



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

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION
City Council Chambers
Tuesday, September 28, 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: 6:00 p.m.**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:**
Present: Chairman Jeglum, Commissioners Eric Kauffman, Jason Patin,
Craig Porter
Absent: Vice Chairman Lois Beres
Staff Present: City Planner Matthew Alexander, Administrative Secretary Ricca Charlon
4. **APPROVAL OF AGENDA: Approved**
5. **APPROVAL OF MINUTES**
 - Draft Planning Commission Minutes for August 24, 2010 - Approved
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.** 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.
This item is recommended to be continued to October 12, 2010 pending receipt of the FAA Report. Motion approved to continue till October 12, 2010.
8. **DISCUSSION ITEMS**
 - **Continued Discussion of New Draft Sign Ordinance:**
 - City Planner Matthew Alexander gave history of Sign Ordinance for background information and stated purpose of current review/revision is also to narrow content.
 - Discussions included
 - How many sides of building would be allowed toward sq. footage to be counted in sign size?
 - What is acceptable size?
 - Types of signs to include?
 - Details allowed within sign?
 - How many signs can a business have?
 - Chairman Nellavan Jeglum stated she believes as a business person within community that if side of business is visible from street, parking lot, alley, etc., and it's available to hold a sign, than it should be able to be used.
 - Jason Patin suggests limiting size and not borrowing from other allowable sides to make one big sign. Need some sort of a standard.

- Jason Patin suggests getting rid of 65% number. City Planner Matthew Alexander suggested maybe maximum 50% per side?
- Chairman Nellavan Jeglum doesn't care how many sides used, Eric Kauffman agrees, Craig Porter agrees but in proportion.
- Eric Kauffman asked why it feels like we are starting from scratch. We need something simple and easily enforced. We are trying to do something from scratch and making too hard. Staff needs to make choices and move forward.
- Craig Porter stated he believes ordinance is not ready to be reviewed as it is inconsistent and needs another cut before ready for public. The ordinance refers to uniform sign code and that is not easily accessible without a cost, why include reference?
- Eric Kauffman said let's find a town with an easily read ordinance, make some modifications, and find out how they enforce it. Need to quit trying to reinvent wheel. Chairman Nellavan Jeglum said that was plan but it is not working.
- Chairman Nellavan Jeglum stated she believed the ordinance needs to be user friendly to the community as well as fair.
- Craig Porter need to include electronic signs....ordinance suggested now does not.
- Motion mad and approved to send ordinance back to staff. Have pictures of other cities signs and ordinances brought back to Planning Commission; then choose one to possibly modify and move forward
- Matthew Alexander showed pictures of temporary signs throughout city. These are not allowed and no permits pulled. Examples included Little Caesar's, Realtors, The Hair Affair, Auctions, etc. Stated Commission needs to address this issue going forward.

Public Comment

- Dave Matthews suggested that whatever Commission does, he hopes staff takes a close look at monument back lit signs. He believes they are a hazard to the driver. He used example of Upjohn and China Lake coming north, Kristy's restaurant and motel, as stop signs hard to see there.

9. COMMISSIONER ITEMS

a. Commissioner Update from City Council Committees

- Jason Patin - no quality of life to report. Brought attention to Youth Advocate Committee (YAC). This is a group of High School and Jr. High kids that get together and figure out what they can do for community. Chief Strand, Jim Ponek, Council Member Holloway all attend when possible. Jason Patin was impressed and wanted to commend the kids. They are working on anti alcohol/ tobacco for schools and trash cleanup days just as examples. They run official with meetings, minutes. He just wants to say good job and intends to keep Planning Commission up to date on YAC activities.
- Jason Patin addressed water ordinance being put together by City staff, including himself, Jerry Taylor, and Jim McRea; along with IWVWD. He brought forward copies of draft ordinance for review by Planning Commission. Jerry Taylor asked if Commission would look at and then make suggestions to take back to water board. Goal is to have City and Water Board ordinances mirror each other.

b. Commissioner Contacts:

- Chairman Nellavan Jeglum brought to Commission that Jim Fallgattar wanted to bring attention, and possible revision, to the circulation around new Wal-mart project. Chairman Jeglum informed Mr. Fallgattar that the circulation implementation would be looked at and talked about at parcel map stage per Jim McRea.

Public Comment

- Jim Fallgattar talked about West and South extension of Gemstone. He is worried about permanent structure like big block wall going up and blocking potential building / traffic flow between the vacant 50 acre site zoned for commercial immediately south of the new Wal-mart project. He feels we are fortunate that Super Wal-mart is coming, but during

last 5 yrs of talk he has attempted to make sure it really does end up being a Shopping Center; not just singularity of Super Wal-mart. He believes there is no mal-purpose on part of Wal-mart, just the need to make sure someone is an advocate to make this positive for what we want in a Shopping Center. He is requesting for overt action to help with maximizing future of Center and Wal-mart knowing this. Jason Patin suggested putting on next agenda 10/12 as discussion item so we can discuss and possibly take action on.

c. Additional Commissioner Items:

- City Planner Matthew Alexander reported on his recent trip to Mammoth Lakes. He talked about walk ability and sustainability; the items we are trying to accomplish with Balsam Street.

d. OTAPC update

- Meeting tomorrow night, Wednesday October 29 at 231 W. Ridgecrest Blvd.

10. STAFF ITEMS: none

**11. ADJOURN: 7:20 p.m.
to a Special Meeting to facilitate a
SPECIAL OLD TOWN ACTION PLAN COMMITTEE
Meet at 231 W. Ridgecrest Blvd.
Wednesday, September 29, 2010 at 5:30 PM**

FUTURE PLANNING COMMISSION MEETINGS

- **October 12, 2010 Planning Commission Meeting (Canceled)**
- **October 26, 2010 Planning Commission Meeting**