



## Minutes of the Ridgecrest Planning Commission Meeting

March 28, 2006  
7:00 p.m.

City Council Chambers  
100 West California Avenue  
Ridgecrest, California 93555

### CALL TO ORDER – 7:00 p.m.

**PRESENT:** Chairman Matt Feemster, Vice-Chair Jim Smith, Commissioners: Howard Laire, Lois Beres

**ABSENT:** Mike Biddlingmeier

**STAFF:** Jim McRae, Public Works, Community & Economic Development Director; Gary Parsons, Community Development; Matthew Alexander, Interim Planner; Joe Pollock, City Engineer; Amie Sernett, Administrative Secretary

### APPROVAL OF MINUTES: March 14, 2006

Motion to approve by Commissioner Laire, Seconded by Commissioner Smith

### PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA:

None

### PUBLIC HEARINGS:

#### TTM 6837

A request to create 16 single family residential lots on 2.78 acres in an R-1 zone located at the Southeast corner of S. Norma St. and W. UpJohn Ave. Applicant: Ridgecrest Willow Partners

#### 7:21 Closed Public Comment

#### Commissioner Comments

Concerns re: drainage & driveways from Commissioners were addressed by Developer Steve Zimmer of Ridgecrest Willow Partners.

TTM 6837

Resolution PC-06-23 Motion to approve, with the understanding that when staff is reviewing landscaping with the applicant, they will consider hammerhead style driveways, by Jim Smith; seconded by Howard Laire

Vote

Ayes: 4  
Nays: 0  
Absent: 1

#### VAR 06-01

A request for a variance from a 5' side setback to a 2' side setback for a garage under construction at 320 N. Helena St. in an R-1 zone. Applicant: Eloy Rodriguez

#### 7:30 Open to Public Comment

None

#### 7:37 Close Public Comment

#### Commissioner Comments

Staff directed to ask Fire Marshall to look at the easement for safety access.

Commissioners would like applicant to attempt to secure a 5' access easement from his neighbor and apply for a Conditional Use Permit for a Zero Lot Line.

Motion to continue to April 11<sup>th</sup> meeting by Howard Laire, seconded by Jim Smith

**SPR 06-01**

A request to create 19 two-story multi-family units of 1,200 s.f. each within 10 buildings located on 1.14 acres at 413 S. Norma St. in an R-3 zone, known as the Renegade Apartments. Applicant: Phoenix Management

7:45 Open to Public Comment

None

7:52 Close Public Comment

Commissioner Comments

Jim Smith strongly urges applicant to consider adding more parking.

SPR 06-01	Resolution PC-06-24 Motion to approve by Howard Laire; seconded by Jim Smith
Vote	Ayes: 4 Nays: 0 Absent: 1

**GPA 06-01/ZC 06-01**

Applicant Taft Corporation has requested a continuance to the April 11<sup>th</sup>, 2006 Planning Commission Meeting.

Motion to continue to April 11<sup>th</sup> meeting by Howard Laire, seconded by Jim Smith

**DISCUSSION ITEMS:**

Selection for Committees are as follows:

- Economic Development
  - Mike Biddlingmeier
  - Howard Laire
- Planning & Zoning
  - Jim Smith
  - Matt Feemster
- Infrastructure
  - Jim Smith
  - Lois Beres
- Quality of Life
  - Howard Laire
  - Matt Feemster
- Redevelopment Advisory Committee
  - Lois Beres

**NEXT MEETING**

Next meeting is scheduled for April 11<sup>th</sup> at 6:00 p.m in the Council Chambers.

**ADJOURNMENT– 8:04 p.m**