



## Minutes of the Ridgecrest Planning Commission Meeting

August 22<sup>th</sup>, 2006

6:00 p.m.

City Council Chambers  
100 West California Avenue  
Ridgecrest, California 93555

**CALL TO ORDER – 6:03 p.m.**

**PRESENT:** Chairman Matt Feemster, Vice-Chair Jim Smith, Commissioners: Mike Biddlingmeier, Howard Laire & Lois Beres

**ABSENT:** None

**STAFF:** Jim McRae, Public Works, Community & Economic Development; Matthew Alexander, City Planner; Joe Pollock, City Engineer; Gary Parsons; Community Development Director, Pam Hill, Planning Technician; Karen Gamble, Administrative Secretary

### **APPROVAL OF AGENDA:**

Motion to Approve the Agenda by Commissioner Jim Smith, Seconded by Commissioner Howard Laire.

Vote: Approved 5-0 by the Planning Commission

### **APPROVAL OF MINUTES:** July 11, 2006

Motion to Approve the Minutes by Commissioner Lois Beres, Seconded by Commissioner Jim Smith.

Vote: Approved 5-0 by the Planning Commission

### **PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA:**

William Howard – Spoke out for Proposition 90

### **CLOSE OF PUBLIC COMMENTS AT 6:07PM**

### **PUBLIC HEARINGS:**

**6.1** **Applicant: Carole Vaughn:** Project is located on 79.6 ac at the NW corner of Mahan St. and Springer Ave. APN: 508-010-04 thru 08.

**6.1.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).

**6.1.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.

**Matthew Alexander requests that the Commission continue this item until the September 26<sup>th</sup>, 2006 meeting.**

**Chairman Matthew Feemster asks for a Motion for a Continuance.**

**Motion to Continue item 6.1 by Commissioner Howard Laire, Seconded by Commissioner Lois Beres.**

**Vote: Approved 5-0 by the Planning Commission**

**6.2** **Applicant: AMG & Associates** **The applicant has redesigned the original submittal application from all R-1 to a combination of R-1 and Commercial.**

Project is located on 7.8 acres located at the NE corner of Richmond St. and E. Upjohn Ave., APN 343-370-03 and 04

**Zone Change ZC-06-07 and GPA-06-06** ZC from General Commercial (CG) to Single Family Residential (R-1) and GPA from Commercial /Professional Office (C) to Low Density Residential (LD) on the Easterly 300'±

Future purpose of project is to submit an R-1 Tract consisting of a 34 lot subdivision on the easterly portion and a 10 lot CG subdivision averaging ½ acre lots on the westerly 190' ±.

Matthew Alexander gives a brief overview of the project.

**Public Comments opens at 6:15pm**

Kristen Wyrick of AMG Associates gives a brief overview of the project from the developers standpoint.

- Commercial Lot Depth
- Outlet at Locust to Upjohn
- AMG Associates willing to Record a Covenant of Design Standards

Jim Smith comments that he does not want to see anything change and states that there are already residents that complain about the noise at the fairgrounds and worries that this would cause even more complaints.

Matthew Feemster does not agree with the Zone Change.

Mike Biddlingmeier agrees with Matthew Feemster and also has concerns about traffic.

Lois Beres likes the compromise that AMG has brought forward.

Howard Laire agrees with Commissioner Beres, he also likes the compromises.

Kristen Wyrick responds to the negative concerns.

- Fairgrounds – there was a noise impact study done

Mike Biddlingmeier responds to the Noise Impact Study results and disagrees with the findings due to a prior Noise Impact Study that was done.

Jim Smith Responds that he does not want to see the residential zone change and interfere with the fairgrounds.

Matthew Feemster does not feel it is not yet time for this zone change.

**6:27pm Close Public Comment**

**Chairman Matt Feemster calls for a Motion to deny Zone Change ZC-06-07 and GPA-06-06**

**Motion to approve by Commissioner Jim Smith; seconded by Commissioner Mike Biddlingmeier**

**Chairman Matt Feemster calls for a Roll Call Vote:**

**Matthew Feemster; Ayes, Jim Smith; Ayes, Mike Biddlingmeier; Ayes, Lois Beres; Noes, Howard Laire; Noes.**

**Vote: Denied 3-2 by the Planning Commission**

**6.3 Applicant: AMG & Associates: SPR-05-11 Larkspur Family Apartments Please note the only item being considered will be the Site Plan. A Mitigated Negative Declaration was approved January 18, 2006 by the City Council. PC continued this time for clarification from the City Council on soils test.**

The request is for: 81 Unit Family Housing Complex with a Community Center. The project is located on 6.09 acres, 150 feet south of the S.E. corner of W. Church Ave. and S. Downs Street at 340 S. Downs St. APN 477-030-24

Matthew Alexander gives a brief overview of the project. Staff recommends approval with conditions.

Howard Laire asks if an environmental study has been done. Matthew states that there was a soil survey done but not a sub surface study.

**Public Comments open at 638pm**

Steve Kaupp

- Soil Study
- Drainage Control

Joe Pollock addresses Mr. Kaupp's concerns about drainage.

Derrill Witten of Cornerstone Engineering states that there is no anticipation of drainage easements.

Joe Pollock – Project needs to avoid water draining from streets onto private property.

Kristen Wyrick – Responds that the verbage in the conditions.

Joe Pollock – Reluctant to change verbage.

Steve Kaupp has concerns about standing water.

Derrill Witten – The intent is to not allow runoff to impact neighbors. The intent is for storm runoff to either percolate or run off onto Downs.

Larry Rollington – Describes his proper with water issues. His property is located directly behind where the project is going to be. He would like to know what type of easement will be there.

Gary Parsons – Developer must submit a drainage plan to the City to be approved by the engineering department. It is one of the conditions of the Mig Neg Dec.

Derrill Witten – Points out that there is 7 acres of water runoff that comes thru Mr. Rollington's property now, once the project is completed then none should runoff.

Larry Rollington – Questions as to if he is going to have access to his backyard thru his back gate.

Joe Pollock – States that there will be no physical access to his backyard.

Matt Feemster – States that the access he currently has is someone else's property

Gary Parsons – States that it is a utility easement. It is not an access easement.

Larry Rollington – States that he has been using it for 15 years.

Gary Parsons – States that he can get an attorney and win access to his backyard. It is called a Prescriptive easement issue.

Larry Rollington – Questions if he has received the latest site plan and he states that on the site plan there are dumpsters that will be located near his property and worries about flies. Also inquires about the lights and noise abatement.

Matthew Alexander – States that the developer has agreed to move the dumpsters away from the back wall. Regarding the lights, the lights are to be pointed downward. And the masonry wall will help with noise abatement.

Matt Feemster – Points out that there is no condition regarding the lights, however it will be added. Wording should reflect that the lighting shall be pointing downward and toward the project.

Kristen Wyrick – Address the lighting issues. Developer plans to abide by City's condition for lighting.

### **Close public hearing at 709pm**

Mike Biddlingmeier comments that while he is sympathetic to the neighbors of this project the Developers have complied with all conditions.

Matt Feemster & Commissioners would like to see the verbage in the Landscaping to reflect that Landscaping should help ease the noise.

Gary Parsons states that Commissioners should direct it to staff recommendations.

Matt Feemster agrees and would like to also see staff go for Landscaping that goes along with the desert.

**Matt Feemster Calls for a Motion to Approve Resolution 06-61 and site plan 05-11 with the added direction to Staff that the landscaping have an emphasis on sound attenuation, be compatible with the desert environment and that the site is graded to drain toward Downs.**

**Motion made by Howard Laire, Seconded by Commissioner Jim Smith.**

**Vote: Approved 5-0 by the Planning Commission**

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

A Request to Build a 112 Unit Multi-Family Residential complex in 2 Story, 4- Plexs in a R-2 zone consisting of (32- 3 bedrm units, 67 - 2 bedrm units, 13- 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

Matthew Alexander gives a brief overview with slides. Matthew calls attention to 2 conditions in accordance with the Naval Weapons Center 1) Complex will be located within ½ mile of flight zone and owners must disclose to tenants that there is high noise and 2) The developer will follow building standards as outlined in the building code for sound transmission control . Staff recommends approval.

**Open Public Comment at 719pm**

Dan Seagondollar (representative for Heller Development) – Thanks staff for efforts in working with them on this project. Brings attention to 1) Curve Linear Project 2) Street Scape 3) Rec Hall & Wall Around project 4) Sound Issues 5) Drainage. Developer has done a biological study and there are no endangered species on this site and concur with staff recommendations.

Joe Pollock – Comments on easement

Robin Adamson – Has concerns about Club House, Lot Line, Fence Line, Noise and Lighting.

Don Loyal – Has concerns about Club House, Pool and Noise.

Becky Smith – Has concerns about Traffic, Noise & Drainage Issues

Jerry Taylor – Has concerns about Noise.

Heller Responds to concerns about Noise & Traffic. Club House is only 4000sq ft and feels it is not that large.

Matt Feemster – Children noise from play area.

Dan Seagondollar – Willing to relocate playgrounds and the Club House.

Dan Seagondollar and Matt Feemster would like to continue this item until September 26<sup>th</sup> meeting.

**7:37pm Close Public Comment**

**Motion for Continuance made by Mike Biddlingmeier, seconded by Commissioner Lois Beres**

**Vote: For Continuance 5-0 by the Planning Commission.**

**Discussion Items**

None

**FUTURE AGENDA ITEMS & COMMENTS**

Matt Feemster is Leaving Ridgecrest and will be resigning from the Planning Commission, this will be his last Planning Commission Meeting. All Commissioners and Staff wish Matt well.

**ADJOURN @ 7:41pm**