



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

**MINUTES  
RIDGECREST PLANNING COMMISSION  
City Council Chambers  
Tuesday, August 28, 2012 at 6:00 PM**

**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, Gary Parsons, Ricca Charlon

**3. PLEDGE OF ALLEGIANCE**

**4. APPROVAL OF AGENDA**

Motion to approve agenda as submitted was made by C. Pope, second L. Beres.  
*5 ayes, 0 nays, 0 abstain, 0 absent.*

**5. APPROVAL OF MINUTES - July 24, 2012 Planning Commission Meeting**

Motion to approve as amended was made by J. Sanders, second C. Pope.  
*5 ayes, 0 nays, 0 abstain, 0 absent.*

**6. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA**

Harris Brokke gave a Maturango Museum update. He is excited there is about 2 months till museum expansion is complete. He expects to be on Oct/Nov Planning Commission agenda to present new building.

**7. PUBLIC HEARING**

**Tentative Parcel Map TPM 12013, a request to create two parcels on a 12.13 acre site located at the NW Corner of Bataan Avenue and Norma Street, (Church of Jesus Christ of Latter-Day Saints). APN 509-010-022. The property is zoned E-2, (Estate Residential, Minimum 10,000 sq. ft. lot size). The proposed subdivision will consist of (2) parcels: 1) a 5.76 ac. vacant parcel, and, 2) a 6.37 acre parcel occupied by a Church of Jesus Christ of Latter-Day Saints building, parking lot, landscaping, walkways and an athletic field.**

- City Planner M. Alexander gave staff report. Staff recommends a 3 parcel map instead of division to 2 parcels with street dedication of Sierra View.
- L. Culp – several items in chap 19 regarding tentative map submittal have not been identified on the map submitted. Section 20 regarding site plan and components thereof were also not shown on the map. Most importantly nothing showing dimensions of existing right of ways or dedications of Perch or Sierra View. He cannot give any adequate recommendation at this time due to lack of information provided.
- C porter – So you are suggesting we continue till we have more information?
- L. Culp – recommends item be continued and the church come back with an additional TPM that would be more complete with a full informational map that is submitted per code.

- J. Sanders – to L. Culp: TPM should include what in your recommendation?
- L. Culp – grading, drainage, street dedications, and topographical features (existing driveway as an example) unique features that need to be identified on the tentative map.
- C. LeCornu – with creating 3 parcels are we asking them to pave Sierra View?
- M. Alexander – no, not asking them to pave; just road way dedication.
- L. Beres – believes we don't have enough information to make an educated decision.

**Public Comment:**

- M. Rowan - .... Engineer firm for church – would agree with review now, comments, etc. and bringing back to next meeting.
- Ray Francis – Comparing presentation and mailing notice parcel 1 and parcel 2 are reversed.
- C. Porter – believes Sierra View does need to be noted on the parcel map in some way. All commissioners agree.
- J. Sanders – spoke with Mr. Allen this morning and he explained that the church does not want to be developing property due to tax and the church. Can we dedicate the streets without subdividing it?
- M. Alexander – does not know the legalities for that.
- C. Porter – are you going to address this with the church prior to it coming back so we can have a complete TPM.
- L. Culp – yes, I am planning to work with the Church and the engineering firm to bring back a complete TPM.

*Motion to continue item till September 25, 2012 Planning Commission meeting made by C. LeCornu, second by J. Sanders. 5 ayes, 0 nays, 0 abstain, 0 absent.*

**8. DISCUSSION ITEMS**

**a.** Discussion of Retail Sector Strategies Report prepared by Kosmont Companies presented by Gary Parsons, Economic Development Manager

**b.** Update of Downtown Ridgecrest Branding project

**COMMISSIONER ITEMS**

a. Report from Committees

City Org – Beres – met in August – discussed Measure L – next meeting 9/18/12

CDC – LeCornu – meeting Thursday 8/30/12 @ 5pm

Infrastructure – Sanders – discussed sewer lines w/in city next - meeting 9/12/12 @ 5pm

QOL – Porter – cancelled in August, meeting in Oct.

**Commissioner Contacts**

J. Sanders – spoke with Mr. Allen from church on TPM on agenda

J. Sanders – commented on the landscaping around the Courthouse and asked if commission could send a letter thanking them.

**9. STAFF ITEMS**

**10. ADJOURN 7:15pm**