



CITY OF RIDGECREST
100 West California Avenue
Ridgecrest, California 93555-4054

COMMUNITY DEVELOPMENT COMMITTEE
Council Conference Room
Thursday, April 5, 2007 5:00 pm

Minutes

Present Chair Steve Morgan, Members Chip Holloway, Jerry Taylor, and Nellavan Jeglum

1. **CALL TO ORDER**
The meeting was called to order at 5:00 p.m.
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**, March 20, 2007
4. **PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA**
Staff commented on the theater access.
5. **DEVELOPER PRESENTATION** (Kathy Lewis) – Developer Kathy Lewis and James Ford presented a concept for a mixed use project located on China Lake and Dolphin to the committee. Discussed different possibilities of project design, asking for zone change and City's corner lot. Member Taylor commented that the developer should socialize project with residents before coming to Planning commission.
6. **CONSTRUCTION SITE REQUIREMENTS** (fencing vs. signage) – PS Director commented requiring fences makes sense for big projects (i.e., commercial and Tracts) but not small residential projects (i.e. one home). Contractors are required to have containers onsite that should be dumped at least once a week. Member Taylor commented that the burden should be on the contractor to water down site and keep it clean. Would like sign onsite with developer and code enforcement contact number.
7. **CODE ENFORCEMENT**
CE Bob Smith presented an overview of Code Enforcement, the process timeline and fines. Code Enforcement guidelines are in Section 4 of the City's Municipal Code. Chair Morgan requested a list of code violators and where they are at in the process. Committee concurred and would like monthly updates.
8. **DIRECTOR'S REPORT/UPDATES**

EM Parsons distributed handouts on program description of façade improvements and an economic development loan program. Staff recommends consideration of partial loan write down based on certain goals (i.e., sales tax, employment). Committee will review and comment on programs at the next meeting.

9. COMMENTS / ANNOUNCEMENTS

10. FUTURE AGENDA ITEMS / NEXT MEETING

Sign Ordinance update

RRA tax increment and implementation concept

11. ADJOURN

The meeting was adjourned at 7:05 p.m.



CITY OF RIDGECREST
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COMMUNITY DEVELOPMENT COMMITTEE
Council Conference Room
Tuesday, March 20, 2007 4:30 pm

Minutes

Present: Chip Holloway, Steve Morgan, Jerry Taylor, and Nellavan Jeglum

12. CALL TO ORDER

The meeting was called to order at 4:33 p.m.

13. APPROVAL OF AGENDA

The agenda was approved.

14. APPROVAL OF MINUTES, None

15. APPOINTMENT OF CHAIR

Member Morgan was appointed chair

16. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

None

DIRECTOR/STAFF UPDATES – (economic development loan program, utility districts, annexation, other). Staff reviewed possible loan programs with the committee and will give new members additional information regarding these programs. Staff to present the pros/cons of each program.

The committee discussed Sr. Housing. Staff needs to develop project to revisit Home Program funds.

CM Rose explained the utility district concept to the committee. Municipality utilities have some advantages. CM Rose provided information on annexation. The City has an agreement to split property tax 75% to county/25% to city. There are no advantages to annex residential property. Commercial annexations will generate sales tax revenue.

- 17. COMMITTEE ORGANIZATION** (discussion of incorporating Planning, Economic Development, Redevelopment, and Code Enforcement into committee structure)
CM Rose presented an overview of the committee organization and what items previous committees (RAC, ED, and P&Z) looked at. Agenda items will be put on the agenda when needed.

18. FOUR YEAR COLLEGE – solicitation

Member Holloway provided the committee an update on the status the solicitation for the college. The committee discussed potential site problems.

19. SIGN ORDINANCE

PS Director McRea indicated the sign ordinance amortization date is January 2007. Need to look at amendment or extension. Need to do sign survey if going to abate. The committee discussed several options including extension, non-compliance fee, and enforcement.

Mr. Mark Ball asked what the real issue was, concerned with the lack of a grandfather clause. City is imposing huge costs on business. Ordinance not functional; recommend signage based on acreage of property for sign height.

Member Taylor commented that it would be ridiculous to go back for 5ft. of overage. Need to have something we're all willing to live with. Suggested staff should look at ordinance and make recommendations for changes. Need to have an ordinance City willing to enforce. The committee agreed and requested a resolution at the next meeting to extend the amortization for 2 years.

20. COMMENTS / ANNOUNCEMENTS

Member Holloway asked if City has any control of store displays. Staff responded displays that are more than six inches from store window are considered interior and not under City control.

21. FUTURE AGENDA ITEMS / NEXT MEETING

Temporary fencing or signage on residential and commercial construction sites.

22. ADJOURN

The meeting was adjourned at 6:35 p.m.