



CITY OF RIDGECREST
100 West California Avenue
Ridgecrest, CA 93555

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION
City Council Chambers
Tuesday, May 23, 2006 at 6:00 p.m.

Minutes

1. CALL TO ORDER

The meeting was called to order at 6:11 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present Chair Matt Feemster, Vice Chair Jim Smith, Commissioners, Mike Biddlingmeier and Lois Beres. Absent: Commissioner Howard Laire

4. APPROVAL OF MINUTES

The minutes for May 9, 2006 were approved

5. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

Tom Martin – Caution Commission not to encroach on Base mission. Don't bite the hand that feeds us.

Chairman Feemster reminded Commissioners that all items on tonight's agenda are discretionary.

6. PUBLIC HEARINGS

NEW ITEMS

6.1 Open for public comment and continue pending consultation with NAWS Planning.

6.1.a ZC-06-02 and GPA-06-02: Zone Change from Urban Reserve (UR) to Single Family Residential (R-1) and a General Plan Amendment from Rural Residential (RD) to Low Density Residential (LDR);

6.1.b TTM 6798: A request to create 243 lot subdivision (Mountains' Edge) with lots ranging from 6,000 sf to 10,000 sf for a Vesting Tentative Tract Map 6798; Project is located on 79.6 ac at the NW corner of Mahan St. and Springer Ave. APN: 508-010-04 thru 08. **Applicant: Carol Vaughn**

Planner Alexander presented the staff report.

Commissioner Comment:

Commissioner Beres wanted to know who takes care of maintaining the common grassy areas? It was stated that the Developer forms a lighting/landscape district which homeowners pay into for maintenance/upkeep of common areas.

Public Hearing was opened at 6:24 p.m.

Bob Rogers – 1) Proposed development incompatible with neighboring parcels 2) Traffic concerns 3) Harassment of livestock 4) Drainage 5) Sump breeding mosquitoes

Danny Roberts – 1) Traffic: need a flashing amber light at Springer onto S. China Lake Blvd. Pave Mahan to Dolphin. 2) Drainage

Andy Kilikauskas – 1) Density: would like commission to consider estate density 2) Development is in NAWS high density flight corridor

Shari Ladd – 1) Traffic 2) Drainage 3) mosquitoes/insects breeding in sump area

Chester Cornelius – Ridgecrest is ready for development, but at what cost? Need a buffer zone between HD housing and county property.

Elmer Hopkins – 1) Environmental: has anyone looked at the impact to kangaroo rats? 2) Garth, Guam & Hartley are privately owned streets (not county). Who will help maintain these private roads that will be getting more traffic due to development?

Chris Ricketts – Agree with everything previously stated.

Applicant Comments: Aaron Powell and Randy Chapman addressed some of the public's concerns. Debbie Vaughn stated the developer would like to leave the landscape option open to water conservative alternatives.

Public Hearing was closed at 7:01 p.m.

Commissioner Concerns:

Biddlingmeier – concern w/truncated streets

Smith – concur with Biddlingmeier and concerned with density. Would prefer to see estate density.

Feemster – would like to see more parkway type sidewalks being proposed. Agree with Biddlingmeier and Smith re: density and truncated streets.

Item was continued to June 13th Planning Commission meeting pending consultation with NAWS Planning.

6.2.a ZC-06-03: Zone Change from Urban Reserve (UR) to (E-3) on 50.45 ac;

6.2.b TPM 11525: A request to create a Tentative Parcel Map 11525 to create four parcels ranging from 8.20 ac to 11.75 ac on 40.37 ac;

6.2.c TTM 6814: A request to create a 152 lot Estate Density 7,500 sf lots (E-3) subdivision with lots ranging from 7,500 sf to 16,000 sf for Tentative Tract Map 6814 on 50.45 ac; Project is located on 50.45 ac at the NE corner of Springer Ave. and Norma St. APN: 510-020-14, 15, 16 and 19. **Applicant: Benchmark Options**

Planner Alexander presented the staff report.

Commissioner Comments: Chairman Feemster wanted to know if there would be a change to the sump? Staff does recommend changing to a park vs. sump; not clearly included in conditions, but is the recommendation of the Commission. Would like to see 6' block wall landscaped to avoid tunnel vision.

Public Hearing was opened at 7:21 p.m.

David Hazlewood - 1) Pg. 20 of Environmental checklist re: ambient noise levels not being affected isn't accurate. 2) Springer will end in dirt – not paved all the way through.

Chester Cornelius - Concerns w/Environmental study. Impact will alter existing drainage. Traffic will increase 1580 cars per day & Warner is dirt. What effect will the sumps have on existing rural wells? Concerns with density.

Neil Cristman – Concerned w/street widths, need to find a balance with density. Would like to see E2 zoning.

Tom Martin – Concerns re: density. Nicely designed project.

Applicant Comment: Clint Freeman and Derrill Whitton addressed concerns.

Public Hearing was closed at 8:17 p.m.

Commissioner Concerns:

Biddlingmeier: Density is an issue. Norma & Springer come with a lot of drainage baggage. Concern re-zoning to E3, would like to see E2 for better blending with surrounding parcels.

Chairman Feemster agrees with Biddlingmeier

Commissioner Smith concurs with Biddlingmeier and Feemster that E2 would be better zoning. Nice design. Would like to see everyone get together and work on the Norma/Springer baggage. Need to think about how to get Norma put all the way through.

Commissioner Beres: Nice design, but so many problems surrounding it.

A motion was made by Commissioner Biddlingmeier and seconded by Commissioner Smith to deny PC Resolution PC06-35; a motion to adopt a negative declaration for zone change 06-03, tentative parcel map 11525, and tentative tract map 6814.

AYES: Chair Feemster, Vice Chair Smith, Commissioners Biddlingmeier, and Beres

NOES: None

ABSTAIN: None

ABSENT: Commissioner Laire

Resolution 06-35 was denied.

6.3.a ZC-06-04 and GPA-06-03: Zone Change from Low-Density Multi-Family Residential (R-2) to Single Family Residential (R-1) for a portion of TTM 6869 and from Professional Office (PO) to Medium-Density Multi-Family Residential (R-4) for TTM 6870 and a General Plan Amendment GPA-06-03 from Medium Density (MD) to Low Density (LD) for TTM 6869;

6.3.b TPM 11524: Create a Tentative Parcel Map 11524 to create four parcels ranging from 12.15 ac to 14.65 ac on 60.3 ac;

6.3.c TTM 6869: A request to create a 169 lot Single Family Residential (R-1) subdivision with lots ranging from 6,000 sf to 13,000 sf for Tentative Tract Map 6869, 42.17 ac;

6.3.d TTM 6870: Create a three story 200 unit Condominium Complex with units ranging from 1,125 sf to 1,375 sf for Tentative Tract Map 6870, 17.59 ac; Project is located on 60.3 ac at the SE corner of Bataan Ave. and Sunland St. APN: 343-351-01, 05, 09 and 13. **Applicant: Benchmark Options**

Planner Alexander presented the staff report.

Commissioner Comment:

Commissioner Biddlingmeier noted that NAWS has commented that they have no issues with ZC 06-06 and GPA 06-05.

Public Hearing was opened at 8:32 p.m.

Joel Cash – 1) Drainage, City needs to partner with county on these efforts where project abuts county property. 2) Traffic, corner of Dolphin & Sunland is already not controlled – there are many close calls on traffic mishaps.

Butch Zissos – Concurrs w/Joel re: drainage and traffic. Also has concern with 3 story condo fitting in with City's style.

Andy Kilikauskas – 1) ½ width streets major concern. Rain drainage will undercut/damage existing paved roads. Who will maintain potholes, etc.?

Applicant Comment: Applicant is being asked to deal with county created flooding. Applicant has a problem with county residents coming to a city meeting and bringing up county issues. Developer willing to go R2 and to set aside monies to pave ½ Sunland to Bowman

Public Hearing was closed at 9:03 p.m.

Commissioner Concerns:

Chairman Feemster – is there any cooperation between with the county? Per Joe Pollack State & Federal money comes with many tangled strings attached to it. County doesn't have much discretion on how they can spend it. Chairman Feemster also concerned with the height of condos and increased traffic on College Heights is a major concern.

Commissioner Beres – Concerned that access from development is mostly onto one street, College Heights.

Commissioner Smith – Concerned with density, traffic will be a huge problem on College Heights Blvd.

Commissioner Biddlingmeier – Concurs with Feemster, Beres & Smith re: density, traffic & streets.

A motion was made by Commissioner Beres, and seconded by Chairman Feemster to adopt a mitigated negative declaration for General Plan Amendment 06-03, Zone Change 06-04, Tentative Parcel Map 11524, Tentative Tract Map 6869 and Tentative Tract Map 6870.

AYES: Chair Feemster, Commissioner Beres
NOES: Vice-Chair Smith, Commissioner Biddlingmeier
ABSTAIN: None
ABSENT: Commissioner Laire

Resolution 06-36 failed to pass.

Motion to continue the rest of application to June 27th Planning Commission meeting was made by Commissioner Beres and seconded by Vice-Chair Smith.

AYES: Chair Feemster, Vice Chair Smith, Commissioners Biddlingmeier, and Beres
NOES: None
ABSTAIN: None
ABSENT: Commissioner Laire

6.4. ZC-06-06 and GPA-06-05: Zone Change the West 1.5 ac from Low-Density Multi-Family Residential (R-2) to Single Family Residential (R-1) and a General Plan Amendment (GPA) from Medium Density Residential (MD) to Low Density Residential (LD) and on the East 1.5 ac from Professional Office (PO) to Single Family Residential (R-1) and a General Plan Amendment from Commercial and Office (C) to Medium Density Residential (MD). Project is located on 3.01 ac on Drummond West of Downs. The proposed Zone Change and General Plan Amendment are requested so this parcel may be a part of a proposed Single Family Residential 46 lot Tract on adjoining lots. APN: 456-010-03. **Applicant: PAM Development**

Planner Alexander presented the staff report.

Commissioner Comments:
None

Public Hearing was opened at 9:54 p.m.

William Howard – recommend approval. Encouraged Commissioners to stick to their guns.

Norm Stephenson – recommend approval.

Chester Cornelius – a good example of something done right!

Applicant Comment: Derrill Whitton, developer proposes to make one 8 acre R1 piece of ground.

Public Hearing was closed at 9:58 p.m.

Commissioner Concerns:
None

A motion was made by Commissioner Smith and seconded by Commissioner Biddlingmeier to approve a resolution to amend the General Plan on 3.01 acres located on Drummond Ave. West of Downs St. from commercial/professional (C) to low density residential (LD). APN 456-010-03

AYES: Chair Feemster, Vice Chair Smith, Commissioners Biddlingmeier, and Beres
NOES: None
ABSTAIN: None
ABSENT: Commissioner Laire

Resolution 06-37 was approved.

A motion was made by Commissioner Smith and seconded by Commissioner Beres to approve a Zone Change from low-density multi-family residential (R-2) on the West 1.5 acres and from professional office (PO) on the East 1.5 acres to single family residential (R-1)

AYES: Chair Feemster, Vice Chair Smith, Commissioners Biddlingmeier, and Beres
NOES: None
ABSTAIN: None
ABSENT: Commissioner Laire

Resolution 06-38 was approved.

7. DISCUSSION ITEMS

Just as an FYI Planner Alexander pointed out that staff doesn't solicit developers to submit General Plan Amendments and/or Zone Changes.

Thank you, Pam Hill for the maps! Great job!

8. FUTURE AGENDA ITEMS & COMMENTS

9. ADJOURN

The meeting was adjourned at 10:01 p.m.