



CITY OF RIDGECREST
100 West California Avenue
Ridgecrest, CA 93555

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION
City Council Chambers
Tuesday, September 26, 2006 at 6:00 p.m.

MINUTES

1. CALL TO ORDER @ 6:00pm

Swearing In of new Commissioner, Jerry Taylor by Rita Gable

2. PLEDGE OF ALLEGIANCE

2a. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN (Committee Reassignments)

**Motion made by Commissioner Beres for Jim Smith to serve as Chairman
2nd by Commissioner Lair.
All approve**

**Motion made by Commissioner Lair for Lois Beres to serve as Vice-Chair
2nd by Commissioner Biddlingmeier
All Approve**

3. ROLL CALL

PRESENT: Chairman Jim Smith, Vice-Chair Lois Beres, And Commissioners: Mike Biddlingmeier, Howard Laire & Jerry Taylor

ABSENT: None

STAFF: Jim McRae, Public Works, Community & Economic Development; Matthew Alexander, City Planner; Joe Pollock, City Engineer; Rita Gable, City Clerk, Karen Gamble, Administrative Secretary

4. APPROVAL OF AGENDA

Motion by: Commissioner Beres **2nd by:** Commissioner Laire

Vote: 5-0 **Ayes:** 5 **Noes:** 0 **Absent:** 0 **Abstain:** 0

Jim Smith: Y **Mike Biddlingmeier:** Y **Lois Beres:** Y **Howard Laire:** Y **Jerry Taylor:** Y

5. APPROVAL OF MINUTES

Motion by: Commissioner Beres **2nd by:** Commissioner Biddlingmeier

Vote: 5-0 **Ayes:** 5 **Noes:** 0 **Absent:** 0 **Abstain:** 0

Jim Smith: Y **Mike Biddlingmeier:** Y **Lois Beres:** Y **Howard Laire:** Y **Jerry Taylor:** Y

6. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

None

Close of Public Comments @ 6:04pm

7. PUBLIC HEARINGS

CONTINUED ITEMS

7.1 Applicant: Carole Vaughn: Continued from August 22 PC meeting to allow more time to solve the rezoning issues.

7.1.a ZC-06-02 and GPA-06-02: Zone Change from Urban Reserve (UR) to Single Family Residential (R-1 6,000 sf), Estate Density Residential (E-3 7,500 sf) and (E-2 10,000 sf) and a General Plan Amendment from Rural Residential (RD) to Low Density Residential (LDR) and Estate Density Residential (ED).

7.1.b TTM 6798: A request to create Tentative Tract Map 6798, a 242 lot subdivision (Mountains' Edge) with 46 (E-2 10,000 sf min.) lots, 87 (E-3 7,500 sf min.) lots and 74 (R-1 6,000 sf min.) lots and one 2.9 ac sump/park lot. Project is located on 79.6 ac at the NW corner of Mahan St. and Springer Ave. APN: 508-010-04 thru 08.

Matthew Alexander gives a detailed overview of this project that includes slides as well as a timeline of events and notifications. Staff Recommends Denial

Jim McRea gives a brief overview of a meeting held between the City Manager, Harvey Rose, the applicant and himself. Mr. McRea also suggests that rather than deny the project give some thought to restructuring the project so that the applicant can have options.

Open for Public Comments @ 6:25pm

Debbie Vaughn – Supports Navy – Would like to work with Commissioners with a plan that is feasible. Noise Corridor, consider that builders employ local people. Big Gap between E1 & E2

Bob Rodgers – Remains Opposed to the original plan. Ask that Planning Commissioners consider current neighbors.

Andy Kilikauskas – Responds to Ms. Vaughn. Would like Planning Commissioners to consider years from now. Also have concerns about infrastructure, drainage and neighbors.

William Howard

- Feels a Continuance would be reasonable

Close of Public Comments @ 6:33pm

Chairman Smith

- In favor of a continuance
- Would like to see 10,000 sq ft lots

Commissioner Smith

- Planning Commission needs to look at density
- Would like to see density kept low

Commissioner Beres

- Would like to see density kept low
- Possibly make concessions for developer, possibly waving fees
- Feels Planning Commission needs to suggest direction to Applicant

Commissioner Laire

- Would like to see E3 and up to 1 acre lots to keep rural environment

Commissioner Biddlingmeier

- Feels the Planning Commission needs to keep the base recommendations in mind

Commissioner Taylor

- Comments on the possibility of E-1 or E-1.5

Motion to Continue until November 14th by: Commissioner Laire **2nd by:** Commissioner Beres
Vote: 5-0 **Ayes:** 5 **Noes:** 0 **Absent:** 0 **Abstain:** 0

Jim Smith: Y **Mike Biddlingmeier:** Y **Lois Beres:** Y **Howard Laire:** Y **Jerry Taylor:** Y

7.2 Applicant: Heller Development: Site Plan Review SPR-06-13 Gateway Project:

Continued from August 22, PC meeting to redesign location of Club House and Play area

A Request to Build a 112 Unit Multi-Family Residential complex in 2 Story, 4- PLEXS in a R-2 zone consisting of (28- 3 bedrm units, 68 - 2 bedrm units, 16- 1 bedrm units, and a 4000 sq.ft. recreation hall) on 7.6 acres; located 800' north of the NW corner of Ridgecrest Blvd., and Gateway Blvd; APN: 396-400-06, & 07

Staff gives a brief overview and Recommends Approval

Open for Public Comments @ 7:12pm

Daniel Segander (Heller Development)

- Notes that changes have been completed as per Planning Commission recommendations.

Ron Bruen

- Disapproves of Project
- Privacy Issues
- Noise
- Emergency Response
- Wall

Dan McGregor

- Landscaping
- Noise

Close of Public Comments @ 7:40pm

Motion to Approve Resolution 06-62 Mitigated Negative Declaration by: Commissioner Beres **2nd by:** Commissioner Laire

Vote: 5-0 **Ayes:** 5 **Noes:** 0 **Absent:** 0 **Abstain:** 0

Jim Smith: Y **Mike Biddlingmeier:** Y **Lois Beres:** Y **Howard Laire:** Y **Jerry Taylor:** Y

Motion to Approve Resolution 06-63 SPR-06-13 with the following conditions;

- 1) 6ft block wall from elevated grade. 2) Railing or Block wall around playgrounds.**

Motion by: Commissioner Laire **2nd by:** Commissioner Beres

Vote: 5-0 **Ayes:** 5 **Noes:** 0 **Absent:** 0 **Abstain:** 0

Jim Smith: Y **Mike Biddlingmeier:** Y **Lois Beres:** Y **Howard Laire:** Y **Jerry Taylor:** Y

NEW ITEMS

7.3 Applicant: Pam Companies: TTM 6908 a request to create a 51 lot R-1 subdivision on 13.06 ac. located at the SE corner of Drummond Ave and N Inyo St. APN 456-010-02,03 and 08

Staff gives a brief overview and recommends for approval
Open for Public Comment @ 7:50pm

Everett Green

- Street Pattern
- No Access from Drummond

Patricia Donnelly

- Lack of Parks in New Sub-Divisions

Darrell Whitman

- Verbage in Staff Reports regarding Median Construction

Mark Lewis

- Would like to improve Drummond Ave
- Possibility of ½ reimbursement from the City for Drummond Median Improvement

Nicole Gurreo

- Traffic Study

Norm Alexander

- Traffic
- Parks

Close Public Hearing @ 8:10pm

Motion to Approve Resolution 06-64 Mitigated Negative Declaration by: Commissioner Laire
2nd by: Commissioner Taylor

Vote: 5-0 **Ayes:** 5 **Noes:** 0 **Absent:** 0 **Abstain:** 0

Jim Smith: Y **Mike Biddlingmeier:** Y **Lois Beres:** Y **Howard Laire:** Y **Jerry Taylor:** Y

Motion to Approve Resolution 06-65 TTM 6908 by: Commissioner Laire **2nd by:**
Commissioner Biddlingmeier

Vote: 4-1 **Ayes:** 4 **Noes:** 1 **Absent:** 0 **Abstain:** 0

Jim Smith: Y **Mike Biddlingmeier:** Y **Lois Beres:** Y **Howard Laire:** Y **Jerry Taylor:** N

7.4 **Applicant: Dave Sjaastad: TPM 11584** a request to create a 3 Estate Density E-2 (10,000 sf min) subdivision on 1.2 acs. located at the NE corner of Sydnor Ave and Carolyn St. APN 453-020-39

Staff gives a brief overview and recommends for approval

Open for Public Comment @ 8:25pm

- Everett Green
- Height Restrictions
 - Tortoise Preserve

Close Public Comment @ 8:30pm

Motion to Approve Resolution 06-66 TPM 11584 by: Commissioner Biddlingmeier **2nd by:**
Commissioner Laire

Vote: 5-0 **Ayes:** 5 **Noes:** 0 **Absent:** 0 **Abstain:** 0

Jim Smith: Y **Mike Biddlingmeier:** Y **Lois Beres:** Y **Howard Laire:** Y **Jerry Taylor:** Y

7.5 **Applicant: AMG & Associates, TPM 11562** a request to create a 12 lot General Commercial (GC) subdivision on 4.60 ac. located at the SW corner of Ridgecrest Blvd and Downs St. This commercial subdivision will consist of (4) 1/2 ac., (5) 1/3 ac. and (3) 1/2 ac lots; APN 508-020-06.

Upon receipt of an email from Kristen Weirick of AMG & Associates requesting a continuance the Staff recommends that AMG be granted a continuance to the November 14th meeting.

Motion to Continue until 11/14/06 meeting by: Commissioner Laire 2nd **by:** Commissioner Beres

Vote: 5-0 **Ayes:** 5 **Noes:** 0 **Absent:** 0 **Abstain:** 0

Jim Smith: Y **Mike Biddlingmeier:** Y **Lois Beres:** Y **Howard Laire:** Y **Jerry Taylor:** Y

- 7.6 **Applicant: Desert Empire Fair/Michael Thomas TPM 11182** a request for a 1 year extension and a revision to the approved TPM 11182 dated September 28, 2004. TPM 11182 is a request to create a three lot division creating a 19.8 acre parcel, a 19.9 acre parcel and a 41.7 acre parcel on 81.5 acres. APN 343-014-28, 343-014-29, and 343-014-26 (portion of subject parcel located in unincorporated Kern County.)

Staff Recommends approval

Open for Public Comment @ 8:35pm

None

Close Public Comment @ 8:35pm

Motion to Approve Resolution 06-67 TPM 11182 by: Commissioner Biddlingmeier 2nd **by:** Commissioner Laire

Vote: 5-0 **Ayes:** 5 **Noes:** 0 **Absent:** 0 **Abstain:** 0

Jim Smith: Y **Mike Biddlingmeier:** Y **Lois Beres:** Y **Howard Laire:** Y **Jerry Taylor:** Y

DISCUSSION ITEMS

9. FUTURE AGENDA ITEMS & COMMENTS - None
10. ADJOURN @ 8:36pm