

CITY OF RIDGECREST
100 West California Avenue
Ridgecrest, CA 93555
MEETING OF THE PLANNING COMMISSION

City Council Chambers
Tuesday, March 30, 2004 at 7:00 p.m.

Draft Minutes
First Resolution 04-06

1. CALL TO ORDER
The meeting was called to order at 7:00 p.m.
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
Present: Chair Laire, Commissioners Biddlingmeier, Smith, and Torkelson
Absent: Commissioner Roulund
4. APPROVAL OF MINUTES, None
5. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA
None
6. PUBLIC HEARING
 - a. SPR 04-04 a request for a site plan review for a 2,500 sq. ft. café, a 4000 sq. ft. restaurant and 7619 sq. ft. of future office space located at 1110 and 1140 North China Lake Boulevard, Assessor's Parcel Numbers 033-070-23 and 033-070-24. Planner Landrum presented the staff report and announced this is the first business park project and that there are issues with drainage and easements. Assistant Public Works Direct Pollock explained the drainage and easement problems and possible solutions. He also commented that parcels 15 and 16 of the business park are not accessible except from Chelsea. Over the long term see a drainage and parking lot problem.

Nick Young, applicant, commented that the two lots behind can come through Chelsea. He is willing to work with the City and he has no problem with cars driving through his parking lot depending on how crazy it gets. Timeline is important; I am ready to move forward.

CED Director McRea explained the Business Park is an Agency project and they will be amending the map. Prior to conveyance to the applicant there will be CCR's with landscaping requirements. Applicant can start grading prior to sale of site. Future projects will have to submit more documents and all

projects will have to pay prevailing wages.

Commissioner Smith asked the applicant if he was aware that there are more regulations to come and if he still wanted to move forward.

Nick Young, applicant, commented that he has been in contact with City staff and is comfortable with moving forward.

A motion was made by Commissioner Biddlingmeier and seconded by Commissioner Torkelson to adopt Resolution 04-06, a request for a Site Plan Review for a 2,500 sq. ft. café, a 4000 sq. ft. restaurant and 7619 sq. ft. of future office space located at 1110 and 1140 N. China Lake Blvd.

Ayes: Chair Laire, Commissioners Biddlingmeier, Smith and Torkelson

Noes: None

Absent: Commissioner Roulund

Abstain: None

Resolution 04-06 was approved.

- b. TTM 6240 a request to create 20 parcels averaging 13,500 sq. ft. in size at the southeast corner of Norma Street and Cielo Avenue, Assessor's Parcel Numbers 510-020-04. Planner Landrum presented the staff report. Project is located in are with soil erosion and therefore drainage must be approved by City engineering staff. Traffic is not much out of the parameter of normal housing tracks and there will be no traffic relieve until further development occurs.

Commissioner Smith asked if Norma will be paved? Planner Landrum responded that half of the street will be paved and have curb, gutter & sidewalk. It will not connect to anything.

CED Director McRea explained that staff is currently working with City attorney on drainage problem because Kern County put city on notice that there will be no more drainage to Kendall.

PWAD Pollock explained the drainage pattern; it will drain into Cielo, Wesley, and then across the desert.

Public Comment

Jackie, Cielo – Asked what could be expected during development as far as erosion, dust, and noise? When will development start? PWAD Pollock explained that the developer controls the dust and erosion. They are required to keep it wet down.

Applicant Chuck Cordell stated they will start grading on the south side within the next couple of weeks. Hours will probably be from 7:00 a.m. – 4:00 p.m.,

with minute noise. This development will take 2-3 years.

A motion was made by Commissioner Smith and seconded by Commissioner Biddlingmeier to adopt resolution 04-07, a resolution approving a negative declaration for Tentative Tract Map 6240

Ayes: Chair Laire, Commissioners Biddlingmeier, Smith and Torkelson
Noes: None
Absent: Commissioner Roulund
Abstain: None

Resolution 04-07 was approved.

A motion was made by Commissioner Smith and seconded by Commissioner Biddlingmeier to adopt Resolution 04-08, a request to create 20 parcels averaging 13,500 sq. ft. in size at the southeast corner of Norma Street and Cielo Avenue, Assessor's Parcel Numbers 510-020-04.

Ayes: Chair Laire, Commissioners Biddlingmeier, Smith and Torkelson
Noes: None
Absent: Commissioner Roulund
Abstain: None

Resolution 04-08 was approved.

- c. SPR 04-07 a request for a site plan review for a 90 unit multi-family apartments (15 buildings – 14 apartment buildings and 1 community building) located approximately, 440' north of the northeast corner of Bowman Road and Downs Street, APN 479-010-11. Planner Landrum presented the staff report. The project will be a mixture of 2 to 3 story buildings and is required to have 215 parking spaces. Applicant is applying for state funding as an affordable housing project. Emergency access must be approved by emergency services.

Commissioner Torkelson asked why the apartments were gated. Applicant Mr. Zwiicker responded the gates are for security of residents; there will be a family environment. Each of the proposed complexes will be gated. There is not a proposed pool due to liability.

CED Director McRea indicated the project is going to be phased development; the first phase will consist of 90 units.

Commissioner Biddlingmeier requested confirmation that applicant will conform to emergency requirements. Planner Landrum responded that no comments were received from emergency services and that it was included as a condition of approval. Staff and the applicant will meet with emergency service regarding off-site parking, community room, and emergency access to

comply with their requirements.

A motion was made by Commissioner Smith and seconded by Commissioner Biddlingmeier to adopt Resolution 04-09, a resolution approving a negative declaration for SPR 04-07.

Ayes: Chair Laire, Commissioners Biddlingmeier, Smith and Torkelson
Noes: None
Absent: Commissioner Roulund
Abstain: None

Resolution 04-09 was approved.

A motion was made by Commissioner Biddlingmeier and seconded by Commissioner Smith to adopt Resolution 04-10, a resolution approving SPR 04-7 for a 90 unit multi-family apartments (15 buildings – 14 apartment buildings and 1 community building) located approximately, 440' north of the northeast corner of Bowman Road and Downs Street, APN 479-010-11.

Ayes: Chair Laire, Commissioners Biddlingmeier, Smith and Torkelson
Noes: None
Absent: Commissioner Roulund
Abstain: None

Resolution 04-10 was approved.

7. DISCUSSION ITEM

8. FUTURE AGENDA ITEMS & COMMENTS

CED Director McRea informed the Commission staff was working on the CCR's for the business park. They will be presented to the RAC Committee, then Planning Commission and then the Redevelopment Agency.

The base is currently working on their EIS and doing a new performance on noise and incident control. Staff is not sure how this will affect the business park.

9. ADJOURN

The meeting was adjourned at 7:57 p.m.