



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

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION
Tuesday, June 26, 2012 at 6:00 PM

1. CALL TO ORDER – 6:00 pm

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 L. Beres, seconded by C. LeCornu
5 Ayes, 0 Nays, 0 Abstain, and 0 Absent

5. APPROVAL OF MINUTES - May 22, 2012 Planning Commission Meeting

Motion to approve May 22, 2012 Minutes by C. LeCornu, 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

SPR 12-02 – a request to develop 3 parcels, (APN 420-020-09, 15 & 22) containing 1.478 acres located at the northwest corner of Drummond Avenue and N. Norma Street for the construction of a new Dollar General retail store. The proposed development will consist of a 12,480 square foot building, with 49 parking spaces and landscaping. Applicant: Embree Asset Group
Matthew Alexander presented staff report regarding the project to the Planning Commission. Proposed building is located on a scenic corridor within the General Plan. Due to this it is recommended that the buildings and landscape be natural in appearance suited to the desert.

C. Porter – traffic study – why?

L. Culp – Vehicles going North on Norma are not permitted to turn into the driveway of Dollar General as there is only a stacking turn pocket for South Bound Traffic. Traffic Study is due to the driveways being within the 300 feet of another driveway and/or corner – this is in conflict with the General Plan.

C. Porter – so the traffic study is needed prior to the approval of the site plan due to the possible moving of the building?

L. Culp – there are a number of alternatives that could dictate a safer location for the driveway but we won't know that till the traffic study is complete.

C. Pope – if we kept them as three parcels clearly the General plan suggestions would stop this from being done... how would we do it then?

L. Culp – it would be difficult to say without the traffic study. In an ideal world we would use the General Plan as a guide. Not all existing parcels are going to meet these guidelines. But in order to make the General plan work we have to do the proper analysis. Norma does not have this issue due it not being on the scenic corridor, it is considered a 'collector' street.

C. Porter – Can the Planning Commission override the City Engineer recommendation to have a traffic study?

L. Culp –You can accept the SPR the way it is depending on the traffic study. If the traffic study warrants a different site plan the hearing will have to come back to the commission for another approval.

Dollar General Representative – Thanked the Staff for being so helpful. Gave an overview of the project and what Dollar General is. It is NOT a dollar store or a 99cent store. It is a general retail store with brand names. It is a CVS / Walgreens type store without the pharmacy. They are taking into consideration the driveway issue and would be happy to oblige the traffic study. They just have a concern with the tractor/trailer space needed for deliveries in relation to where the building is placed on the lot. Buildings elevations they would be happy to work with City Planner to make it work as well as with the landscape on the west. They have a concern with requirement '2j' under the Engineering requirement in regards to the signing of the Affidavit to agree to not protest the formation of SLLM District.

L. Culp – Recently we entered into our first LLM District with DR Horton. It is the City's desire to start this with all new development. The hope is that we can get an affidavit agreement if we decide to incorporate larger areas within the city in the future. It is a discretionary item and open for negotiation.

C. Porter – Tract subdivisions are standard for LLM, we have not done this with commercial, correct?

L. Culp – that is correct.

Dollar General Rep – Thankful for the clarification and understands the LLM District and would be fine with it.

L. Culp – the SPR has the landscape set up to comply with the drainage/water retention

PUBLIC COMMENT

Roger Dorman – owns the property directly north. What is the Wall going to be like? Is concerned with the texture of the building not being all one texture

M. Alexander – nothing proposed in regards to a wall at this time.

D. Church – Embree Group – hopeful for an approval subject to the conditions set forth so they don't have to come back if the traffic study comes back with an okay for the proposed driveways.

Motion to Approve Resolution 12-05 as amended below Made by Commissioner J. Sanders, Second By Commissioner C. Pope. Motion Carried By Voice Vote Of 5 Ayes, 0 Nays, 0 Abstain, And 0 Absent.

*** p9 1.a.6 - Add wording of needing to be resubmitted to commission if Site Plan changes due to traffic study.**

*** p11 item 2.j eliminate the words 'Landscaping Maintenance'**

*** p11 item 13 add wording "work with City Planner"**

8. DISCUSSION ITEM

Update - Superior Court Fencing Proximate to China Lake Boulevard

J. Cascadden – on the verge of completing a contract to be signed in removing the razor wire and starting the project on Friday this week. In addition he has picked up a local landscape contractor who will be submitting a design to soften the look on China Lake Blvd and on the North side.

9. COMMISSIONER ITEMS

a. Report from Committees

City org – no meeting

Community Development – covered Kosmont report, no July meeting

Infrastructure – covered continued item of lighting within the city; discussed streamling of the Municipal Code. Next meeting July 11 @ 5pm

QOL – june cancelled – next meeting August 2 @ 5pm

b. Commissioner Contacts – none

c.

10. STAFF ITEMS – introduced Mark Daly, summer planning intern; draft sign ordinance; housing element; OTAP; Ron Smith Legislature run and won't be able to work after October for us.

11. ADJOURN – 7:11 pm

