



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

**MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION**  
**Tuesday, November 27, 2012**

1. CALL TO ORDER – 6:05pm
2. ROLL CALL  
Present: Chairman Porter, Vice Chairman Beres, Commissioners LeCornu, Sanders & Pope  
Absent: None  
Staff Present: Matthew Alexander, Ricca Charlon
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA  
Motion to approve Agenda as written by C. LeCornu, seconded by J. Sanders  
*5 Ayes, 0 Nays, 0 Abstain, and 0 Absent*
5. APPROVAL OF MINUTES - October 23, 2012 Planning Commission Meeting  
Motion to approve October 23, 2012 Minutes by L. Beres, seconded by C. Pope  
*5 Ayes, 0 Nays, 0 Abstain, and 0 Absent.*
6. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA - None
7. PUBLIC HEARING  
ZONING TEXT AMENDMENT 12-02, a request to permit ham radio towers and windmills in excess of 35 feet to be constructed in Residential Zone Districts subject to a Conditional Use Permit. The Planning Commission may recommend that the City Council amend Chapter XX, (Zoning) of the Municipal Code to permit Amateur Ham Radio Antennas and Windmill Towers in excess of 35 feet to be erected subject to a Conditional Use Permit within the Estate Density Zone Districts, (E-1, E-2 and E-3), the Single-Family Residential District, (R-1), the Residential Mobile Home District, (RMH) and the Agricultural (A-5) District. Applicant: City of Ridgecrest.
  - M. Alexander and staff recommend that the Commission recommend to the City Council that they amend the zoning ordinance in the municipal code to allow Amateur Ham radio towers be allowed with the requirement to apply for a conditional use permit (CUP). This would allow each case to be reviewed independently and conditions be put on a case by case basis depending on the public hearing comments heard during that specific application process.
  - C. Porter – The resolution states windmill towers as well, why?
  - M. Alexander – yes, the staff was trying to be forward thinking and encompass anything that might come up so we don't have to go back and do this again. Our thinking was that windmills are becoming more popular as an energy source.
  - C. Pope – does the CUP process have an opportunity to make sure we are not interfering with the flight path of the Navy?
  - M. Alexander – Yes
  - J. Sanders – maybe we should consider generalizing even more to state any structure in excess of 35ft such as towers, windmills or the like.

- L. Beres – you don't want to say structures because someone might build a 4 story house.
- J. Sanders – Exactly, you would want to make sure the intent of the resolution is well understood so there is no confusion.
- C. Pope – likes the idea of generalizing but not the idea of putting in examples because it might limit
- C. Porter – reason for considering radio towers is because Ham Radio operators are considered part of public safety and recognized in the Joint Resolution of Congress in a disaster. The public hearing was specific to Ham Radio towers and I think a new public hearing would be in order to do that. Thinks all we have talked and heard about is Amateur Radio and their special use in emergencies.
- C. Pope – generalizing would speed up the process and getting the individual cases heard. They could still be denied based on the topic if necessary.
- J. Sanders – likes the idea of allowing the property owner to have the ability to apply at his discretion and use of his property. Recommends **amend to state 'Towers' as opposed to 'Amateur Ham Radio Antennas and Windmill Towers' in section 2 of the Resolution.**

Public Comment -

- D. Mathews – examples – TV Antennas, Satellite dishes. Thinks the topic should be broadened.
- S. Rainey – encouraged with what he has heard and agrees with the CUP idea. This sets precedence for other Amateur operators in the area.

*Motion To Approve Resolution 12-10 **A Resolution Of The Planning Commission Of The City Of Ridgecrest Recommending That The City Council Adopt An Ordinance Amending Chapter XX Of The Ridgecrest Municipal Code, As Amended Made By Committee Member L. Beres, Second By Committee Member J. Sanders. Motion Carried By Voice Vote Of 5 Ayes, 0 Nays, 0 Abstain, And 0 Absent.***

**8. DISCUSSION ITEMS**

Staff presentation to show summary of Planning Commission actions during the past two years. M. Alexander thanked the Commission for their work.

**9. COMMISSIONER ITEMS**

- Report from Committees
  - City Org – Has not met
  - CDC – Has not met
  - QOL – Has not met
  - Infrastructure – Has not met
- Commissioner Contacts - None

**10. STAFF ITEMS - None**

**11. ADJOURN 6:30pm**