



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

**MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION**  
**City Council Chambers**  
**Tuesday, July 12, 2011 at 6:00 PM**

1. **CALL TO ORDER 6:00 p.m.**
2. **ROLL CALL**  
**Present:** Chairman Porter, Vice Chair Beres, Commissioners LeCornu, Sanders & Pope  
**Absent:** None  
**Staff Present:** Ricca Charlon, Matthew Alexander, Loren Culp, Fire Marshall Bill Brickey
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF AGENDA**  
*Motion To Approve Agenda Was Made By Vice Chair Beres, Second By Commissioner Pope. Motion Carried By Voice Vote Of 5 Ayes, 0 Nays, 0 Abstain, And 0 Absent.*
5. **APPROVAL OF MINUTES - June 28, 2011 Planning Commission Meeting**  
*Motion To Approve Minutes Was Made By Commissioner LeCornu, Second By Commissioner Pope. Motion Carried By Voice Vote Of 5 Ayes, 0 Nays, 0 Abstain, And 0 Absent.*
6. **PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA - None**
7. **PUBLIC HEARING**  
Site Plan Review, SPR 11-03, a request to build a new 5,350 square foot office building, located on 15,036 square foot lot in a CG (Commercial General) Zone District located at the Southwest Corner of China Lake Blvd. and Felspar Ave., (APN 067-040-06) Applicant: Chuck Cordell  
  
Staff Report given by Matthew Alexander.  
Beres – What is the drainage plan?  
Loren – City Council adopted a drainage plan back in 1989 and the document requires the property to detain drainage. These requirements are typically held in the landscape areas or a sump. Developer will be required to detain this water as a condition of the Resolution. Staff believes there is a strip of landscape on the project that could potentially satisfy this condition.  
LeCornu – What is the plan for him paving Felspar?  
Loren – 2 codes require any developer of new property and/or building permit issuance to improve any roads/sidewalks/drainage etc. They are established by ordinance. If this project were on an unimproved corner the project would need to be done in its entirety. The existing conditions need improvement to come up to City standards. Felspar is identified with in our current PMS as a ‘failed condition’ and needs to be replaced. Staff is required to sight the requirements for this project.  
Pope – We do need to address the plain back wall of the building.

**PUBLIC COMMENTS –**

Mr. Cordell commented on his plans for the project. He does not think it is fair to detain water or repave due to the time the property has been there and current ground structure is not going to be changed. He feels the staff is being unreasonable. He feels that Tobacco Traders side of Felspar is worse than his. He is not changing the contour of the property and feels the drainage is adequate. The requirements are adding 25-50K to the project and this is something he does not have. He is looking for some guidance/help.

**COMMISSIONERS –**

LeCornu - agrees with Cordell about the repaving being unnecessary. He is doing a justice to the City taking care of the property and paving is crazy. Can paving condition be dropped?

Mr. Porter - Pursuant to Code Street improvements are required for new development by Ordinance. We are suggesting that the PC approve the Resolution as is with the Applicant appealing the drainage and paving conditions and taking it to Council.

Culp –The Staff, looking at the spirit of the manual and industry standard, believes each development must absorb its burden and repair/make improvements as appropriate.

LeCornu – what would you assume is the cost factor on this site?

Culp – he would like to assemble some numbers and is not able to respond to this request at this time. Many factors to be taken into consideration to calculate a fair response. Loren will get back to the commission on this number.

Porter - Is the additional runoff or all runoff to be detained?

Culp - Requirement is for the additional runoff. This is Detention not total retention.

LeCornu - What is needed to make final the decision of whether that landscape strip will work for water detention?

Culp - Applicant will need to come up with a plan and submit it for review.

*Motion To Approve Resolution with all its conditions and an additional condition of some type of articulation on the back wall, and to state 'Pursuant to Ordinance Street Improvements of Paving, Curbs, Gutters, And Sidewalks Are Required By Ordinance For New Construction; The Planning Commission Approves The Resolution With A Recommendation That The Applicant Appeal The Paving and Drainage Conditions To The City Council For Relief' Was Made By Commissioner Beres, Second By Commissioner Sanders. Motion Carried By Voice Vote Of 5 Ayes, 0 Nays, 0 Abstain, And 0 Absent.*

**8. DISCUSSION ITEMS - None**

**9. COMMISSIONER ITEMS**

**a. Report from Committees**

City Org – Cancelled

CDC – Cancelled

QOL – July 20<sup>th</sup> @ noon

Infrastructure – Wed 7/13 @ 5pm

**b. Commissioner Contacts**

Additional meetings within the month with Mr. Cordell

**c. Additional Commissioner Items**

**d. OTAPC update, next OTAPC meeting – August 4, 2011**

**10. STAFF ITEMS**

Alexander – Planning Dept. has obtained a planning intern part-time through the summer – Kady Everson

**11. ADJOURN 7:09 p.m.**