvd. (AMG Associates)

AMG/Planner Alexander/Commissioner Porter/Vice Chairman Beres met informally this morning due to an emergency with AMG causing their absence this evening

City Planner Alexander gave staff report.

Planning Commissioners concerns included minimal width parking spacing, parking space count per apartment too few, not close to shopping, needs more handicap parking, small apartment size, ratio of restrictive/nonrestrictive tenants. In addition could AMG consider a van for transportation??

AMG is looking for funding from RDA.

Public comment - none

b. Discussion of possible photovoltaic solar field easterly of Lumill Street (AMG Associates) Applicant has requested that this item be continued pending more information on the “grid congestion” raised by SCE.

City Planner Alexander gave staff report. Planning commission request representative from SCE to come and assist in explaining what this means. Alexander will set this up as all commissioners agree this would be helpful.

c. Consideration of Ridgecrest Center Sign Program, (Comprehensive Sign Permit) on behalf of new Super Wal-Mart (Perkowitz + Ruth Architects)

City Planner Alexander gave staff report.

Commissioner's thoughts included having the signs allow for tenant growth; in addition the pole sign seen as not appealing and possibly being reevaluated to match the other monument sign.

Public comment – Jim Falgatter - pole sign could be used as name of 'regional center' or future tenant atop Wal-Mart sign. Council Member Jerry Taylor – make sure anything brought forward to city as a solid structure is properly placed due to wind conditions and that it will not mess up sight view.

9. COMMISSIONER ITEMS

a. Commissioner Update from City Council Committees

QOL- Commissioner Porter - rack and stack P&R projects for RDA funds

Infrastructure-cancelled

City org-cancelled

b. Commissioner Contacts

Telephone call conversation with architects from Wal-Mart.

Met in person with AMG representatives.

c. Additional Commissioner Items

d. OTAPC update, next OTAPC meeting – January 18, 2010

Next Planning Commission meeting second Tuesday in January 2011

10. STAFF ITEMS

11. ADJOURN 6:45pm