



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

**MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION**  
**City Council Chambers**  
**Tuesday, June 28, 2011 at 6:00 PM**

1. **CALL TO ORDER 6:03 p.m.**
2. **ROLL CALL**  
**Present: Chairman Porter, Commissioners LeCornu, Sanders, & Pope**  
**Absent: Vice Chairman Beres**  
**Staff Present: Matthew Alexander, Loren Culp, Ricca Charlon**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF AGENDA**  
*Motion To Approve Agenda Was Made By Commissioner Sanders, Second By Commissioner Pope. Motion Carried By Voice Vote Of 4 Ayes, 0 Nays, 0 Abstain, And 1 Absent.*
5. **APPROVAL OF MINUTES - June 14, 2011 Planning Commission Meeting**  
*Motion To Approve Minutes Was Made By Commissioner LeCornu, Second By Commissioner Pope. Motion Carried By Voice Vote Of 4 Ayes, 0 Nays, 0 Abstain, And 1 Absent.*
6. **PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA - None**
7. **PUBLIC HEARINGS**
  - a. **Modification to Conditional Use Permit (CUP) 98-15 (Victory Baptist Church)**  
A request to expand the CUP Site Area for the Victory Baptist Church to include one 1350 sq. ft. structure, (formerly a home) located at 241 W. French Avenue in the R-1 (Single Family Residential) Zone to be utilized as a counseling center on a 7500 square foot lot. APN: 67-010-5.

Staff report given by Planner Matthew Alexander showed layout of Church and proposed addition. Staff would hope that home once remodeled fit into the neighborhood and recommends the primary entrance is on the rear with access to/from the Church. Staff has prepared a Resolution for review by the Commission.

Staff comments:

Mr. Porter asked the Fire Marshall what A3 occupancy meant. A=assembly group but hoped to change fire requirements to fall under (B) Business requirements. Fire Dept. would like to see panic hardware, doors open outward, no sprinklers needed, and two exits. Mr. Brickey recommended #16 of Reso should be listed as 'B' not 'A3'. Mr. Sanders asked about conditions 7 & 8 and if ADA requirements could be grandfathered in? Loren Culp stated that since improvements are being made they must make the grounds to current standards.

Pastor Eddie Thomas talked about the use of the facility as Counseling Center. He believes the Community would be pleased in the outcome and improvements that will be made. They have financial issues and the requirements will be hard to meet. They would like a longer period of time to meet the conditions. If we were to change from 12 to 18 months would they be easier? Yes per Pastor.

Public – Kathy Gonzalez (neighbor) – wants back paved due to dust. Concerned about chain link fence that is proposed - maybe a block wall would be better suited for out of control vehicles. Also concerned about hours of use, noise, will there be a locked gate due to foot traffic, & why

handicapped parking is in front. She is in favor of the project and the fact the lot is going to be cleaned up but concerned about these small issues.

Pastor Thomas response – hoping to have parking in rear and on the opposite side of Ms. Gonzalez to minimize her parking concerns. The church plans to use wheel stops. He also had not considered blocking off foot traffic but will consider.

Commission – Mr. LeCornu likes the 18 month option for requirements. Pope wants to add to Reso the closure to foot traffic (mod #5). In addition, Mr. Porter wants #5 to state landscaping to be to the consistency of rest of the neighborhood and subject to approval of Commission. Mr. Sanders requested removal of the word paved from #3; discussion followed and will not be removed. Hours 8am – 8pm to be added at end of condition 4.

*Motion To Approve CUP 98-15 Was Made By Commissioner Pope, Second By Commissioner LeCornu. Motion Carried By Voice Vote Of 4 Ayes, 0 Nays, 0 Abstain, And 1 Absent.*

**b. Tentative Parcel Map 11999 and Site Plan Review 11-02 (Shoppes at China Lake)**

165,524 sq. ft. retail shopping center located on 17.34 acres at the SE Corner of Radar St. and China Lake Blvd.

Staff report given by Planner Matthew Alexander. Mr. Porter stated that tonight no action will be taken by the Commission. This presentation is informational and will be continued to July 26 meeting. Tonight is to hear public concerns. Mr. Whitten addressed the Commission and gave a background on the project. Primarily they would like to get the site plan put in place and hear public concerns in order to know how to move forward. He pointed out loading dock and its position for lower traffic within the Center. Lot behind back row of buildings is for employee parking which is to serve as an additional layer of noise buffering for neighborhood. Driveway is set up to keep traffic at a minimum as far as speed. Proposal has four sitting areas with trellis and benching for foot traffic. There is 1 tree per parking space scattered throughout the project and reason is for aesthetic purposes; to make parking lot feel not so big. Architect has placed pedestrian corridors so site can be walked without being concerned about traffic.

Public Comment –

John Westwell – 709 Chesapeake – lives close to loading dock – concerned about devaluation of properties. Also concerned that the City does not need another shopping center as we have 6 major centers already and many small ones most of which are empty. If this project gets approved he believes the wall separating the residences needs to be a definite condition. He is very much afraid of this project.

Mary ? - 825 Chesapeake – lives at south end of street – She doesn't believe we need another shopping complex as too many already sit empty. Residences already get motorcycle traffic and concerned about dust. With this project - Safety is her concern with her house being on end and more people being in area. Devaluation of her home is a concern. She has put a 30K investment into her home and is concerned the shopping center will further deplete her home value.

Jennifer Sherpa – 821 Chesapeake – has small children. Not interested in street being opened. Kids play safely now and increase of traffic will concern her. Does not want additional truck traffic, smell of fast food restaurants, will miss open areas and views of sunset. Don't need additional food places. This is a community nuisance and is against project.

Jesse Klassen – 717 Chesapeake – concerned about flooding, he thinks fence needed along Chesapeake to be higher. Wants to know if before construction is there a plan to have committed businesses?

Jason Stowell - 808 Chesapeake – 100% against opening Chesapeake as his kids are young and the street will become a drag strip to Sierra Lanes. Trash from Wal-Mart is bad... bags constantly! Concerned about loading dock and condition of street along with the traffic congestion. He wants to fill in the shops in R/C and is against this project. Concerned with the smell of trash dumpsters behind stores.

Mark Reynolds - 705 Chesapeake – lives right behind loading dock. Will there be a curfew for the trucks? Concerned about the lighting, will it come into his yard? Drainage is a big concern of his. Sound wall is a must! Opposed to opening Chesapeake to through traffic.

Mike Sherpa – 821 Chesapeake – Concerned about trucks/trash. Believes the motorcycles will use the ‘employee parking’ between center and his home as a drag strip. He is concerned about the proposed road crossing Bowman and the safety issues with bike path and children.

Brenda Reynolds - 705 Chesapeake – likes trees but owner needs to come look at empty buildings and the trash/weeds etc. If this building becomes abandoned who is going to upkeep on these trees. It will start looking like the older empty buildings in town. She is against the project.

Larry Kirchmeyer – S. Del Rosa – where is the retention for the water runoff? Thought runoff had to be maintained on your own property and Wal-Mart/bowman channel is not this projects property.

Margaret Westwell – 709 Chesapeake – she is concerned about children. School bus stop is on Radar and children will be gathering where loading dock is. She is against project.

Justin Turner - 733 Chesapeake – has an EIR been done? Has the same issues as everyone else that has spoken – trash/traffic/devaluation etc.

Renee Roger – W. Willow Ave. – concerned with 200 plus trees and watering. We already have a water issue in town.

Jennifer Sherpa - 821 Chesapeake – love trees but concerned with the watering as well. Thinks they should have to comply with our new water statutes. We have Wal-Mart and don't need another box store.

Mr. Whitten – gave brief history of this Bowman alignment - Caltrans decided around 1960 to reroute 178 and bought enough property to do so. Chesapeake was to ‘T’ into a frontage road and then tie into China Lake blvd. This never happened. Whatever is done needs to have a good healthy barricade. Re: lighting it would reflect downward and still achieve security. Re: Wall – needs new sound wall but don't think 10 feet is necessary. A sound study can be done. Trash enclosures/use of compactors/handling trash inside building - These can be addressed to not affect your properties. In regards to flooding; the bowman channel will be a drainage facility for this project.

Mr. Sanders – stated he was glad to see so many people out and the Committee is listening.

*Motion To Continue Tentative Parcel Map 11999 and Site Plan Review 11-02 Till July 26<sup>th</sup> Was Made By Commissioner Pope, Second By Commissioner LeCornu. Motion Carried By Voice Vote Of 4 Ayes, 0 Nays, 0 Abstain, And 1 Absent.*

**8. DISCUSSION ITEMS - None**

**9. COMMISSIONER ITEMS**

**a. Report from Committees**

**City Org – Next meeting is July 11<sup>th</sup> @ 5pm - June meeting cancelled**

**QOL –**

**Infrastructure - July 13<sup>th</sup> @ 5pm - no updates**

**CDC nothing to report – July meeting cancelled**

**b. Commissioner Contacts – None**

**c. Additional Commissioner Items – Mr. Porter – agrees with audience that occupying already vacant stores would be better.**

**d. OTAPC update – next Wednesday July 6<sup>th</sup> the City Council will be considering two OTAP items, next OTAPC meeting – August 4, 2011**

**10. STAFF ITEMS - None**

**11. ADJOURN 8:07 p.m.**