



CITY OF RIDGECREST

100 West California Avenue
Ridgecrest, CA 93555

MINUTES

TO BE APPROVED AT THE NEXT MEETING

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION

City Council Chambers

Tuesday, May 24, 2016 at 6:00 PM

1. **CALL TO ORDER** – 6:00pm

2. **ROLL CALL**

Present: Matt Baudhuin, Cecil Yates, Solomon Rajaratnam, Warren Cox

Absent: Scott Davis

Staff: City Planner Matthew Alexander, Planning Intern Paul Leonard, City Engineer Loren Culp

Recording Secretary: Ricca Charlon

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF AGENDA**

Motion to Approve Agenda by W. Cox, Second by S. Rajaratnam.

Motion carried by Roll Call Vote of 4 Ayes, 0 Nays, 0 Abstain & 1 Absent.

5. **APPROVAL OF MINUTES – APRIL 26, 2016**

Motion to Approve April 26, 2016 Minutes by C. Yates, Second by W. Cox.

Motion carried by Roll Call Vote of 4 Ayes, 0 Nays, 0 Abstain & 1 Absent.

6. **PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA - None**

7. **PUBLIC HEARINGS**

a) **SPR 16-03, (the Barn)** a request by Raj Dillon to rebuild and enlarge a gas station and convenience market located at 1617 N. China Lake Blvd., (APN 419-010-15).

- M. Alexander reviewed staff report
- Cox – what is the plan on site water retention?
- Developer - It seems not possible as the site is so old, what are options? We plan to meet with the City Engineer to work this out.
- Cox – can you place additional parking on the NW side by the trash structure?
- Engineer on project – one of the issues with parking by trash on NW side is room for backing out of stall as well as the room needed to empty the trash dumpster.
- Cox – can triangle (30 degree turn radius) on South side be used as sump?
- Culp – That is not for consideration, one consideration would be dry wells that contain slots for water under the parking.
- Developer – underground chambers would be difficult to place.
- Culp – staff recognizes the restraints and staff would be willing to consider alternatives for the sump.
- Rajaratnam – is the new building going to be the same elevation? Will the gas tanks be replaced?
- Developer – yes for elevation. Not at this time, tanks need replaced in 2025.
- Culp and commissioners held discussions regarding ADA access and the 30 degree turning radius to allow for the ADA ramp. The commissioners have issues with the ADA ramp being at an uncontrolled intersection. Caltrans will be involved and we will have to comply with their requirements so suggestion is to consult with them prior to moving forward.

- Public Comment – Larry Mitchell, Cal City resident, lived here in the late 70's and this location looked the same. He feels this is the best location for this type of project. He is the chevron distributor here in town; he works with Mr. Dillon on other projects and spoke in favor of the project.

*Motion to return project to staff for further review made by M. Baudhuin, Second by W. Cox.
Motion carried by Roll Call Vote of 4 Ayes, 0 Nays, 0 Abstain & 1 Absent.*

8. DISCUSSION AND OTHER ACTION ITEMS

a) Caltrans ATP Cycle 3 applications for the Downs Street Pedestrian and Bicyclist Facility Improvement Project and the Monroe School Neighborhood Active Transportation Improvement Project. Public Outreach to solicit public input for bicycle and pedestrian needs for proposed improvement projects serving the Ridgecrest Charter School and the Monroe Middle School.

- Yohenes Makmur and Kimber Gutierrez from Quad Knopf reviewed the project.
- Baudhuin – sidewalk extensions push the bikes out into the street and that is a concern.
- Cox – are the sidewalk extensions required?
- Makmur – they were left off the last submission and we believe they will enhance the overall safety of the project

Public Comment –

- Mariel Mehdipour – Bakersfield resident/works with Kern County Public Health – Shared that her department at the county is in full support of the project.
- Paul Leonard – R/C resident – Middle Street parking clarification? Could the flashing lights on the crosswalk ground like in larger cities also be included?
- Makmur – Parking would be adjacent to the curb, not middle street parking. In regards to the flashing beacons or 'in paving lighting' -. Municipalities are moving from those due to cost and maintenance expense.
- James Heiser – R/C resident – disagrees with the sidewalk extensions due to safety.
- Makmur – we are trying to control the traffic speed for the safety of the school children instead of having the traffic control the speed because there are no obstructions (sidewalk extensions) to slow for.
- Cox – concerned with the 5' out on the extension? Why not 3' which would give more room to the bicyclist.
- Makmur – we can review that and will when we do the final design.
- Alexander – in many parts of RC people walk on the street due to the driveway depressions and hopes they will be less of a slope.

b) Median Art Project MAP 16-07 a proposal by the Ridgecrest Area Convention & Visitor's Bureau to erect petroglyphic artwork (by Olaf Doud) at E. Ridgecrest Blvd. Median Art Site #18.

- M. Alexander reviewed staff report

*Motion to Approve Median Art Project MAP 16-07 made by W. Cox, Second by M. Baudhuin.
Motion carried by Roll Call Vote of 4 Ayes, 0 Nays, 0 Abstain & 1 Absent.*

c) Median Art Project MAP 16-08 a proposal by the Ridge Project to improve the Median on S. Norma Street between Upjohn Ave. and Bowman Road.

- P. Leonard reviewed staff report

*Motion to Approve Median Art Project MAP 16-08 made by M. Baudhuin, Second by C. Yates.
Motion carried by Roll Call Vote of 4 Ayes, 0 Nays, 0 Abstain & 1 Absent.*

9. COMMISSIONER ITEMS

a) Committee Reports

- Infrastructure Cox – meets Thursday
- Water Conservation – Yates – No meeting
- Bowman Business Plan –Cox - No meeting
- City Org – Rajaratnam – Discussed Broadband; next meeting tomorrow
- Median Art – Rajaratnam – No meeting

b) Commissioner Comments

Yates – excited about the BARN project and wants to see staff accommodate wherever possible to move it forward.

Rajaratnam – Wished Chairman Baudhuin good luck

Cox- Wished Chairman Baudhuin good luck and sad to see him go. Thanked staff, Council and Media for their hard work and willingness to listen.

Baudhuin – Thanked the commission and staff for the opportunity to serve.

10. STAFF ITEMS - None

11. ADJOURN – 7:45pm