

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

City Council Chambers
Tuesday, March 15, 2005 at 7:00 p.m.

Minutes

First Resolution 05-06

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
Present: Chair Chuck Roulund, Vice Chair Mike Biddlingmeier, Jim Smith, Howard Laire and Matt Feemster

Absent: None
4. APPROVAL OF MINUTES, 1-25-05 and 2-8-05
The minutes were approved.
5. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA
None
6. NON PUBLIC HEARING
 - a) Site Plan Review 05-02 for a 36' x 76' office and an approximately 2,000 storage facility located at 137 W. Drummond Avenue. Planner Landrum presented the report. These type of site plans are usually done at the staff level, but staff wanted to bring to the Commissioner's so that they could see what's going. This is an office expansion with storage. Everything looks okay, there are 11 conditions. The Commission asked if the existing pole was going to be removed. Deputy City Manager McRea indicated all poles on Drummond will be removed. There is still a pole behind NDTI that hasn't been resolved. The applicant was not able to attend the meeting but staff has reviewed the conditions with Mr. Knight and he did not have any problems with them.

A motion was made by Commissioner Smith and seconded by Commissioner Laire to approve Resolution 05-06 for Site Plan Review 05-02

AYES: Chair Roulund, Commissioners Biddlingmeier, Smith, Laire and Feemster
NOES: None
ABSENT: None
ABSTAIN: None

Resolution 05-06 was approved.

7. SPECIAL PUBLIC HEARINGS
 - a) Site Plan Review 05-04 for a 48' x 79' office and outdoor storage facility

located at 1408 N. Mahan (APN #453-011-04 and 05). Planner Landrum presented the staff report. The site is in an industrial area which allows for chain link fence, a landscaping plan will need to be submitted, the site plan requires approval of emergency services because it is gated, and there's adequate parking and this project is categorically exempt. Commissioner Feemster requested the condition that all utilities to be underground be added.

A motion was made by Commissioner Laire with 11 conditions and seconded by Commissioner Biddlingmeier to approve Resolution 05-07 for Site Plan Review 05-04

AYES: Chair Roulund, Commissioners Biddlingmeier, Smith, Laire and Feemster
NOES: None
ABSENT: None
ABSTAIN: None

Resolution 05-07 was approved

b) Tentative Tract Map 6504, a request for a subdivision creating 17 residential lots and one lot with drainage improvements ranging in size from 8426 sq. ft. to 12,363 sq. ft located approximately 330' west of the northwest corner of Upjohn Avenue and Downs Street. (APN# 508-020-20). Planner Landrum presented the staff report. The 18th lot will be utilized as a sump area. Drainage design has to be according to City's drainage plan and approved by Engineer. Long term drainage has to be addressed. This is now the 5th or 6th project that we've had to address drainage and there's going to be a cumulative effect on the City (i.e., mosquitoes). The adoption of the environmental for this project needs to be thought out; do we need to address the drainage now. The existing and proposed roads will take care of Traffic issues. There was a request for improvements on Upjohn to Downs, this would be an off site improvement and not normally requested. Staff is not making this recommendation. There are 14 conditions of approval; they are all in response to the environmental document. Commissioner Roulund commented on the drainage and acknowledged it needs to be resolved; we can't keep putting in sumps. Deputy City Manager McRea indicated that most of the drainage comes from the County, flood control district is a solution, but it would have to be a County Flood Control District. For the City to maintain a private sump is not appropriate, but we are not going to change things with this development and we can't put off development while a drainage plan is being created. The Commission and staff acknowledged that we can't keep putting sumps in throughout the City.

Public Hearing was opened at 7:20

Applicant James Bell – Retention basins are not flood control, they are set up to house nuisance water such as irrigation. Seventeen homes are not going to add or remove enough water to affect the drainage problem. There is no question that something needs to be done; the City needs to accept responsibility for what needs to be done. Until then, I will put in a retention basin as requested. I have issues with Condition 14, the home owners association. I absolutely don't want to do that. Another condition states I will conform to master drainage plan, retention basins are in contradiction to this Plan. The Plan states they will put in regional retention basins. On board with wanting to find a solution, but don't want the burden put on me.

DCM McRea agreed that regional retention basins are the way we want to go, but we don't want to hold up development until we get that in place. Staff is recommending what is in the staff report. We are working with two standards because the point source elimination requirement states we won't put nuisance or street water into the existing system.

Comment was made that the drainage issue needs to be brought to council for a plan throughout the city to start mitigating this issue. Planner Landrum requested an amendment to Condition 14, which would require the developer to develop the sump or work with the City to develop a drainage program. Mr. Bell indicated he does not want a home owner association or to be responsible for a sump that the City made him put in, does not want to work with something that's unknown. It was suggested that the developer pay a fee to the City for maintenance of the sump. Mr. Bell stated he does not want to be married to this project for 10 or 30 years. Would want to pay my fees and be done with it. The Commission and applicant further discussed the drainage issue.

The Commission indicated they are not in favor of a sump, requested staff and developer work on a solution to be brought to the Commission next week, March 22nd. Recommendation should not include a retention basin. The Commission would also like to know the fees that are associated with maintaining a sump.

Chester Cornelius, Dawn Ct. – Warned everybody about a year ago on West Nile Virus and retention basins. Seven housing tracts have gone through with retention basins. Happy to hear this committee say no to more of these basins. City needs to come up with fees, now is a great time. Have developer that doesn't want to put in basin.

George Bertrand, ? – Have been dealing with drainage. I would not and I don't think anybody here would want to live next to a retention basin. Water is going to flow on Upjohn Street; developer will have to reverse the flow. I'm against any retention basins in residential area. Mr. Bertrand made further comments on the City's drainage problem and plan.

c) SPR/CUP 04-11 a request for an amendment to an approved site plan review/conditional use permit (relocation of playground) for a 120 children max. child care facility located in an existing building located at 814 North Norma Street. Planner Landrum presented the staff report. CUP was granted for a daycare facility, the original site plan had a playground right next to the building. During development the area was expanded west to the property, close to residential area. They are proposing to move playground to south of the building and leaving the chain link fence that has been put up. Staff is concerned with allowing fence to remain because it would be inviting to use that area and recommends it be removed. Solid fencing would be either brick or wood.

Commissioner Roulund wants to make sure we are consistent, since the City started a precedent. Would like the same restrictions applied to this project that were applied to the other day care (i.e. noise issue, distance) and the applicant should provide us all the same reports that the other day care was required to. Want to see age breakdown and a site plan.

Planner Landrum commented on what other communities are doing; many have not

dealt with, while others have measured sound levels.

Public Hearing was opened at 8:39

Applicant indicated there will be 100 children ages 0-5 years. We would be more than happy to make a presentation and provide any information needed. If you provide us with the guidelines, we'll abide by them.

This item was continued until March 22nd, when applicant could provide the Commission a corrected site plan.

d) Site Plan Review/Conditional Use Permit 05-05 for an 81 unit senior housing complex (80 units and 1 community center) located at the southeast corner of North Norma Avenue and West Felspar Avenue (APN #067-040-12). Conditional Use permit is for residential use in Professional office zone. Planner Landrum presented the staff report. Adequate parking and landscape is provided. This property recently went through a general plan and zone change. Professional office does allow residential use with a Conditional Use Permit. Proposal is consisted with what's on Norma Street. Major modifications will be needed to the sump area; drainage plan must be submitted. A culvert would be done underground.

Public Hearing was opened at 8:55 p.m.

The applicant addressed the drainage issue. Under contract to purchase 10 acres of Mr. Kirschmeier's property and understand that we would need to enlarge the existing sump and other drainage improvements.

Mr. Bob Kirschmeier indicated the City is maintaining the sump per an arrangement they had with my father. They were also supposed to pay the taxes, which they haven't done since the first year. With the rains we just had, there is no water in the Sanders sump, it soaked in. The Felspar sump is taking in water from Sanders Street that is not supposed to be going in. That sump is overflowing, I've heard two things from the City; that the sump needs to be bigger and deeper. The City has put a dry well on our property, but I can't find any documentation of it. The City has three pieces of my property tied up.

Staff is satisfied with the conditions required for drainage. Commissioner Roulund stated more information is needed on this item and is concerned with the drainage problem in this particular area. The Commission and applicant further discussed the drainage issue.

Jack Lyons – During heavy rains drove out to Felspar and Sanders. City needs to do something out there. Let's not cut things off until we find out what the solutions are. Think we should cut sump down until we get to the sugar sand.

Applicant representative feels they are reasonable with the proposal, request the Commission approve the project.

Chester Cornelius, Dawn Ct. – Use Walmart as an example of a 10 year sump. It's obvious full of water now and it's not maintained. I feel for Bob and the City probably owes him a substantial amount of money and it has never been obtained. But who's going to pay and who's going to maintain them. I think the responsibility is the developers. As a City taxpayer, I shouldn't have to pay.

Public Hearing was closed at 9:16 p.m.

Commissioner Feemster has issues with police department recommendations. Do not think a four way stop is necessary. Norma is nice in that traffic flows. Two way would be sufficient.

Commissioner Roulund asked if the street on Felspar was going to be a truncated street. Staff replied yes. Commissioner Roulund commented that he thought this commission did not want half streets. A full street is 60 feet, but this project would put in a 40 foot street. This item was discussed further between the applicant, staff and Commission.

Public Hearing was reopened at 9:24 p.m.

Mr. Bob Kirschmeier explained there's a half street running from Sanders to beyond the sump. If you're going to require a full street, you're still going to have a half street to Sanders.

Public Hearing was closed at 9:28 p.m.

Commissioner Feemster reiterated he did not think a 4-way stop sign on Norma was needed and the remaining Commissioners concurred. Commissioner Feemster requested the right turn only sign condition, also be removed. The Commission concurred.

Condition 11 was amended to read a two-way stop and Condition 12 was removed.

A motion was made by MB 05-08, HL

A motion was made by MB 05-09, HL

A motion was made by MB 05-10, HL

8. DISCUSSION ITEM

None

9. FUTURE AGENDA ITEMS & COMMENTS

None

10. ADJOURN

The meeting was adjourned at 9:45 p.m.