



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

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION
City Council Chambers
Tuesday, February 23, 2016 at 6:00 PM

1. **CALL TO ORDER** – 6:02pm
 2. **ROLL CALL**
Present: Chairman Matt Baudhuin; Vice Chair Scott Davis
Commissioners Cecil Yates, Solomon Rajaratnam, Warren Cox
Absent: None
Staff: City Planner Matthew Alexander, Planning Commission Secretary Ricca Charlton, City Engineer Loren Culp
 3. **PLEDGE OF ALLEGIANCE**
 4. **APPROVAL OF AGENDA**
Baudhuin –move 10a to future agenda
Motion to Approve Agenda by C. Yates, Seconded By W. Cox
Motion Carried By Roll Call Vote of 5 Ayes, 0 Nays, 0 Abstain, and 0 Absent
 5. **APPROVAL OF MINUTES – JANUARY 26, 2016**
Motion to Approve January 26, 2016 Minutes by W. Cox, Seconded by M. Baudhuin.
Motion Carried By Roll Call Vote of 5 Ayes, 0 Nays, 0 Abstain, and 0 Absent
 6. **PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA** - None
 7. **PUBLIC HEARINGS**
 - a) **SPR 16-01**, a request by Ted Zwicker to construct a 448 112 Unit Multi-Family Residential Apartment complex on a 7.45 acre lot, (APN 479-01-14). The Red Rock Villas proposal is located on the east side of Downs Street across from Willow Avenue.
 - M. Alexander – reviewed staff report
 - Ted Zwicker, Jeremy Bick, partners – 110 2 bed room, 2- 3 bedrooms. Three possible phases in the project. 1st phase - 20 units (18-2bedroom, 2-3bedroom), driveway, parking, pool and showers. 2nd phase to include units, parking, and clubhouse. Plan is to put in a retention basin and channel water to Bowman Channel. Plan is to start construction in 6 months and move in ready in approx. 12-18 months.
 - C. Loren – General plan requires a traffic study. Engineering conditions proposed were in relation to the first SPR and this is the first time he is seeing a map with the proposed medians, thus the traffic study requirement
 - Rajaratnam – is there a CEQA requirement?
 - Alexander – we are recommending an exemption
 - Cox – how are you creating access to the walking path on the east?
 - Zwicker – will be exploring options for access and lighting on the east
- Public comments
- Eric Johnson – Radar – Bike path to radar there is a concern of lighting on radar and the street it self's condition. Would these be considered in the project?
 - Baudhuin – this is a private development and the area you are speaking of is not included
 - Rajaratnam – commented to amend section 3 date from 2018 to 2017

Motion to Approve Resolution 16-04, as amended with traffic study added to PW requirements Paragraph 1a and Section 3 date change, SPR 16-01, a request by Ted Zwicker to construct a 112 Unit Multi-Family Residential Apartment complex on a 7.45 acre lot, (APN 479-01-14), The Red Rock Villas, made by W. Cox, Seconded by M. Baudhuin. Motion Carried By Roll Call Vote of 4 Ayes, 0 Nays, 1 Abstain (Rajaratnam), and 0 Absent

8. DISCUSSION AND OTHER ACTION ITEMS

- a) **Consideration of Minor Amendments to CUP 01-14 Modification (Ridgecrest Charter School)**, The original Conditional Use Permit for the Charter School was approved by the Planning Commission in 2001, then in 2014 a major modification to this CUP was approved by the Commission. At this time the Charter School is seeking minor modifications to the CUP approved in 2014. Also, the Charter School wishes to update the Planning Commission regarding their proposed circulation, (driveway, parking and pick-up/drop-off), improvements.
- M. Alexander – reviewed staff report. Staff recommendation is:
Section 3. Conditional Approval
PUBLIC WORKS - ENGINEERING
 - A.1.b. Three scenarios for handling the traffic and student drop off and pick up. Option A is the AMG parcel to the north. Option B is the parcel to the west. Option C is a horseshoe shaped drop off and pick up area with possible staggered school times. A traffic study would need to be done for option C if A and B are found to not be viable.
 - A.1.h. delete (barricades installed) per City Council Minute Order 15-01
 - A.2.a. If required by volume flow.
 - A.2.b If required by volume flow.
 - B.13 Work to be met after the scenario for A.1.b is determined**COMMUNITY DEVELOPMENT**
 - E. Student drop off and pick up shall be in accordance with an approved Circulation and Parking Plan based on the option selected in B.13.
 - K. This item requirement has been met.
 - I. This should be removed since RCS has neither a trash enclosure nor preschool
 - Elsa Hennings – Thanked staff for easement agreement talks with AMG. Discussed options for pickup/drop-off and would likely want to start a traffic study for option C in staff report if the easement with AMG were to fall through.

Public comments - None

Minute Motion to Approve Resolution 14-16 - CUP 01-14 Modification (Ridgecrest Charter School), with Amendments as noted above, made by M. Baudhuin, Seconded by W. Cox Motion Carried By Roll Call Vote of 5 Ayes, 0 Nays, 0 Abstain, and 0 Absent

9. COMMISSIONER ITEMS

a) Committee Reports

- Parks and Rec / Quality of life – Baudhuin – No meeting
- Infrastructure – Cox – meeting tomorrow
- Water Conservation – Davis – discussing affordability of water conservation and what those avenues to conserve would be.
- Bowman Business Plan – Davis - No meeting
- City Org – Rajaratnam – meeting tomorrow
- Median Art – Cox – No meeting

b) Commissioner Comments

- Yates – no comments
- Cox – thanked staff for hard work
- Rajaratnam – reminded partners of economic conference on Thursday
- Davis – thanked staff also
- Baudhuin – thanked staff also; looking forward to Red Rock Villas; mentioned 2nd grandsons birth last weekend.

10. STAFF ITEMS

~~a) Planning & Engineering Concepts in New Zealand by City Engineer~~

b) Consideration of Special Planning Commission Workshop in March

- Commissioners to send possible dates to Planner

Loren Culp presented construction activity updates to Commission

11. ADJOURN 7:20pm