



CITY OF RIDGECREST
100 West California Avenue
Ridgecrest, CA 93555
Draft Minutes

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION
City Council Chambers
Tuesday, March 26, 2013 at 6:00 PM

1. CALL TO ORDER – 6:00pm

2. ROLL CALL

Present: S. Morgan, S. Davis, R. O'Bergfell, P. Brokke
Absent: C. LeCornu
Staff: M. Alexander, R. Charlon, L. Culp

3. PLEDGE OF ALLEGIANCE

3 a. APPROVAL OF AGENDA

*Motion To Approve Agenda As Amended To Add Approval Of Agenda Was Made By Commissioner Pat Brokke, Second by Commissioner Scott Davis.
Motion Carried By Voice Vote of 4 Ayes, 0 Nays, 1 Absent, 0 Abstain.*

4. APPROVAL OF MINUTES: February 26, 2013 SD , RO 4 ayes

*Motion To Approve Minutes of February 26, 2013 Meeting Was Made By Commissioner Scott Davis, Second by Commissioner Robert O'Bergfell.
Motion Carried By Voice Vote of 4 Ayes, 0 Nays, 1 Absent, 0 Abstain.*

5. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

C. Vaughn – brought letters on behalf of Inyokern CalUSA unmanned systems project. She asked the commission members, and anyone in audience, to consider signing the letter as a show of support. She left sample letters with Secretary. Signed letters can be returned to Real Estate Board office.

6. PUBLIC HEARING

SPR 10-09 Modification, a request by AMG Associates to construct Phase 2 to build an additional 40 Unit Multi-Family Senior Citizen Residential complex on 2.5 acres; located on the SW corner of Mono Street and Church Ave; APN: 508-020-12. Phase 1 included 32 units that were constructed to the immediate east of this site. The proposed project will be restricted to seniors 55 years of age and older. The proposed site lies south of the city's Kerr McGee Youth Sports Complex and north of the Ridgecrest Charter School.

- City Planner gave staff report. Staff has recommended to AMG to move parking to three sides of the building not just two as proposed. Staff recommended the existing sump included in phase 1 be expanded so as to make it much more shallow and accessible for entertainment/walk through ease per the General Plan. Staff recommended AMG file for a parking variance for the project due to little use of the parking as most seniors don't drive. Staff recommends, that prior to building permits being pulled, Commission recommend AMG go to Council and get the Market Rate changed in the agreement to Senior.
- S. Morgan – this item will be continued as AMG is not present.

PUBLIC COMMENT

- Dan Clark – Wanted to put his support behind this being the second phase senior project. One concern – some seniors have concerns about the construction of the last phase.

- J. Bailey – Lives in the phase 1 in a two bedroom unit. Wondering why it says ‘Senior’ on the building as it might bring a wrong idea/concept of the people living there. Lots of plumbing issues – they have had a plumber out 5 times. The sewer clean out is right in front of their door and they have roaches. On a positive note, the planter boxes are a wonderful idea. Have a lot of bored seniors as some of the amenities are not yet available – no TV room, no pool, no insides opened up to the seniors. Noise factor is a big concern. They live in the downstairs unit and they can hear the upstairs vacuum, garbage disposal, toilet flush, etc. so they believe these needs should to be addressed for the next phase to succeed. The upstairs walk ways are uneven and they puddle water. The windows in the units whistled and are not sealed. The cupboard and vent over stove allows great drafts at most times. The lighting is insufficient for most, especially seniors. The storage (towels/linen/etc.) inside the units is lacking. One bedroom’s have no closet doors and visitors must walk through bedroom to use bathroom.
- S. Rajtora – owns some apartments in the local area. Has no problem with a developer using his own money, or subsidy if passed on to renters/seniors, and building in town. Recently he received a report from the State of CA showing what rents are being charged at phase 1. The report has higher than expected rates (not subsidized) and should be looked at. He does not want to see someone getting subsidy, and possible tax rebates, and build without passing the discounts along. He does not believe that is fair to current landlords and the vacancy rate we have.
- R. O’Bergfell – shocked and concerned about what he has heard tonight and believes the issues should be investigated.
- S. Morgan – More concerned about the promise of AMG and the market rate now being changed to seniors. However, there was an OPA that stated market rate would follow senior. He believes that AMG never intended to build the market rate units and he wants to know why. Believes that when AMG is present the commission will probably need to punt and send it to council for review. He does not agree with the change but his job is the SPR and so approval of it and then passing the decision on to Council.

Motion to continue Public Hearing to next Planning commission meeting of April 23, 2013 made by Robert O’Bergfell, seconded by Scott Davis. Motion Carried By Voice Vote of 4 Ayes, 0 Nays, 1 Absent, 0 Abstain.

7. DISCUSSION ITEMS - None

8. COMMISSIONER ITEMS

- Downtown Branding update - Next OTAP Meeting: April 9, 2013**
City Planner – Believes this should be the last OTAP meeting and the downtown plan should be coming to the commission soon.
- Comments from Commissioners**
P. Brokke – last meeting some within city limits had concerns about the animals they currently had and were concerned about the changes. She asked for clarity.
S. Morgan - Just for clarity, the changes being discussed had nothing to do with E2, E3 or anything larger.

9. STAFF ITEMS

- Update on Possible Amendments to the Animal Keeping provisions of the Zoning Ordinance** – Work is continuing and Public Hearing possible for April 23, 2013
- Update on Development Requirements Code Study Subcommittee – Commissioners Brokke and Morgan** – Waiting on a report from City Attorney to schedule meeting.
- Indian Wells Valley Water Management Issues** – IWVWD set up a meeting to speak about agriculture development in the IYK area.

10. ADJOURN – 6:45 pm