



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

RIDGECREST PLANNING COMMISSION
Tuesday, July 24, 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, Ricca Charlon, Loren Culp

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF AGENDA Move 8a before 7

Motion to approve Agenda as amended by J. Sanders, seconded by C. Pope
5 Ayes, 0 Nays, 0 Abstain, and 0 Absent

5. APPROVAL OF MINUTES - June 26, 2012 Planning Commission Meeting

Motion to approve Agenda as written by L. Beres, seconded by C. LeCornu
5 Ayes, 0 Nays, 0 Abstain, and 0 Absent

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

7. PUBLIC HEARING

SPR 78-09 Modification (2012) –a request to expand the existing Fastrip Market located 345 S. China Lake Blvd. by joining a 5500 square foot lot, (APN 478-080-13) to the existing facility (APN 478-080-12) by paving the expansion lot, moving the existing driveway on Wilson to partially be on the new lot to give better flow to the gasoline islands, adding approximately 230 square feet to the store, repairing numerous items within the store and resurfacing the parking lot. Applicant: Jayco Oil Company.

- M. Alexander gave staff report. City recommends a lot merger. Landscaping was an original requirement and staff would like to add this to the new request. The City engineer has put in some conditions that are advisory because total cost of improvements does not exceed the value of the building. City is requiring trash enclosures. Staff recommends approving the SPR subject to the conditions as written. Lighting fixture requested to be moved OR removed due to encroaching in the public right of way.
- C. Porter- Engineering conditions 6 and 7 – light standards – wants clarification
- L. Culp - westerly most driveway there is a bollard foundation that would have to be removed for the driveway as proposed. Light fixture on China Lake Blvd. seems to be abandoned and can be removed with no harm to the lighting of the building he believes.
- C. Porter - Part 2ai - drainage improvements – talking about on the expansion lot right?
- L. Culp- staff recognizes that this is an existing development and quite an undertaking to change the drainage dramatically. It would be a great advantage if the site be constructed as such that the landscaping picks up some of the site water drainage. The landscape requested by the City is for the full lot being spoken about and we are asking for the additional water capture without any re-grading or repaving.

Public-

- R. Saunders – JayCo Oil partner/owner – *landscape* - not opposed to the landscape but concerned about 2 foot deep holes in the ground and nothing being able to grow and cars having a hole to drive over. On expansion lot, if limit landscape to there he is agreeable to doing that. *Light fixture in front* – willing to move it and update it as it is a necessity in his opinion. *Would like to change the statement of 230 square feet to ‘not to exceed 10x30 and 300 total square feet’*. He sees the landscaping on Corner of China Lake Blvd and Wilson, NE corner of China Lake Blvd., west of existing driveway off Wilson
- L. Culp – open to any ideas and recommends that anything is better than nothing and he is quite flexible.
- C. Porter – can we leave this to proponent and staff reviewing and approving after this meeting?
- L. Culp – that would be fine but we would have to come to terms prior to issuance of the building permit.
- J. Taylor – appreciates the lighting being requested to be moved and kept by the applicant. Does not like the wall mounted outward facing lighting. Would like wording to state downward only lighting and that it falls solely on property.

- Add to Community Development 12 - Same condition 3 from original resolution in regards to landscaping

- 2.a.i. – Loren/Commission recommends to replace with – The landscaped area shall be designed to accommodate site runoff in a sump condition for the areas that are naturally tributary to those landscaped areas.

- 1.a.6. ‘relocate’ instead of ‘remove’ light pole

- change 230 square feet to ‘not to exceed 10x30 beer cave addition and 300 total square feet’ (two locations)

- Add to Community Development 13 - Condition to state all lighting to fall solely on the property (same as original resolution)

Motion To Approve Resolution 12-06 as amended (above) 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.

8. DISCUSSION ITEMS

- a. Request from Victory Baptist Church to amend **CUP 98-15 Modification** approved by the Planning Commission on June 28, 2011 to expand the CUP Site Area for the Victory Baptist Church to include one 1350 sq. ft. structure, (formerly a home) located at 241 W. French Avenue.
 - Matthew Alexander gave staff report. Staff and city engineer recommends that the Commission approve the report.
 - C. Porter – being a discussion items what are we requested to do?
 - M. Alexander – you can accept the letter and modify the conditions or deny it.
 - C. Pope – part of the concern of the residents was the potential of dust and that was the reason for paving. If not going to pave the area, how are we going to ensure this does not happen?
 - J. Sanders – so the backyard of the lot is no longer going to be a parking lot?
 - M. Alexander – correct it will no longer be a parking lot and access will come from the church parking lot.
 - L. Beres – so it would be a walkway from the church parking lot to the house?
 - M. Alexander – yes that is correct.

- B. Voight – Project manager for VBC – dust mitigation - it is our intent to possibly enlarge the house in the future and landscape the backyard. Sidewalk- it is our intent to see a sidewalk go straight through the backyard to the door. Plan to put in an ADA entrance and access as necessary to code.
- E. Thomas – Pastor VBC – Standing in support to answer additional questions but no real comments at this time. Thanks the commission for their efforts.
- C. Pope – backyard – plan to prevent vehicles from driving there during construction?
- B. Voight – cars will use it during the construction. Church has installed a double gate between the church and the back of the lot so after construction cars will not have access (showed photo)..... pole on left, no clue why there but will probably come down with expansion.
- L. Beres – is it okay to extend?
- M. Alexander – commission has the ability to make modifications. We can attach to the resolution.

Motion to approve CUP 98-15 Modification as requested by the letter submitted made by C. LeCornu, seconded by L. Beres - 3 Ayes, 2 Nays(Porter/Pope), 0 Abstain, and 0 Absent

b. Consideration of 1st Draft New Ridgcrest Sign Ordinance

Intern Mark Daly gave staff report – intent is to amend our ordinance to look something like the sign ordinance from Farmersville. Goal is to simplify the understanding by the public and interpretation by and between public and staff. Staff to review and bring comments back to the next meeting in order to move process along.

COMMISSIONER ITEMS

a. Report from Committees

City Org – Beres – talked about code enforcement/transit system/ measure L budget items and there effects on depts. Next meeting Aug. 21, 2012

CDC – no meeting in July

Infrastructure – Sanders – prepared a list of street repairs for measure L. Next mtg August 8, 2012 5pm

QOL – Pope – dark for summer – next meeting August 2 at KMCC

b. Commissioner Contacts - None

9. STAFF ITEMS

M. Alexander – Michael Silander from City Legal Counsel Lemieux & O’Neill has sent an email saying that he will be able to provide his services at future meetings as requested by the commission or staff.

L. Culp – CIP projects about to launch. Preconstruction meetings happened this week. Start dates are first or second week in August

Drummond– E bound between Norma and China Lake– milling process, digouts, and overlay
Downs – Inyokern and ward – ward and Drummond – Contractor is Bowman Asphalt

College heights – Franklin to Jarvis – Contractor is Bowman Asphalt

Bicycle rest station project–Bowman bike path–rest stations at Norma, China Lake, & Richmond

Bowman road - County project with our cooperation; being paved between Downs to Jacks Ranch

10. ADJOURN – 7:15