



Minutes of the Ridgecrest Planning Commission Meeting

April 11, 2006
6:00 p.m.

City Council Chambers
100 West California Avenue
Ridgecrest, California 93555

CALL TO ORDER – 6:00 p.m.

PRESENT: Chairman Matt Feemster, Vice-Chair Jim Smith, Commissioners: Lois Beres, Mike Biddlingmeier

ABSENT: Howard Laire

STAFF: Matthew Alexander, Gary Parsons, Joe Pollock,

APPROVAL OF MINUTES: March 28, 2006

Motion to approve by Commissioner Biddlingmeier, Seconded by Commissioner Smith

PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA:

None

PUBLIC HEARINGS:

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. (APN 067-084-16) Applicant: Eloy Rodriguez

Public Comments

None

SPR 06-01 Motion to deny VAR 06-01 by Jim Smith; seconded by Matt Feemster

Vote
Ayes: 4
Nays: 0
Absent: 1

DISCUSSION ITEM:

Sign allocation for strip shopping centers

6:35 Open to Public Comment

None

6:37 Closed Public Comment

Commissioner Comment

As long as occupants are staying within their total allowable square footage for signage, they can split /divide up their signs however they want to. Monument signage is considered separate square footage from the building signs.

PUBLIC HEARINGS (con't):

ZC 06-01/GPA 06-01/SPR 06-11

A request for Zone Change, (ZC 06-01) from R-1 to R-3, General Plan Amendment, (GPA 06-01) from Low Density to Medium Density, and Site Plan Review, (SPR 06-11), for a proposed 264 unit, 2 & 3

bedroom Condominium Project located at the NE corner of E. Bowman Road and S. Sunland Street, the southern 15 Acres of APN 080-020-03. Applicant: Taft Corporation

7:07 Open to Public Hearing

Concerns: Density, parking, width of side streets, flood channel

7:55 Close Public Hearing

Commissioner Comments:

Concerns regarding:

- Density – not to exceed 43 sixplex buildings
- Parking – per code for guests and recreational vehicles
- Width of side streets
- Drainage – must ensure that 1989 Master Plan is complied with
- Would like to see a “Community Room” or “Clubhouse” type space added to the project
- Willing to compromise on landscaping allowance to accomplish parking and meeting space objectives; will require 25% of site to be landscaped

Negative Dec GPA 06-01/ZC 06-01/SPR 06-11
Resolution PC-06-26 Motion to approve by Jim Smith; seconded by Lois Beres
Vote Ayes: Lois Beres, Matt Feemster, Jim Smith
Nays: Mike Biddlingmeier
Absent: Howard Lairé
Abstain: None

GPA 06-01 Resolution PC-06-27 Motion to approve by Jim Smith; seconded by Lois Beres
Vote Ayes: Lois Beres, Matt Feemster, Jim Smith
Nays: Mike Biddlingmeier
Absent: Howard Lairé
Abstain: None

ZC 06-01 Resolution PC-06-28 Motion to approve by Jim Smith, seconded by Lois Beres
Vote Ayes: Lois Beres, Matt Feemster, Jim Smith
Nays: Mike Biddlingmeier
Absent: Howard Lairé
Abstain: None

SPR 06-11 Resolution PC-06-29 Motion to approve with additional conditions listed below by Jim
Conditions Smith, seconded by Lois Beres
Add “Common Room”, additional parking to be in compliance with City ordinances
(including parking for recreational vehicles), reduction to 25% green space to accomplish
parking and meeting space conditions
Vote Ayes: Lois Beres, Matt Feemster, Jim Smith
Nays: Mike Biddlingmeier
Absent: Howard Lairé
Abstain: None

NEXT MEETING

Next meeting is scheduled for April 25th at 6:00 PM in the Council Chambers.

ADJOURNMENT– 8:17 p.m