



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

**MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION**  
**City Council Chambers**  
**Tuesday, May 28, 2013 at 6:00 PM**

1. **CALL TO ORDER** Meeting was called to order at 6:02
  2. **ROLL CALL**  
Present: C. LeCornu, S. Morgan, R. O'Bergfell, S. Davis, P. Brokke  
Absent:  
Staff: M. Alexander, K. Harker
  3. **PLEDGE OF ALLEGIANCE**
  4. **APPROVAL OF AGENDA**  
*Motion To Approve Agenda Was Made By Commissioner Morgan, Second by Commissioner Davis. Motion Carried By Voice Vote of 5 Ayes, 0 Nays, 0 Absent, 0 Abstain.*
  5. **APPROVAL OF MINUTES: April 23, 2013**  
*Motion To Approve Minutes of April 23, 2013 Meeting Was Made By Commissioner Morgan, Second by Commissioner O'Bgerfell. Motion Carried By Voice Vote of 5 Ayes, 0 Nays, 0 Absent, 0 Abstain.*
  6. **PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA**
  7. **PUBLIC HEARING**  
**SPR 05-10 Modification**, a request to build one new 10,080 sq. ft. self-storage building, one new 10,478 sq. ft. building for enclosed storage of recreational vehicles, and 24 - 9' x 18' parking spaces for boat storage. This project constitutes Phase 2 of the Ridgecrest Self-Storage Facility in a light Industrial Zone District located at 1621 N. Inyo Street, (APN 453-032-14).  
Applicant: Rick McClish
    - o M Alexander spoke to the commission regarding the project and the initial phase as it was proposed in Phase 1. Phase 1 was approved by Commission in 2005. There will be one more phase after Phase 2 a final phase or Phase 3. Zoning is light industrial with some R-3 or residential. M Alexander described the area that will be developed and how it is laid out. One condition of the project given by the City Engineer will be curb, gutter and sidewalk. Staff recommends that the planning commission approves the resolution before them tonight.
    - o **Public Comment**  
Jim Goodman, AIA 232 Avenida Fabricante, Suite 112, San Clemente, Ca  
Mr. Alexander gave a good description of the project. I'm concerned about the curb, gutter and sidewalk. I was wondering if the sidewalk can be moved back from the curb due to the pole being in the sidewalk area. Also, the condition from the Fire Department for the second access, where should this be located? M Alexander indicated that it could be located at the south end of the property.
- Commissioners**
- o Mr. Morgan thanked the City Engineer for going by the code. The commission can modify

the set back of the sidewalk. There is some sidewalk in the area. I would recommend that we defer to Phase Three so that they can come up with a plan and come up with the fees. I would also recommend that if we are going to defer the sidewalk that we defer the ADA requirement for the driveway.

- o Chairman Lecornu we can defer the sidewalk and the driveway because they go together.
- o Loren Culp – that is correct they do go together.
- o Commissioner Brokke – good idea to defer the requirements of the sidewalk and ADA driveway.

#### **Public Comment**

- o Steven Rainey 231 Sierra Vista  
Phone wires and electrical wires could be an issue as they are hanging very low in this area.

#### **Commission**

- o Loren Culp – deferral of deterrents are reasonable improvements such as drainage improvements (topographical) so that we could ask for curb, gutter and sidewalk to be waived. This instance would require the City Councils approval for no curb, gutter, and sidewalk.  
Commissioner Morgan – Can we ask the staff to move forward
  - a. defer sidewalk
  - b. defer driveway
- o **Motion to Approve Planning Commission Resolution 13-07 A Resolution of the Planning Commission of the City of Ridgecrest Approving SITE PLAN REVIEW 05-10 MODIFICATION for Phase II of the Ridgecrest Self Storage Facility as written with the following conditions To defer A. 1 and A 11. Motion made by Commissioner Morgan Seconded by Commissioner O'Bergfell All in favor 5 Ayes.**

### **8. DISCUSSION ITEMS**

- a. Discussion of Ham Radio Towers exceeding 35' height limit in Residential Zones
  - o M Alexander gave brief description of the staff report sent to the Planning Commission. It is now time that the applicant Mr. Steven Rainey is asking for consideration of the fee of the CUP be reduced for consideration of the tower. The current fee is \$1800. He believes that the fee is too high. It is recommended that the Planning Commission provide staff with direction regarding what an appropriate fee might be to consider towers in excess of 35'.
  - o Mr. Rainey gave a handout for the Commissioners to look at. My goal is to have the tower down when not in use and up when I am using it. I believe having the fees waived because we are putting our time and energy into this so that the community can have a benefit.
  - o Commissioner Brokke – how often are you using the radio
  - o S. Rainey - Not every day maybe twice a week
  - o Chairman Lecornu – what time of day are you using the tower?
  - o S. Rainey - Not a specific time of day for any period of time.
  - o Commissioner Morgan – not a ham operator, but realize that we are here to discuss the fee, fits into a broader problem. Staff to come up with a fee to cover the cost. A more accurate cost. I realize that this tower can be used for emergency and can benefit the City of Ridgecrest.
  - o M. Alexander – move forward as a CUP to the Council notice the neighbors so that they could comment to see if that would be an issue or not.
  - o Commissioner O'Bergfell – forwarding to the CC.
  - o M. Alexander – yes staff will be forwarding to the council

- b. AMG update - responses to the issues raised by Senior Housing residents, Continued public hearing for Phase 2 Senior apartments – June 25, 2013
  - o Chairman Lecournu did get the email that was sent out
  - o Commissioner Morgan didn't see any issue raised about the inadequate insulation and the access to the sewer by the door and the odor that is coming out. I feel that the pipe should be extended away from the door. I feel that the City should be invited to the meetings with the senior complex and the developer to make sure that the issues are being addressed.

**9. COMMISSIONER ITEMS**

- a. Report from Development Code Subcommittee re: first meeting
  - o Commissioner Morgan, Commissioner Brokke, Matthew Alexander, and Loren Culp, met to discuss the Development Code and they decided as a group to look at the Zoning and Sub-Division of the Municipal code. The Subcommittee will also will have issues with Chapter 16. The Commissioners will see other Chapters involved to make modifications. Mrs. Brokke has already been looking at other communities and what they have to offer as codes. The Commission was encourage looking at other cities and making recommendations to for the Subcommittee to look at. Next meeting will be on June 24<sup>th</sup> where we will continue to have discussion.
  - o
- b. Comments from Commissioners
  - o Pat Brokke – the Ridgecrest Animal Shelter on June 18<sup>th</sup> – spay or neuter your animal. If you have any questions please call the Animal Shelter

**10. STAFF ITEMS**

- o Hold your special meeting on June 18<sup>th</sup>. M Alexander informed the Commission of Jim Gregory continued success and what a great job of renovating of the Heritage Suites he has done. It is his recommendation to adjourn the meeting to the Heritage suites on the 18<sup>th</sup> so that the Commissioners and see what has been accomplished.

**11. ADJOURN** - To Special Planning Commission Meeting, 6:00 PM, June 18, 2013 - tour of Heritage Suites Renovation by Jim Gregory