



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

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION
City Council Chambers
Tuesday, September 24, 2013 at 6:00 PM

1. **CALL TO ORDER** Meeting was called to order at 6:01
2. **ROLL CALL**
Present: P. Brokke, S. Davis, R. O'Bergfell
Absent: C. LeCornu
Staff: M. Alexander, L. Culp, K. Harker
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF AGENDA**
Motion To Approve Agenda Was Made By Commissioner O'Bergfell, Second by Commissioner Brokke. Motion Carried By Voice Vote of 3 Ayes, 0 Nays, 1 Absent, 0 Abstain.
5. **APPROVAL OF MINUTES: August 27, 2013**
Motion To Approve Minutes of August 27, 2013 Was Made By Commissioner Brokke, Second by Commissioner O'Bergfell. Motion Carried By Voice Vote of 3 Ayes, 0 Nays, 1 Absent, 0 Abstain.
6. **PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA**
Steven Morgan – thanked Planning Commission for serving and stated he would be available for questions if he is needed. He will be appointing Matt Baudhuin to the Planning Commission at the first City Council Meeting in October. He feels that he will be a great asset to the committee and that he was impressed when he spoke for the interim City Council Member.
7. **PUBLIC HEARING**
CUP 13-01 (Opportunities for Learning), a request to locate Opportunities for Learning, an Independent Study Charter School designed to serve grades 7-12 at a 6400 square foot building located at 900 N. Norma St., (former Hollywood Video). The project is located in a CG, (General Commercial) Zone District; Heritage Square Shopping Center, (APN 421-050-02). Applicant: Kiran Mehra, Architect for Opportunities for Learning and Ridgecrest Paradise LLC, owner.
M. Alexander gave a staff report that contained history on the property. Opportunities for Learning are looking to for a larger facility for the capacity of more students. This new location has more square footage than where they are now. M. Alexander explained the parking lot situation. There is a Conditional of Approval that is in place which will require a reciprocal parking agreement with the City of Ridgecrest Planning Department.
 - R. O'Bergfell – what is the current size of the building they are in now.
 - K Mehra – 3000 square feet
 - R. O'Bergfell – have any of the other tenants been contacted about this school going into the building and how do they feel about it and is the parking going to be an issue
 - M. Alexander – we have not discussed with the other tenants how the parking is going to work due to the fact that the City hasn't seen a parking agreement in any situation with any of the other tenants.
 - R. O'Bergfell – realizes that they have a parking lot that is big but the majority is located in the southern portion of the parking lot.

Public Comments:

- K. Mehra – the site plan showed entrance on north and might move to the west side. Feels that this would work better for ADA compliance
- L. Condren – we see our students in one hour increments/20 students on site at one time. Most students work at home and come in for testing. Most of our students either get dropped off or we are looking at being able to do public transportation.
- P. Brokke – How does the program work?
- L. Condren – The students work as an independent study. Most work is done at home with tests done at the school with math tutoring available at the site.
- Kaye Glassco- I’m here on behalf of the center and management. Parking is reciprocal and that they have never had an agreement with tenants. If there needs to be an agreement, she would be more than happy to take this back to the owner so that he would be able to review.
- N. Christman – has had the opportunity to be at the building where the center is now and doesn’t notice a lot of cars.

Commissioners:

- R. O’Bergfell – knowing that we have had problems in the past; I would like to see a reciprocal agreement so that we can have some resolve for the safety of the children. I would like to know that we can all get along.

Motion To Approve Planning Commission Resolution No 13-01 CUP 13-01 (Opportunities for Learning) – Was Made by Commissioner O’Bergfell, Seconded by Commissioner Brokke. Motion Carried by Voice Vote of 3 Ayes, 0 Nays, 1 Absent, 0 Abstain.

8. DISCUSSION ITEMS

a. Continued Discussion of Tentative Tract Map 6227 (Marvella) – requirement for Warner St.

City Engineer Loren Culp gave an informational item only. The City Attorney has made his decision on the requirement for Tract Map 6227. Mr. Culp gave background information about the Tract 6227. City Attorney has given his opinion and that the remainder parcels are not conditioned parcels per the sub-division map act, but has recommended we get a deed restriction. This needs to go back to City Council. This will satisfy the condition of approval and the action that was taken on April 20, 2005.

Public Comment:

N. Christman 129 W. Franklin – I have been working with City Staff since 2005 and have been trying to get Warner Street installed and having this put on the deed. I am agreeable with this and I hope that we can proceed forward to the City Council.

b. Discussion of New Bus Barn and Park & Recreation Maintenance Yard at City Corp Yard

Loren Culp gave background information about the transit grant and the new bus barn. He discussed the consultant, Willdan Engineering, who will be working with City to design and construct the new bus garage. Mr. Culp gave information about the garage and how it would look inside. We will also be looking at the proposed construction trailer that will house the parks and Recreation temporarily. Mr. Culp let the committee know that we will be bringing forth information about this project as it continues to develop.

- R. O’Bergfell – looking at the map it looks like Mr. Boydston is occupying some of the corp yard.
- L. Culp – Yes, Mr. Boydston is occupying part of the City yard.
- R. O’Bergfell – How will it work with the money and what we can accomplish?

- L. Culp – Mr. Culp explained the types of bid alternates that would be in the bidding package when the City went out to bid on the Bus Garage.

9. COMMISSIONER ITEMS

- a. **Update from Development Code Requirements Subcommittee** – Commissioner Brokke. The Subcommittee met with the City Attorney, City Engineer, and members of the Subcommittee. Discussed examples of how to bring developers together. Discussed bonding, deferred lien agreements, and various types of methods. Thought that if we could make it one stop shopping for the developer so see the code it would make it easier. Matthew Alexander and Michael Silander have their respective assignments to come back to the Planning Commission. Steve Morgan as a City Council Member will remain on the Sub Committee. The Committee also discussed how to have the Planning Commission can take a more active role in the decision making process.

10. STAFF ITEMS

- 11. ADJOURN** Meeting adjourned at 6:49