



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

**MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION**  
**City Council Chambers**  
**Tuesday, June 25, 2013 at 6:00 PM**

**1. CALL TO ORDER – 6:02pm**

**2. ROLL CALL**

Present: C. LeCornu, S. Morgan, S. Davis, R. O'Bergfell  
Absent: P. Brokke  
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 4 Ayes, 0 Nays, 1 Absent, 0 Abstain.*

**5. APPROVAL OF MINUTES: May 28, 2013**

*Motion To Approve Minutes of May 28, 2013 Meeting Was Made By Commissioner S. Morgan, Second by Commissioner S. Davis.  
Motion Carried By Voice Vote of 4 Ayes, 0 Nays, 1 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. 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. **This item was continued from the April 23, 2013 Planning Commission meeting. Applicant requests continuation until 8/27/13.**

*Commission Unanimously Agreed To Continue SPR-10-09 To August 27, 2013 Meeting.*

**8. PUBLIC HEARING**

**SPR 78-16 Modification**, a request to modernize SCE Ridgecrest Service Center.

The Scope of Work for the project includes the following improvements: ADMINISTRATION BUILDING – NEW ADDITIONS AND INTERIOR REMODEL, GARAGE BUILDING – NEW ADDITION AND REMODEL, NEW PRE-FAB SHOP BUILDING, NEW HAZARDOUS MATERIAL STORAGE CANOPY, AND VARIOUS ONSITE AND OFF SITE IMPROVEMENTS. The project is located in a Service Commercial (SC) Zone District located on 3.96 Acres at 510 S. China Lake Blvd., (APN 080-020-67). Applicant: Southern California Edison

- City Planner M. Alexander gave staff report.
- S. Morgan – this building will be upgraded to LEED standards correct? Also, there is lighting in the current parking lot, so it would also have to be upgraded and hooded. Since it is SCE we should use this as a showcase to the public green energy standards.
- R. Obergfell – great project no issues.

- Richard M. Smith – SR. Project Manager overseeing the project. Stated everything will meet current energy standards. Looking forward to working in Ridgecrest. We really are trying to improve the overall landscaping. Concerns – PW #1.a.i – dedication –in order to actually do the dedicated we have to do an 851 filing and that approval can take up to 25+ months and so tying it to the project would really delay the project. We have no problem requesting the dedication we are just hoping to have the condition rewrote to change the timing of the dedication. PW #1.c - Storm water on site retention – we proposed as part of the entitlement submittal additional area on site we are going to design in our grading plan so we could retain as much as possible. We met with Loren Culp this afternoon and he said that was acceptable. Do we need to modify language?
- L. Culp – Yes, we would need to modify language. The report was submitted and City Engineering is comfortable with the submission. Add wording “as presented in current hydrologic report and grading plan”. As far as the dedication – SCE is a unique situation. Staff recommends they follow procedure and take the request to Council for action for a binding agreement.
- Public comment – has fire seen this?
- M. Alexander – no they have not to my knowledge.
- Mr. Smith – we have been communicating with KCF in Bakersfield and they have approved the plan.
- S. Morgan – please state in minutes to City Council that the Planning Commission approves and concurs with working with SCE and the dedication condition PW 1.a.i.
- Changes to Resolution –
  - add to PW 1.c – ‘as presented within the current Hydrologic report and Grading plan’
  - #10 – New SCE building shall be retrofitted to meet new LEED Standards
  - #11 - Prior to occupancy permit applicant shall receive Site Plan Approval from the Kern County Fire Dept.

*Motion To Approve **SPR 78-16 Modification**, a request to modernize SCE Ridgecrest Service Center with amendments. Resolution 13-08 Was Made By Commissioner S. Morgan, Second by Commissioner S. Davis.*

*Motion Carried By Voice Vote of 4 Ayes, 0 Nays, 1 Absent, 0 Abstain.*

**9. DISCUSSION ITEMS - None**

**10. COMMISSIONER ITEMS**

- a. Update on Old Town Action Plan re: **Downtown Action Plan** Final Draft  
Plan should be coming back to Planning Commission in September for final approval.
- b. Comments from Commissioners - None

**11. STAFF ITEMS - None**

- 12. ADJOURN @ 6:35pm** To Special Planning Commission Meeting, **5:00 PM**, July 16, 2013, 919 N. Heritage Dr. - tour of Heritage Suites Renovation and Presentation of the Making of Heritage Village by Jim Gregory