



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

**MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION**  
**Tuesday, October 23, 2012**

1. CALL TO ORDER **6:00pm**
2. ROLL CALL  
Present: Chairman Porter, Vice Chairman Beres, Commissioners LeCornu, Sanders & Pope  
Absent: None  
Staff Present: Matthew Alexander, Loren Culp, Ricca Charlon
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA  
Motion to approve Agenda as written by C Pope, seconded by L. Beres  
*5 Ayes, 0 Nays, 0 Abstain, and 0 Absent*
5. APPROVAL OF MINUTES - September 25, 2012 Planning Commission Meeting  
Motion to approve September 25, 2012 Minutes by C LeCornu, seconded by J. Sanders  
*5 Ayes, 0 Nays, 0 Abstain, and 0 Absent.*
6. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA - None
7. PUBLIC HEARING

VARIANCE 12-01, a request to erect a 6 foot and 4 foot block wall within the 20' front yard setback area where the maximum height is 3<sup>1</sup>/<sub>2</sub> feet. The property is located at 439 Balsam Avenue and is zoned R-1, (Single Family Residential). The proposed block wall height variance will consist of a 6' and 4' block wall located within the front yard setback area. (APN 67-126-21), Eugene Benson, applicant.

City Planner M. Alexander gave staff report. Applicants need to be wary of setbacks and are asking for a 4 foot wall in the front along Balsam St. at the south end and a 6 foot wall north of the driveway on balsam and around to the Las Flores side.

Culp – current site plan would be an encroachment of public right of way. Public works dept would not issue an encroachment permit for anything within the public right away.

M. Benson – so the measurement is from what location that we can place the wall?

Culp – the measurement is from the face of the curb, 10 feet back and located on private property. Horizontal site distance is a concern and an analysis would be requested. The height of the wall is the concern.

Porter – so we would need a condition that the Public works would have to approve the location and height of the wall after further analysis.

Public Hearing – 6:23pm

M. Benson – there is a curved corner that would improve the line of sight. It is necessary for me to point out that there is also a 6 foot wall on Sanders St. (behind subject property and adjacent on Las Flores) that is similar to what we are requesting and it has been there for at least a decade. Privacy in the home is also an issue with the addition of Home Depot.

Close Public Hearing – 6:26pm

Beres – if approved who would inspect and approve prior to install?

Alexander – read condition 4 proposed in relation to public works analysis and approval.

Porter – has issues with findings 1-3 of Resolution

Pope – where are the windows located on the house?

Benson – windows are on the balsam side and continuing along Las Flores. There is noise from the trucks delivering to home depot and the lights that remain on consistently.

Porter – if Public works findings have you change the project, what is plan B?

M. Benson – our contractor and the city engineer can talk prior to build and make sure all safety concerns are addressed.

Culp – sight distance determination is an engineering analysis. There are variables that need to be considered. The analysis requires looking at the speed limit, the height of the driver's eye, etc.

Pope – condition 4 proposed would address that, correct?

Culp – for the sake of the public health, safety and welfare it is a responsibility of the applicant to provide the analysis. I would be reviewing the analysis and approving on the behalf of the public.

*Motion To Approve Resolution 12-08 (As Amended to add condition 4) approving the VAR 12-01 Made By Committee Member C. Porter, Second By Committee Member L. Beres.*

*Motion Carried By Vote Of 5 Ayes, 0 Nays, 0 Abstain, And 0 Absent.*

## **8. DISCUSSION ITEMS**

- a. VACATION of a portion of Sims St. Right-of-Way recommended by City Engineer. Chuck Roulund has made a formal request to vacate a portion of Sims St. proximate to property he owns at 1100 W. Ridgecrest Blvd.

No public comment.

*Motion To Approve Resolution 12-09 Approving The Easement Vacation Made By Committee Member C. Pope, Second By Committee Member J. Sanders*

*Motion Carried By Vote Of 5 Ayes, 0 Nays, 0 Abstain, And 0 Absent.*

- b. Request for one year extension, CUP 11-02 (Matthew Jorgensen/Old Town Mission)

Staff recommends that the Commission approve the extension.

M. Jorgensen – found out that the new CA green laws are in effect and opened a new set of guidelines they need to take care of prior to build.

*Motion To Approve Time Extension in regards to CUP 11-02 Made By Committee Member L. Beres, Second By Committee Member C. LeCornu*

*Motion Carried By Vote Of 5 Ayes, 0 Nays, 0 Abstain, And 0 Absent.*

## **9. COMMISSIONER ITEMS**

- a. Report from Committees

City Org – did not meet

CDC – did not meet

QOL – discussed and voted to put forth to Council 1.6 million worth of project funds. Next meeting Nov 15, 2012 @ 5pm @ KMCC

Infrastructure – discussed street fund. Next meeting Nov 14, 2012 @ 5pm @ City Hall

- b. Commissioner Contacts

Porter – met with Stan Rajtora on zoning changes on Carol Vaughn's property. Also met with Chuck Cordell regarding the wall he is building on China Lake Blvd.

## **10. STAFF ITEMS**

M. Alexander - Gave an update on the mindmixer website and asked for public input. [www.downtownridgecrest.com](http://www.downtownridgecrest.com). He stated that Ron Smith, branding company, has been working on the branding and will be coming back with his thoughts soon as he is running for state office.

Culp – gave an update on the Public Work projects recently completed and in the bidding process.

## **11. ADJOURN – 7:00pm**