



Minutes of the Ridgecrest Planning Commission Meeting

February 28, 2006
7:00 p.m.

City Council Chambers
100 West California Avenue
Ridgecrest, California 93555

CALL TO ORDER – 7:02 p.m.

PRESENT: Chair: Chuck Roulund, Commissioners: Mike Biddlingmeier, Howard Laire, Jim Smith

ABSENT: Commissioner: Matt Feemster

STAFF: Gary Parsons, Community and Economic Development Director; Matthew Alexander, Interim Planner; Jim McRae, Public Works Director; Amie Sernett, Administrative Secretary

APPROVAL OF MINUTES: February 14, 2006

The minutes were approved. Motion by Commissioner Biddlingmeier, Seconded by Commissioner Smith

RECOGNITION AND PRESENTATION OF PLAQUE TO OUTGOING CHAIRMAN CHUCK ROULUND

PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA: None

PUBLIC HEARINGS:

TTM 6700

Request to create 56 single family residential lots and 1 common sump lot, located at the SW corner of Springer Ave. and College Heights Blvd. Applicant: Tom Martin

7:13 Open to Public Comment

Concerns: Recreation areas, power poles, width of Springer, drainage

Developer's Engineer addressed drainage and street width

7:33 Closed Public Comment

Commissioner Comments

Commissioner Laire asked what the sump lot would look like.

Tom Martin stated there will be a cement wall surrounding the sump lot.

Negative Dec TTM 6700 Resolution PC-06-11 Motion to approve by Mike Biddlingmeier; seconded by Jim Smith

Vote Ayes: 4
Nays: 0
Absent: 1

TTM 6700 Resolution PC-06-12 Motion to approve by Jim Smith; seconded by Howard Laire

Vote Ayes: 4
Nays: 0
Absent: 1

TTM 6740

Request to create 67 single family residential lots at the NW corner of Kendall Ave. and College Heights Blvd. Applicant: Tom Martin

7:48 Open to Public Comment

Concerns: Sump dumping water onto College Heights Blvd. Who is responsible for maintaining the sump?

Gary Parsons stated that the City will be responsible for maintaining the sump through the Lighting/Landscape District.

8:00 Close Public Comment

Commissioner Comments

Chairman Biddlingmeier objected to the condition #8

Negative Dec TTM 6740 Resolution PC-06-13 Motion to approve by Jim Smith; seconded by Howard Laire

Vote Ayes: 4
Nays: 0
Absent: 1

TTM 6740 Resolution PC-06-14 Motion to approve (with added condition #22a) by Howard Laire; seconded by Jim Smith

Vote Ayes: 4
Nays: 0
Absent: 1

TTM 6775

Request to create 76 single family residential lots located West of College Heights Blvd. between Kendall Ave. and Springer Ave. Applicant: Tom Martin

8:08 Open to Public Comment

Concerns: 6' wall will keep water OUT of the development. Will same conditions apply to a temporary sump?

Gary Parsons stated yes, the same conditions will apply if there is a temporary sump

8:12 Close Public Comment

Commissioner Comments

None

Negative Dec TTM 6775 Resolution PC-06-15 Motion to approve by Jim Smith; seconded by Mike Biddlingmeier

Vote Ayes: 4
Nays: 0
Absent: 1

TTM 6775 Resolution PC-06-16 Motion to approve (with added condition regarding temporary sump) by Jim Smith; seconded by Mike Biddlingmeier

Vote Ayes: 4
Nays: 0
Absent: 1

ZONE CHANGE AND GENERAL PLAN AMENDMENT ZC-06-01

Applicant requested continuance to 3/14 Planning Commission meeting.

SPR 06-08

Request to build a 3 story, 93 room hotel with meeting rooms and a conference room, and an adjacent 2 story office building located in the Ridgecrest Business Park. Applicant: K-Partners

8:21 Open to Public Comment

Concern re: developer impact fees

8:25 Close Public Comment

Commissioner Comment

None

SPR 06-08	Resolution PC-06-17 Motion to approve (with added condition regarding fire sprinklers) by Mike Biddlingmeier; seconded by Howard
	Laire
Vote	Ayes: 4
	Nays: 0
	Absent: 1

SPR 06-01

Request to build 20-2 story town homes each with 2 car garage within 10 buildings located at 413 Norma St. Applicant: Phoenix Management

Commissioners recommend continuance to re-present with changes at 3/28/06 Planning Commission Meeting

SPR 06-05

Request to build 5 multi-tenant retail center located at the SW corner of Bowman Rd. and China Lake Blvd. Applicant: DePierro Realty

8:37 Open for Public Comment

None

8:38 Close Public Comment

Commissioner Comment

Concern re: location of trash bins

Developer stated they are willing to locate the trash bins at an agreed upon location

SPR 06-05	Resolution PC-06-18 Motion to approve by Mike Biddlingmeier; seconded by Jim Smith
Vote	Ayes: 4
	Nays: 0
	Absent: 1

SPR 06-06

Request to build 4 multi-family units within 2 manufactured buildings located at 224 UpJohn Ave. Applicant: Bernard Rizzardini

8:45 Open to Public Comment

Concern: moving the parking to the back of the lot would push up against other property owners creating a noise abatement concern

8:47 Close Public Comment

Commissioner Comment

Add condition for a cement parking lot (proposal is for gravel) and a condition for the trash bin enclosure to be brick

SPR 06-06 Resolution PC-06-19 Motion to approve (with added conditions regarding cement parking lot and brick wall trash enclosures) by Howard Laire; seconded by Jim Smith

Vote Ayes: 4
Nays: 0
Absent: 1

ZC 05-01 and GPA 05-01

Request to re-zone from M-1 to R-3 and general plan amendment from Commercial to Medium Density on Mono St., south of Graff Ave. and El Prado St., north of W. Ward Ave. Applicant: Larry Schiller

8:52 Open to Public Hearing

None

8:53 Close Public Hearing

Commissioner Comment

None

Negative Dec ZC 05-01/GPA 05-01 Resolution PC-06-20 Motion to approve by Mike Biddlingmeier; seconded by Howard Laire

Vote Ayes: 4
Nays: 0
Absent: 1

ZC 05-01/GPA 05-01 Resolution PC-06-21 Motion to approve by Howard Laire; seconded by Jim Smith

Vote Ayes: 4
Nays: 0
Absent: 1

SPR 06-09

Request to build a 15 unit apartment complex at 1336 El Prado St. Applicant: Community Action Partnership of Kern

9:05 Open to Public Hearing

None

9:11 Close Public Hearing

Commissioner Comment

Some discussion re: parking, need for a block fence (wood fence is proposed), 6' easement on East side (should it have a wood or block fence due to the sewer/water lines)

Commissioners recommend continuance to re-present with changes at 3/14/06 Planning Commission Meeting

DISCUSSION ITEMS:

None

FUTURE AGENDA ITEMS:

SPR 06-09

ANNOUNCEMENTS:

Thanks to Chuck Roulund! You'll be missed!

NEXT MEETING

Next meeting is scheduled for March 14th at 7:00p.m in the Council Chambers.

ADJOURNMENT– 9:26 p.m