



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

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION
City Council Chambers
Tuesday, April 23, 2013 at 6:00 PM

1. CALL TO ORDER – 6:05 pm

2. ROLL CALL

Present: C. LeCornu, S. Morgan, S. Davis, R. O'Bergfell, P. Brokke
Absent: None
Staff: M. Alexander, R. Charlon, L. Culp

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF AGENDA

Motion To Approve Agenda Was Made By Commissioner S. Morgan, Second by Commissioner R. O'Bergfell. Motion Carried By Voice Vote of 5 Ayes, 0 Nays, 0 Absent, 0 Abstain.

5. APPROVAL OF MINUTES: March 26, 2013

*Motion To Approve Minutes of March 26, 2013 Meeting Was Made By Commissioner S. Morgan, Second by Commissioner P. Brokke.
Motion Carried By Voice Vote of 5 Ayes, 0 Nays, 0 Absent, 0 Abstain.*

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

7. CONTINUED 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. The proposed site lies south of the Kerr McGee Youth Sports Complex. **Recommendation: that this item be continued until June 25, 2013.**

No one present to speak on behalf of this item.

Motion To Continue SPR 10-09 Modification To June 25, 2013 Meeting Was Made By Commissioner P. Brokke, Second by Commissioner S. Davis. Motion Carried By Voice Vote of 5 Ayes, 0 Nays, 0 Absent, 0 Abstain.

8. PUBLIC HEARING

SPR 13-01, a request to build a new 4800 sq. ft. building used for personal storage. The building is proposed on two lots comprising 53,964 sq. ft. in a Commercial General Zone District located at the Northeast corner of Bowman Channel and S. Gateway Blvd. (APN 343-070-16 & 17) Applicant: David Tharp

- M. Alexander gave staff report. Proposed use is appropriate to the zoning. He plans to have 9 off street parking stalls. There is a requirement in the General Plan that there be a breakup of the long bland building facing the street. Mr. Tharp has agreed to break it up with some landscape.
R. O'Bergfell – Just to verify 'original request is for personal use' - what would change if he decides to use as commercial?
- M. Alexander – There would be more parking demand but staff believe 9 stalls would be sufficient and more can be added if needed as there is room.

Public Comment – None

- D. Tharp – There is a requirement to have a 5 ft set back on west side, but we talked about bringing to line with landscaping. The map shows the landscape not on his property and he thought this to be incorrect.
- M. Alexander – You are correct, the landscape needs to be on your property not the public set back. We will adjust the plans.
- D. Tharp – Landscaping just on the west and north ok? Plans show different so just want to verify.
- M. Alexander –That is correct, just the west and north are to be landscaped.

Motion To Approve Resolution For SPR 13-01 Was Made By Commissioner S. Morgan, Second by Commissioner P. Brokke. Motion Carried By Voice Vote of 5 Ayes, 0 Nays, 0 Absent, 0 Abstain.

9. DISCUSSION ITEMS

a. AMG responses to the issues raised by Senior Housing residents

- M. Alexander gave review of the issues. Letter from Mr. and Mrs. Bailey was answered by AMG. Staff believes that the response was insufficient and sent such a reply to AMG. An additional email response was received, MA read the response. The letter stated that once more information was received they would get back to the Committee.
- S. Morgan – They made a statement ‘the mayor and city are in full support of our project’. Please express to them that this is not going to be an easy walk and we need to make sure they know that. Also asks that we get verification about the resolution of the issues prior to the June 25, 2013.
- R. O’Bergfell – agreed with Mr. Morgan and would like to see verification on the issues at hand addressed by the Bailey’s.

b. Extension of Tentative Tract Maps (TTM) – projects coming before the Planning Commission in 2013 and 2014

- M. Alexander – Advised the commissioners of what will be coming to the Planning Commission in the next 6-8 months. Staff has about 20 TTM’s all over town that will be expiring in the coming months and coming to the commission for review and/or extension.

10. COMMISSIONER ITEMS

a. Downtown Action Plan update - Next OTAP Meeting: May14, 2013

C. LeCornu - Balsam District is moving along. A draft plan was submitted at the last meeting for review.

S. Morgan – could you please make sure all the commissioners get a copy of the plan now so that when it gets to the commission we will be fully aware. Asked Chris if he saw any problems going forward?

C. LeCornu – it has been very positive discussions and the kinks have been hashed out and we should be able to move forward with the plan.

b. Comments from Commissioners - None

11. STAFF ITEMS

- L. Culp – updated the commission on City/State/County sponsored projects. See attached list.

12. ADJOURN – 6:45 pm