



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

COMMUNITY DEVELOPMENT COMMITTEE
Council Conference Room
Thursday, December 6, 2007 5:30 pm

MINUTES

Members: Chair Steve Morgan, Chip Holloway, Jerry Taylor, Nellavan Jeglum

1. CALL TO ORDER

The meeting was called to order at 5:35 p.m.

Present: Mayor Chip Holloway, Jerry Taylor, Nellavan Jeglum

Absent: Chair Steve Morgan

Staff Present: Public Services Director Jim McRea, City Planner Matthew Alexander, Economic Development Project Manager Gary Parsons, Administrative Secretary Danielle Valentine, Deputy City Manager Mike Avery, Administrative Analyst Ann Taylor, Administrative Analyst Starla Shaver, Executive Assistant Eva Peterson,

2. APPROVAL OF AGENDA

Member Taylor moved and Mayor Holloway seconded a motion to approve the Agenda as submitted.

AYES: Holloway, Taylor, Jeglum

NAYES: None

ABSENT: Morgan

3. APPROVAL OF MINUTES

Mayor Holloway moved and Member Taylor seconded a motion to approve the minutes of November 1st, 2007 as submitted.

AYES: Holloway, Taylor, Jeglum

NAYES: None

ABSENT: Morgan

4. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

None.

5. RIDGECREST CARES UPDATE

A DVD presentation was made to the Committee showing the homes worked on during the year. A total of 5 homes were painted and 4.8 tons of trash removed.

Eva Peterson presented the committee with an overview of the purpose of the program as (1) beautifying homes (2) involving youth from the Y.E.S. program (3) helping senior residents and other residents who needed assistance.

Matthew Alexander explained the qualifying process as (1) must be within city limits (2) must need painting (3) must be owner occupied (4) owner must be low/moderate income.

Starla Shaver told the committee that the Y.E.S. youths were the primary workforce and that in 2007 33 youths had participated with a total earnings to youth of \$2,700. She noted that the DVD overview of the Ridgecrest Cares 2007 work had been prepared by one of the Y.E.S.

youths. As treasurer of the program Ms. Shaver reported that Ridgecrest Cares had spent approximately \$13,000 total or \$2,600 per home in 2007.

Ann Taylor gave an overview of the 2008 goals as (1) make a presentation to the Exchange Club in January (2) make a presentation to the Senior Centre (3) change the application form and distribute to key locations along with posters showing the work completed in 2007 (4) advertise on Channel 6/newspapers/radio (5) mailings to the community (6) spraying versus rolling paint and looking into getting further discounted paint (7) paint 7-10 homes in 2008.

Member Jeglum asked where the funding for the Ridgecrest Cares program came from and Mr. McRea responded that it was housing set aside from the Ridgecrest Redevelopment Agency. There was discussion as to whether this program could be expanded and if commercial projects could be included

6. SPECIFIC PLAN CONCEPT FOR BOWMAN/CHINA LAKE GENERAL AREA

City Planner Matthew Alexander made a presentation to the Committee. He said one purpose of a specific plan would be to look at circulation and that it should be seen as a project where the City worked with property owners. Planner Alexander presented an outline showing timeline goals. He said if all went well the City could expect a draft specific plan by September of 2008, a presentation to the Planning Commission in April of 09 with a recommendation to the City Council in June of 2009. He said that a consultant would be needed to conduct an E.I.R. but that he had colleagues in the industry who would conduct this study for \$7,000-\$10,000.

Mayor Holloway asked how the specific plan would affect what is currently happening at the Bowman Corridor and Planner Alexander said it would complement it.

Public Services Director Jim McRea said there are several ways to achieve what can be achieved with a specific plan. He noted that the City has two specific plans which are ignored. Mr. McRea said that a specific plan would require a consultant, that it is a future plan. Mr. McRea said that the last specific plan was great but had taken up residency in a bookcase and ultimately been lost. He said the O.P.R. guidelines were created in the late 80's.

Member Jeglum asked how the specific plan fit with the current general plan review and Planner Alexander said that a specific plan was more detailed information – for example specifications for curb cuts, driveways etc.

Member Jeglum said she did not believe that government had the right to tell private property owners what they could and could not do on their property and Planner Alexander said that a specific plan would work with property owners to facilitate their wishes. Member Taylor said he was sensitive to going to a very detailed level.

There was discussion regarding the merits or otherwise of a specific plan including Mr. McRea indicating that City's often chose to do overlays rather than Specific Plans as overlays did not require an E.I.R. and therefore the associated cost was avoided.

It was agreed that the Specific Plan would be a discussion item for February's meeting.

7. CIWMB L.A.P. (Local Assistance Plan)

Mr. McRea briefed the committee saying that the timelines had been set by the Integrated Waste Management Board as a result of a Compliance Order. Mr. McRea said that the plan had been adopted by the City Council on 5th December, 2008. He noted that a lot of one person's time at the City would be required in order to meet the expectations of the Board each quarter through 2010.

Chair Morgan had sent in a list of questions asking who would pay for each of the goals set down for achievement and Mr. McRea said that the City and its residents would pay.

Mr. McRea highlighted that some expectations would be difficult to meet in that they included organizations such as NAWS and the School District in which the City held no jurisdiction. He also noted that NAWS was included under the term "commercial" within the L.A.P.

Mr. McRea went on to discuss the M.R.F. and the associated costs. There was discussion back and forth regarding the merits or otherwise of building a M.R.F. versus hauling trash to a remote M.R.F.

Dale Howard spoke to the Committee saying that he hoped that the City was including the diversion achieved by Wal-Mart in its report and also indicated that Home Depot diverted cardboard by bringing it to Golden Empire Recycling. He mentioned that recycled concrete was another diversion method that he knew existed and summarized saying "it seems we are in hot water here and I hope it is not because of a bookkeeping error."

Member Taylor said he felt that ordinance should facilitate recycling requirements by making the space available for recycle bins.

8. T.O.T. BASELINE – how is this calculated per request from CH refer 1 November 2007 Minutes.

Jim Winegardner briefed the Committee on the development of the T.O.T. calculation. He said that annual growth in T.O.T. receipts was measured and 50% of that figure was used for the Community Partnership Grant fund. Mr. Winegardner reported that historically there had been no carry over from year to year. He went on to say that the application process for the Grant was set up by the Community Development Department.

**9. SIGN ORDINANCE
Recommendation from staff as to appropriateness or lack thereof of billboards for the city – per request from JT refer 1 November 2007 Minutes.**

Mr. McRea noted that this topic had come about as a result of an application to the Planning Commission (which was subsequently withdrawn). He summarized that the Planning Commission's sentiment was that billboards were not a necessity but they are permitted. Mr. McRea said that the GPAC process may result in making billboard signage non-permittable.

10. REVIEW OF CUPs
Not addressed.

11. DIRECTOR'S REPORT/UPDATES
Mr. McRea advised that the Marriott had indicated they hoped to open in February 2008 and Rite Aid January 15-17th of 2008.

12. COMMENTS / ANNOUNCEMENTS
Mr. Parsons advised that the County was currently meeting regarding development fees.

13. FUTURE AGENDA ITEMS / NEXT MEETING
None.

14. ADJOURN
The meeting was adjourned at 7:28 p.m.