



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

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION
City Council Chambers
Tuesday, February 8, 2011 at 6:00 PM

Commissioners: Chairman Craig Porter, Vice Chairman Lois Beres,
Commissioners Chris LeCornu, Carter Pope and James Sanders

1. CALL TO ORDER 6:03 pm

2. ROLL CALL

Present: Chairman Craig Porter, Vice Chair Lois Beres, Commissioners Chris LeCornu, James Sanders, Carter Pope

Absent: None

City Staff: City Planner Matthew Alexander, Public Services Director James McRea

Agency Staff: Tim Fox- NAWS, Bill Brickey- Asst. Fire Marshall

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF AGENDA – Approved

Motion to Approve by Commissioner LeCornu, seconded by Vice Chair Beres, all ayes

5. APPROVAL OF MINUTES - Approved

January 25, 2011 Planning Commission Meeting

Motion to Approve by Vice Chair Beres, seconded by Commissioner Sanders, all ayes

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

7. PUBLIC HEARINGS

- a. Site Plan Review SPR-11-01 Maturango Museum Expansion at 100 E. Las Flores Ave. in the Kern County Civic Center** A request to build a new 5,605 sf. building addition in a RSP (Recreation, School, Public Use) Zone District on 2.2 acres. APN: 396-010-11, Applicant: Maturango Museum

City Planner Alexander gave the staff report identifying the scope of the museum building expansion requested by the Maturango Museum board of Trustees. The only concern raised by the staff is the massive, solid, windowless wall facing China Lake Blvd. When joined to the existing facility, there will be a 190 foot long uninterrupted wall facing the City's primary arterial street. This proposal is contrary to the recently adopted General Plan policy *CD-2.1, Articulation of Facades. All development types shall provide articulation of facades. This includes a combination of vertical, horizontal, and roofline treatments.*

Proponents for the Museum project spoke next including Tom Boggs, Building Committee, Ron Atkins, Garden Committee and Carroll Evans. All museum speakers indicated a sensitivity to the uninterrupted façade concern brought up by the staff. It was suggested that the Museum would consider extensive landscaping as well as placement of simulated petroglyphs to break up the massiveness of an unarticulated wall.

All Planning Commissioners indicated support of the proposed Museum expansion. Commissioner LeCornu moved to approve Planning Commission Resolution No. 11-05 subject to adding a new condition of approval - *6.a Prior to issuance of an occupancy permit, the Museum shall submit a proposal to mitigate the impact of the long blank wall facing China Lake Blvd. through articulation.* Motion seconded by Vice Chair Beres, all ayes.

8. DISCUSSION ITEMS

a. Report on General Plan Implementation Programs

Planner Alexander gave a background report on General Plan Implementation Measures. Each Commissioner ranked all 90 General Plan Implementation Measures with a 0 – low priority, 1- medium priority or 2-high priority. The survey results were tabulated. Fifteen Implementation measures received a total score of 9 or 10 – the highest rating. These Implementation measures ranked highest priority by the Commissioners. Chairman Porter asked if there is interest by the Commissioners to hold a joint Planning Commission / City Council meeting in order to discuss the General Plan Implementation program. The consensus was for the Chair to contact Mayor Carter and ask for a joint meeting.

9. COMMISSIONER ITEMS

a. Committee Assignments

Chris LeCornu reported on the Community Development Meeting of February 3rd.

Lois Beres reported that the City Organization Committee will meet next week.

Carter Pope reported that Quality of Life Committee will meet tomorrow.

Jim Sanders reported that the Infrastructure Committee will meet tomorrow.

b. Commissioner Contacts – Chairman Porter indicated that he had spoken with John Antonino, Project Manager for the Maturango Museum Expansion proposal

c. Additional Commissioner Items - None

d. OTAPC update, next OTAPC meeting – February 15, 2011, OTAPC Chairman LeCornu announced that there are two OTAPC vacancies from the business community and that if anyone interested should contact him.

10. STAFF ITEMS

Recommendation to hold a Planning Commission Seminar – Planner Alexander announced that Mark Wardlaw, Mammoth Lakes Planning Director, and Tim fox NAWS liaison, have agreed to participate in the Planning Commission seminar tentatively scheduled for Friday, April 1, 2011.

11. ADJOURN at 7:00 PM to Special Planning Commission Meeting to convene with Old Town Action Plan Committee, 6:30 PM, February 15, 2011.