

CITY OF RIDGECREST

PLANNING COMMISSION MINUTES

City Council Chambers
100 West California Avenue
Ridgecrest, CA 93555



September 28, 2021
6:00 PM
REGULAR MEETING

City of Ridgecrest Planning Commission meetings are OPEN to public attendance. Although Chambers are OPEN, public participation is still encouraged via livestreaming, call-in, or via written correspondence.

CALL TO ORDER 6:01 PM

ROLL CALL

PRESENT: Warren Cox, Chairman; Bill Farris Jr., Vice Chairman; Vanessa Hayman, Commissioner; Bernie Mondragon, Commissioner; William Jinkins, Commissioner.

STAFF: Heather Spurlock, Planning Commission Secretary; Travis Reed, Public Works Director

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

M/S: Farris/Hayman to approve agenda. Motion carried by a roll call vote of: 5 Ayes; 0 Noes; 0 Abstain; 0 Absent.

APPROVAL OF MINUTES

1. Approve draft minutes of the regular meetings dated 7-27-2021.

M/S: Jinkins/Mondragon motion to approve minutes with the correction to spelling of Jinkins. Motion carried by a roll call vote of: 5 Ayes; 0 Absent; 0 Abstain; 0 Noes.

PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

Opened 6:03 PM None Made Closed 6:04 PM

PUBLIC HEARING *Chairman Opened Public Hearings at 6:04 PM*

2. **Site Plan Review 21-05- KFC Restaurant-** consideration of an application for a KFC Restaurant at 201 S. China Lake Blvd. APN 478-101-01. Applicant: Jaesang Yoo, GLMV Architecture.

Staff report presented by H. Spurlock recommending the continuation of this item to the next regular meeting of the Commission on October 28, 2021.

M/S: Farris/Cox motion to continue item. Motion carried by a roll call vote of: 5 Ayes; 0 Noes; 0 Abstain; 0 Absent.

3. **Tentative Tract Map 7358 & Variance 21-04-** a request to subdivide 11.08 acres gross and 10.16 acres net of vacant land into 43 single family residential lots with a minimum lot size of 6,000 Sq. Ft. and 1 drainage sump. The project includes a variance request for side yard setbacks to 5 Ft. APN 067-050-22. Applicant: Cornerstone Engineering

Staff report presented by H. Spurlock

Commission discussion was had.

Public Comment: Derrill Whitten

M/S: Jinkins/Mondragon motioned approval with the following changes to Exhibit III:

Expiration Date September 28, 2024; PW A. 2. b. "10 year, 5 day event"; 4. d. Variance for

side yard setbacks will be considered by Public Works Director upon evaluation of grading plans. Motion carried by a roll call vote of: 5 Ayes; 0 Noes; 0 Abstain; 0 Absent.

- 4. Tentative Tract Map 7359 & Variance 21-03-** a request to subdivide 11.3 gross acres, 8.2 net acres of vacant land zoned residential into 50 single family residential lots and 1 sump lot with a minimum lot size of 6,000 Sq. Ft. this project also includes a variance application for a lot depths less than 100' on lots 19, 20, 25-28. APN 480-010-15 & 480-010-13.

Applicant: Cornerstone Engineering.

Staff report presented by H. Spurlock

Commission discussion was had.

Public Comment heard by Derrill Whitten, Applicant.

M/S: Cox/Farris for the approval with the following changes to Exhibit III: Expiration Date September 28, 2024; PW 2. iii. e. f. g. dependent on percolation test; 3. b. "site shall connect to city service"; c. remove specified connection street; 4. d. Variance for side yard setbacks will be considered by Public Works Director upon evaluation of grading plans.

Motion carried by a roll call vote of: 5 Ayes; 0 Noes; 0 Abstain; 0 Absent.

- 5. Tentative Tract Map 7360-** a request to subdivide 13.04 gross acres of vacant land into 56 single family residential lots averaging 7,110 Sq. Ft. with a minimum lot size of 6,000 Sq. Ft. located on the southwest corner of Upjohn Avenue and Richmond Street. APN 343-070-24. Applicant: Cornerstone Engineering.

Staff report presented by H. Spurlock

Commission discussion was had.

Public Comment was heard from Derrill Whitten, Applicant.

M/S: Jinkins/Farris motioned approval with the following changes to Exhibit III: Expiration Date September 28, 2024; PW A. 2. i. "pending percolation testing if sump does not drain within 7 days"; 4. c. Variance for side yard setbacks will be considered by Public Works Director upon evaluation of grading plans. Motion carried by a roll call vote of: 5 Ayes; 0 Noes; 0 Abstain; 0 Absent.

Chairman Closed Public Hearings at 7:01 PM

DISCUSSION AND OTHER ACTION ITEMS

- 6. Recommendation to City Council** of Proposed Action to Approve a Resolution of the Ridgecrest City Council: Summarily Vacating a Portion of the East Right-of-Way of S. Downs Street between Wasp Avenue and 165 feet +/- North of the Center Line of Wildrose Avenue.

Staff report presented by T. Reed.

Commission discussion was had.

No public comment was heard.

M/S: Cox/Mondragon motion approval of resolution recommending to City Council vacation of right-of-way. Motion was carried by a roll call vote of: 5 Ayes; 0 Noes; 0 Absent; 0 Abstain.

COMMISSIONER COMMENTS/COMMITTEE REPORTS

FUTURE AGENDA ITEMS

STAFF ITEMS

ADJOURNMENT 7:18 PM