



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

SPECIAL MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION
City Council Chambers
Tuesday, July 19, 2016 at 6:00 PM

1. CALL TO ORDER 6:00pm

2. ROLL CALL

Present: Cecil Yates, Solomon Rajaratnam, Warren Cox, Lindsey Stephens

Absent: None

Staff: City Planner Matthew Alexander, Volunteer Planning Intern Paul Leonard, City Engineer Loren Culp, Code Enforcement Officer Fred Booth

Recording Secretary: Ricca Charlon

3. PLEDGE OF ALLEGIANCE

4. SWEARING IN OF NEW COMMISSIONER

Secretary/Deputy City Clerk Ricca Charlon administered the Oath of Office to new Commissioner Lindsey Stephens

5. ELECTION OF OFFICERS

- Nominations for Chairman
Commissioner Rajaratnam nominated Commissioner Cox; Seconded by Commissioner Yates. Nominations closed

Motion to Approve Warren Cox as Chairman Made by S. Rajaratnam, Second by C. Yates.

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

- Nominations for Vice Chairman
Commissioner Yates nominated Commissioner Rajaratnam; Seconded by Commissioner Cox. Nominations closed

Motion to Approve Solomon Rajaratnam as Vice Chairman Made by C. Yates, Second by W. Cox.

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

6. APPROVAL OF AGENDA – Amend To Remove Item 10a Due To Property Address Error

Motion to Approve Agenda as amended by C. Yates, Second by S. Rajaratnam.

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

7. APPROVAL OF MINUTES – MAY 24, 2016

Motion to Approve Minutes of May 24, 2016 by C. Yates, Second by S. Rajaratnam.

Motion carried by Roll Call Vote of 3 Ayes, 0 Nays, 1 Abstain & 0 Absent.

8. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

Dave Matthews - Thanked Commissioner Stephens for stepping forward.

- Commented on agenda not having back up on website.

9. PRESENTATION OF CERTIFICATES OF APPRECIATION - Matt Baudhuin & Scott Davis

- Commission presented outgoing Chairman Matt Baudhuin with a plaque and Certificate of Appreciation
- Outgoing Vice Chairman Scott Davis was not present.

10. PUBLIC HEARINGS

a) ~~Pre-Abatement/Public Hearing to Abate Property at 318 W. Wilson Ave., APN 478-092-07~~
*moved to July 26, 2016

b) **TPM 12200 & SPR 16-04**, a request by Russell and Tina Warren to subdivide a 5.08 acre parcel into 5 lots and receive approval for a site development plan including an automotive service center (1.9 acres), a restaurant with drive thru (0.7 acres), a bank/retail site (1.1 acres) and two vacant parcels (0.8 and 0.7 acres). The property is located north of the Home Depot. Access will be from China Lake Blvd on the east and N. Sanders St. on the west. (APN 067-040-22).

- City Planner M. Alexander reviewed staff report
- Rajaratnam – Is sump large enough?
- Staff – Yes, it is the correct size; requirement should remain in resolution
- Rajaratnam – Median in center of China Lake Blvd. would need to be constructed, why?
- Staff – There is a partial median now but Caltrans/city staff would require completion since the sump would catch the drainage now.
- Cox – If median is built, would we block off the water flow on the Blvd.?
- Staff – There will no longer be a drainage problem with the correct construction of the median.
- Rajaratnam – Amend/correct 16-03 to 16-04 on first page of resolution

Public comment

- Dave Matthews – Do Warrens have title/ownership of new property? Yes
What is going to happen to old facility?
- Tina Warren – Do not own property of old facility; owner is going to sell it.

*Motion to Approve **TPM 12200 & SPR 16-04** as amended by C. Yates, Second by S. Rajaratnam.
Motion carried by Roll Call Vote of 4 Ayes, 0 Nays, 0 Abstain & 0 Absent.*

11. DISCUSSION AND OTHER ACTION ITEMS

a) **Order for Collection of Abatement Costs**, Recommendation by Code Enforcement Officer to adopt Resolution for Assessments.

- Code Enforcement Officer Booth reviewed the staff report
- Rajaratnam – Is the benefit here that the liens will be forever?
- Staff – yes, advantage is that special assessment never expires.

Public Comment

- Mike Neel – asked that the backup information be supplied prior to the meeting so questions can be formulated. Asked questions in regards to dollar amounts.
- Cox – Just as a matter of note, homeowners were contacted and they ignored the order and did not complete the work, thus the abatement work was completed by a contractor and a lien assessed
- Yates – commended Officer Booth for his efforts.

*Motion to Approve **Order for Collection of Abatement Costs** by C. Yates, Second by S. Rajaratnam. Motion carried by Roll Call Vote of 4 Ayes, 0 Nays, 0 Abstain & 0 Absent.*

12. COMMISSIONER ITEMS

a) Committee Reports

- a. Infrastructure - Cox – Did not meet- no quorum
- b. Bowman Business Plan – Cox - No meeting
- c. City Org – Rajaratnam – Discussed Broadband
- d. Median Art – Cox – Approved another site

b) Commissioner Comments

Cox – privileged to have worked with Baudhuin and Davis; thanked staff for agenda and keeping commission on task; would like to see more info on website prior to meetings.

Yates – Welcomed Ms. Stephens; Thanked Officer Booth again

Rajaratnam – Welcomed Ms. Stephens; Thanked Mayor and Councilman Thomas for the prayer vigil held last Saturday

Stephens – Thanks for the welcomes; looks forward to working with the commission.

13. STAFF ITEMS

- City Planner M. Alexander – referenced the need to assign commissioners to the committees; asked commissioners to look over and be prepared for July 26, 2016 to make selections.
- City Engineer gave an update on the current street projects.
- Volunteer Planning Intern Paul Leonard reflected on his time living and working with the City.

14. ADJOURN – 7:21 pm