



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

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION
City Council Chambers
Tuesday, August 23, 2011 at 6:00 PM

1. **CALL TO ORDER 6:04pm**
2. **ROLL CALL**
Present: **Chairman Porter, Vice Chairman Beres, Commissioners LeCornu, Sanders & Pope**
Absent: **None**
Staff Present: **Matthew Alexander, Loren Culp, Jim McRea, Ricca Charlon**

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF AGENDA**
Motion to approve Agenda as written by C. Pope, seconded by C. LeCornu
None opposed – **APPROVED**

5. **APPROVAL OF MINUTES - July 26, 2011 Planning Commission Meeting**
Motion to approve July Minutes by L. Beres, seconded by J. Sanders
None opposed – **APPROVED**

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

7. **CONTINUED PUBLIC HEARING – Continuation Approved**

Tentative Parcel Map 11999 & 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. This item was continued from the June 28th and July 26th Planning Commission Meetings. Pending receipt of a preliminary grading & drainage plan, **the City Engineer is recommending that this item be continued to the September 27, 2011 Planning Commission Meeting.** Due to the lapsed time since June, the staff shall re-notice this Public Hearing.

Motion to approve continuation of Public Hearing to 9/7/11 by C. Pope, seconded by J. Sanders. None opposed – APPROVED

8. **PUBLIC HEARING**

Tentative Tract Map 7050 (Metcalf Construction) to consider a request to create 80 single family home lots and 1 park/sump lot on 20.1 acres zoned Single Family Residential (R-1). This proposed subdivision is located at the SW Corner of Las Flores Ave. & Sierra View St. (APN 067-050-02)

City Planner Matthew Alexander gave background information on project and staff report. City Engineer Loren Culp addressed the Commission in regards to dust mitigation and referenced section 16 of Municipal Code. Mr. Culp explained the process of what should happen in regards to the grading, permitting, and bonding of the project in regards to the dust mitigation issue.

PUBLIC COMMENTS

- Darryl Whitten – Cornerstone Engineering – Explained TTM 7050 in regards to engineering design. Mr. Whitten went over his letter to Mr. Alexander dated August 19, 2011 & to the Planning Commission dated 8/22/11 which both addressed some concerns he had with the conditions of the Approval for TTM 7050.
- Officer Myers addressed concerns with the potential traffic study. He feels that the turn pocket would take away some valuable parking in the area. He also believes that performing a traffic study at this time would not be accurate due that Las Flores School is not being held at the site during this time.
- Mr. Culp agreed with the removal of 2.a.i. due to the additional information given by Mr. Whitten.
- Mr. Culp commented that the private/public park issue was due to the city budget and its deficiency. Given the additional information/conversations it might be in the City's best interest to be a public park. Mr. Culp agrees that the park being public is a valid consideration with the establishment of a Landscape and Lighting District.
- In regards to the SCE easement and permission of grading Mr. Culp was simply trying to point out a finding of fact that should be public and it would have no bearing on the project if removed.
- Mr. Culp requests the fault statement (6.a) be left as a statement of record and would have no issues with 6.a.i being removed.
- Donald Goodson – MaryAnn/Sierra View corner – concerned with dust issues.
- Gary Hewer – 636 W Las Flores Ave. – police doing great job with traffic control. Concerned with parking and dust issues. Suggests a chain link fence with mesh during construction as a form of dust/trash control.
- Diane Noyer – 500 N Sierra View – concerned with view of Sierra's being taken away, dust issues, sump and how it will look and work with vast loads of water, construction trucks degradation of roads and agrees with repaving.
- Shirley Dawson – 301 Traci Lane – concerned with degradation of the desert. Feels slighted by the City.
- Jack Noyer – 500 N Sierra View – concerned with RDA funding and how the sale will take/took place. Commented on Coldwell Banker ad in Daily Independent and how they knew already.
- Claire Ann Hubert – Traci Lane – concerned with traffic analysis used. What is going to go in her backyard? A block fence?
- Gary Wildan – Rose Avenue with a house on N. Scott – Reaffirms everything already said.
- Mary Ann Conrad – Traci Lane – concerned with Coldwell Banker's ad if TTM not even approved yet. Dust concerns.
- Chester Cornelius – 305 Dawn Court – concerns with RDA and how the property was acquired. Dust concerns. Sump concerns with the cleachy dirt and how it will absorb/drain. Sump ponds in Ridgecrest have a bad history and he agrees with the HOA to pay for a private park and/or completion of the sump pond before construction begins. Multiple Tract maps (public noticing was different than one at meeting) in distribution and feels that a resolution cannot be done tonight due to the poor distribution of information.
- Peter Konopak – Mary Ann/Sierra View – dust concerns. Recommends enlarging the park and adding the turn pocket. Views would be enhanced and be more aesthetic from his home. Doesn't like the size of the lots and feels they can be more visually appealing if larger instead of cramming them in. Recommends no grading of phases till start to finish construction is going to happen that way dust stays down and if houses don't sale the land is undisturbed.
- Shawn Hubert – 329 Traci Lane – concerned with widening of Argus and the potential traffic.
- Carol Hewer – 636 W. Las Flores – concerned with dust issues.
- Alan Robin – 636 Mary Ann – dust concerns. Already empty housing in town and more homes not needed. Recommends not approving tonight.
- Mr. Whitten – Cornerstone – Addressed the public concerns re: what will back Traci Lane; how the water will flow from park onto Las Flores; park will have a block wall surrounding it entirely; empty housing concerns; grading will be one phase at a time.

Commissioners:

Sanders – against left turn lane pocket as traffic will reroute accordingly by nature

LeCornu – agrees with paving Coso and Argus.

Pope – believes the 2005 traffic study is not okay to base the traffic on.

Beres – reaffirmed the actions of the Planning Commission and where the public needs to take its concerns is to Council. Recommends moving it to Council.

Porter – agrees with LLM district. Coso and Argus should be paved.

Mr. Culp – 19-2.3 municipal code and general plan (Chp 6 C-2.3) require a detailed traffic study. 1.a.i only states developer ‘be prepared for the intersection improvements’ pending the study.

****Motion to approve Resolution 11-10 as written by L. Beres, seconded by C. LeCornu – no opposed - PASSES**

****Motion to approve Reso 11-11 as amended (BELOW) C. Pope, seconded by C. LeCornu – no opposed - PASSES**

1. Remove Grading Improvement condition 4.c
2. Add to Grading Improvement 4.b “Each phase of grading and construction shall have a fence (combination of temporary and permanent fencing) surrounding the site(s) to inhibit windblown dust and debris.”
3. Remove Seismic Hazard Zone comment 6.a.i
4. Reword A.2.d to say:
 - d. The proposed tentative map indicates a park and storm water drainage facility. The park and drainage facilities shall be a Public Park and Drainage Facility and all appurtenances to the park and drainage facility maintained by a landscaping and lighting district.
 - i. The park and drainage facility shall be designed with landscaping and irrigation system to be reviewed and approved the the Director of Community Development.
5. Remove Drainage Improvements comment 2.a.i
6. Reword A.1.d to say:
 - d. Design and construct full width 40’ road way in a 60’ wide Right of Way for all interior streets per the City of Ridgecrest General Plan and City of Ridgecrest Engineering Design Standards and Details. The south side of Argus Street shall be installed to full width, with an A.C. curb in lieu of curb and gutter.
7. Reword A.1.a to say:
 - a. Design and construct full width Las Flores and “B” Street intersection and traffic lane and turn pocket improvements if warranted by traffic study.

9. DISCUSSION ITEMS

Discussion of Illegal signs –

M. Alexander gave staff report. Commission members will be presenting to Chamber Board on September 8th @ 5:30 – Pope; Beres to attend

10. COMMISSIONER ITEMS

- a. Report from Committees
 - City org- Beres – no mtg
 - CDC – LeCornu - no mtg
 - QOL – Pope - meeting 30th and 31st 12p-2p discuss General Plan
 - Infrastructure – Sanders – cancelled
- b. Commissioner Contacts - none
- c. OTAPC update - meeting tentative for 9/6/11 @ 6:30 pm; moving forward with BWM

11. STAFF ITEMS - None

12. ADJOURN 9:45pm

Next Regular Planning Commission meeting – September 27, 2011