



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

**MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION**  
**City Council Chambers**  
**Tuesday, May 22, 2012 at 6:00 PM**

1. **CALL TO ORDER – 6:05 pm**
2. **ROLL CALL**  
**Present:** Chairman Porter, Vice Chairman Beres,  
Commissioners Pope, LeCornu & Sanders  
**Absent:** None  
**Staff Present:** Matthew Alexander, Ricca Charlon
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF AGENDA**  
Add discussion item 8b.: County Court building improvements on China Lake Blvd.  
Continue discussion item Ridgecrest General Plan Land Use Element to next meeting.  
Motion to approve Agenda as amended by L. Beres, seconded by C. Pope  
*5 Ayes, 0 Nays, 0 Abstain, and 0 Absent*
5. **APPROVAL OF MINUTES - April 24, 2012 Planning Commission Meeting**  
Motion to approve April 24, 2012 Final Draft Minutes as amended by C. Pope, 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**  
**CUP 12-01** – Request to operate a Montessori Preschool at 555 South China Lake Blvd., Suite 100. The school will occupy 3720 square feet of the eastern portion of the building formerly occupied by ReMax Realty, APN: 480-010-07; Applicant: Shannon Balas, Owner: David Haugan
  - City Planner M. Alexander briefed the Commission members on the proposed site.
  - C. Pope – Assumption of parking on the street not in driveway, why are we assuming that?
  - M. Alexander- I believe it is direction to the parents. But it does not matter either way
  - J. Sanders – says this is a private street, will this be an issue?
  - M. Alexander – due to the public easement there will be no issues
  - L. Beres – Would like fence topic to be addressed by M. Myers
  - M. Alexander – oversight and left off of Conditions
  - M. Myers – To serve the purpose of kid's safety, Myers suggests a fence near the west side of sidewalk from proposed yard fence around the parking stalls to the existing walkway. The fencing could be 3 feet and eye appealing to the blvd.
  - C. Pope – Looking at this map of flow sees a potential problem of backflow into the Blvd.
  - PW / City Engineer – nothing to add, ok the way it is
  - B. Brickey – Concerned about outdoor playground – School will need to put in an outdoor exit from the playground with panic hardware. Exit door out of each classroom will need to be provided.

- S. Balas –  
Traffic Flow – class times staggered so there will not be a huge backup.  
Exit from outdoor playground – it is included in the plans
- D. Haugan -  
Fence as suggested by Officer Myers – No issue from playground to North end of property along China Lake Blvd. Would like to leave the off the fence along Miguel. Will do what staff suggests but would like to propose leaving it off.
- M. Myers – The area referred to on the east side for fencing can have a gate for fire access. (suggestion only)

**PUBLIC COMMENT – NONE**

**STAFF COMMENTS**

- C. Pope – questioned traffic flow on the cul-de-sac; asked parents to be notified of potential issue
- M. Myers – would be more than willing to address the traffic flow issue if it becomes a problem at a later date. Would like to see the signage that will be used on Miguel ‘Five minute parking for Balas Montessori only’ and see them paint curb green.

*Motion to approve CUP 12-01 as amended to add signage for 5 minute parking (new), emergency exit from playground (item 4), and fence along China Lake Blvd. (new) to resolution made by L. Beres, second by C. LeCornu. 5 Ayes, 0 Nays, 0 Abstain, and 0 Absent*

**8. DISCUSSION ITEM**

- a. Ridgecrest General Plan Land Use Element update – Continued till next meeting
- b. County Court building improvements on China Lake Blvd.
  - City Planner M. Alexander briefed the Commission members on the proposed improvements. Community is concerned with the razor wire look around the court house. Staff has received many calls in regards to this unsightly look. China Lake Blvd. is a main street through town, next to a beautiful new museum is being built a ‘prison look.’ Staff would like to ask Chairman Porter to draft a letter.
  - C. Pope – Why does the County not have to go through the City?
  - M. Alexander – Because they are County it is not a requirement.
  - J. Cascadian – Office of Court Construction Management – Project requested by the Court and the Administrative Office of the Court. Recent attack on a judge and drop off of prisoners became an issue and thus the project came about. Architect was told County issued the permits and all plans/specs went through the County. No attempt was made in circumventing the City. A secure area is necessary and we don’t do it to be an eyesore, security comes with drawbacks.
  - M. Alexander – McNally said would be willing to remove the razor wire immediately.
  - J. Cascadian – if he is directed from Mr. McNally he will have a contractor remove it.
  - C. Porter – will writing a letter work? How do we fix this?
  - J. Cascadian – no money left in this project, recommends we design another project, get it approved and put it into the process of getting funded.
  - J. Sanders – what is the timeline for something like a new project?
  - J. Cascadian – I couldn’t give you a timeline estimate. Willing to take the razor wire down to mitigate the problem. Doesn’t understand the disconnect between the City and County
  - M. Alexander – Kern County Building Dept. – Ridgecrest office was not informed of the project.
  - C. Porter – what is the process to get another project put through?
  - J. Cascadian – apologizes for the project, wants to do whatever possible to fix. Will remove razor wire. Requests a letter of what commission would like to see on basic design criteria for the project. He will process it into the design and forward a suggested plan for approval and funding.

### **PUBLIC COMMENT**

- Carol Vaughn – believes it is parking for judges and does not need razor or Constantine wire. It is an unbelievable eyesore in a town that is already struggling. Likes the idea of writing the letter and asks to send letters to our State Representatives so the timeline might be shortened. It is ugly enough that we can possibly get some help at the State level.
- D. Haugen – to call it a secure area would be nice but a chain link fence is not going to be enough if someone wants in. Agrees with the idea of a letter. Would like to see the same theme as the Post Office and County building carried into this project.

### **STAFF COMMENTS**

- M. Alexander – C. Porter and himself will draft a letter and have it to the Commissioners by week's end for review.

## **9. COMMISSIONER ITEMS**

### **a. Report from Committees**

**City Org – did not meet**

**OTAP – did not meet**

**QOL – cancelled**

**Infrastructure – Cancelled due to Police Open House, next meeting June 13th**

### **b. Commissioner Contacts**

**LeCornu, Beres, Sanders, Porter – all met with Mr. Haugen and Ms. Balas on Montessori School at different times**

## **10. STAFF ITEMS**

## **11. ADJOURN – 7:42 pm**