



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

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION
Tuesday, September 25, 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, Ricca Charlon
- 3. APPROVAL OF AGENDA**
Motion to approve Agenda as written by C. LeCornu, seconded by L. Beres
5 Ayes, 0 Nays, 0 Abstain, and 0 Absent
- 4. APPROVAL OF MINUTES - August 28, 2012 Meeting**
Motion to approve August 28, 2012 Minutes by L. Beres, seconded by J. Sanders
5 Ayes, 0 Nays, 0 Abstain, and 0 Absent.
- 5. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA**
H. Brokke – gave an update on the Maturango Museum 50th Anniversary first weekend October 6 & 7, 2012. Swap Sheet did the brochure which was distributed to each commissioner. Lots of events - star party, concerts, museum tours, and booths planned. Invited public to come out and enjoy.
- 6. CONTINUED 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. This item was continued from the August 28, 2012 Planning Commission meeting.
M. Alexander gave the staff report. Map was revised as requested at the previous Planning Commission meeting of 9/28/12. The map does not show a dedicated street for Sierra View as at this time the City is not requesting it. Perch St. is being shown with a half street dedication.
Porter – last time this commission was asking for 3 parcels not 2 parcels so why is it okay this time for 2 parcels – 1 lot and a remainder?
Culp – Subdivision map act allows for a remainder lot and permits the owner to sell that as such.
Beres – What difference did that make?
Culp – it takes the responsibility of the improvements off the current owner. The next owner would be responsible for dedication of street and city requirements.
Pope – would we be able to ask the new owner to do the improvements?
Culp – yes, we would have that authority to have them dedicate the street and condition as to the city code.
Sanders – Perch St. going through the existing parcels is not there currently all the way through?
Culp – the public easement is in place and that is it shown on the new map
Sanders – these conditions were calling out the curb and gutter and ADA compliance, what does that have to do with the land divisions?
Culp- municipal code calls for the map to call these out to current ADA standards

PUBLIC HEARING -6:15pm

M. Rowan – Merrill Johnson Companies; Representative for Church. Subdivision Map Act paragraph b, section 66411.1 - improvements should only be required if land is being developed so the church feels they are not responsible for the improvements of the extending lot by dividing with a remainder plus 1 parcel.

Beres – why selling if not for funds?

Roan – church as a whole is looking at excess land and trying to skim down.

Porter – Which Public Works conditions do you not like?

Roan – Perch along ball field is not improved and conditions a-g refer to ADA requirements and if required to comply than we ask you to approve as a Tentative map. We will then revisit the budget as to whether to compliance can be met in the two year + 1 year extension time frame of recording.

PUBLIC HEARING CLOSED

Porter – Would like to know City Engineer Culp's thoughts?

Culp – if Committee approves as is with these conditions you are good by the ordinance requirements.

Sanders – does not agree with the conditions and thinks there are way too many. Not saying to wave any just taken aside by them. Anything we can do to lessen them?

Culp – the State gives the guidelines and the city is given the ability to expand upon that with our own ordinances.

Sanders – is there any way to get legal counsel opinion and relieve them of the burden?

Culp – The Map Act is a book of law as well as our ordinances. They are always subject to interpretation.

LeCornu – I am a business owner and ADA compliance is tough but they are cut and dry and no variances are allowed. I agree with what you are saying but it has to be done for ADA compliance.

Culp – either we pay for it or the land developer has to pay for it to be in compliance.

Porter – this is the time to enforce it right?

Culp – absolutely. At time of applying for a map division, or sale, or improvement that is when we can condition and show compliance.

Sanders – right now that street is hardly used. Can we make that a requirement down the road?

Culp – if a bond could be posted which allows the City to be secured.

Sanders – would that change anything for the Church?

Roan – the church is aware but the time frame stays the same.

Motion To Approve Tentative Parcel Map TPM 12013 And Resolution 12-7 As Presented Made By Commissioner Pope, Second By Commissioner Beres.

Motion Carried By Voice Vote Of 5 Ayes, 0 Nays, 0 Abstain, And 0 Absent.

7. DISCUSSION ITEMS

- a. Discussion regarding locating a 55 foot ham radio tower in Residential Zone Districts

Tim Fox from NAWS states it does not interfere with military duties.

Porter – FCC regulations says we are supposed to make reasonable accommodations to ham radio operators. Question is that the minimum height is more than the 35 foot height. Is that reasonable?

Rainey – I have had no issues with my neighbors or the city with radio use to date. I respect my neighbors and my neighborhood.

Beres - how many hours will it be up?

Rainey – 2-3 hours at night and down all day

Porter – what is a reasonable accommodation for HAM radio is a tough interpretation

Alexander – we are talking about 3 months to go through council and make the accommodation for conditional use permits (CUP)

Sanders – what would be the request we would make to council?

Alexander – that is the beauty of making it a conditional use permit with conditions and then it can be done on a case by case basis.

Commission would like to request staff go to council and propose a modification to all R1 zoning so we can authorize a CUP for the Ham radio tower.

- b. Discussion of proposed wall exceeding 6' at 439 Balsam St., Eugene Benson
Staff would recommend a variance to be the appropriate way to handle this. Las Flores side is okay. Balsam is the issue. They should apply for a variance and bring it back to the commission.
Porter – The setback is from the curb on Las Flores not the sidewalk just so applicant is aware. The intersection also has additional setback accommodations. These need to be taken into consideration when applying for the variance.
- c. Blueprint Integration Project

8. COMMISSIONER ITEMS

- a. Report from Committees
City org – did not meet
CDC – discussed Kosmont contract and municipal code update – cancelled for October
Infrastructure – discussed Wal-Mart, Digital395, trenching fees, master drainage plan – next meeting Oct 9 @ 5pm
QOL – Pope- Not met in a few months - next meeting is Oct 11 @
- b. Commissioner Contacts
Porter – with Mr. Heard re: HAM radio issue

9. STAFF ITEMS

Alexander - Mindmixer – downtownridgecrest.com – interactive website that allows for commenting on the downtown project.
Culp – update on Capital Improvement Projects within City
Drummond Street is complete
Downs Street is doing minor concrete work and paving starting first of next week; watch for delay
College Heights – paving portion is complete
Bowman Road – county is supposed to start paving tomorrow
Bike Rest Stations – nearly completed

10. ADJOURN – 7:35pm