

CITY OF RIDGECREST
100 West California Avenue
Ridgecrest, CA 93555
MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION
City Council Chambers
Tuesday, March 22, 2005 at 7:00 p.m.

First Resolution 05-10

Minutes

1. CALL TO ORDER
The meeting was called to order at 7:00 p.m.
2. APPROVAL OF AGENDA
The agenda was approved.
3. ROLL CALL
Present: Chair Roulund, Commissioners Smith, Laire and Feemster.
Absent: Commissioner Biddlingmeier
4. APPROVAL OF MINUTES
There were no minutes to approve
5. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA
6. CONTINUED PUBLIC HEARINGS
 - a. SPR/CUP 04-11, a request for an amendment to an approved Site Plan Review/Conditional Use Permit for a 120 children max. child care facility located in an existing building located at 814 North Norma Street. Applicant Community Action Partnership of Kern. CED Director Parsons presented the staff report. At the request of Planning Commission staff reviewed the requirements for Immanuel's day care and as a result added condition #5 that states the playground shall be no closer than 50 feet from the property line.

Commissioner Laire commented that seemed reasonable and Commissioner Smith asked how many children are planned for the day care. The applicant representative replied 100 kids with the capability of expanding.

Chair Roulund indicated the drawing is incorrect and asked about the fencing and hedging, do the conditions require landscaping, if the fence is chained link, will it be covered or is it a block wall. Main concern is with the noise.

Will the fence be removed from the existing playground? Commissioner Feemster inquired if the south wall would have landscaping or a block wall to block the view. Staff reviewed the conditions with the Commission, which included landscaping to block visibility. The existing fence around the current

playground will be removed. The Commission requested landscaping requirements to block the view from the south in addition to the recommended conditions. Said barrier will have to be 6 feet. The applicant asked if the 50 foot requirement from property line included all property lines on the site. After discussion it was determined that the Commission and staff were more concerned with the 50 foot separation for the south and east side because they abut residential property.

The Commission continued the public hearing to April 26, 2005, and requested the applicant present new drawings and amend the description to reflect 120 children.

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). CED Director Parsons presented the staff report. There is contention on item 14, alternatives were discussed with the developer. Engineering staff will discuss sump requirements.

Assistant Public Works Director (APWD) Joe Pollock presented of the drainage issues associated with College Height developments. To implement drainage plan the City would need approximately \$40 million. City has to do something. Other areas of town there is dense development, sumps not ideal. There are ways to address drainage issue: facility on E. Downs, sump, reverse grade property to drain to Upjohn.

Public Hearing was opened at 7:25 p.m.

Applicant James Bell indicated he's attended several meetings with staff and as of last Friday it was his understanding running the drainage to Upjohn would resolve it and is in compliance with the Master Drainage Plan and developer agreement. Water will flow through site to Upjohn. Leach filed not new, its been done before for nuisance water.

CED Director indicated condition 14 was removed.

Chair Roulund inquired on the possibility of dry wells. APWD Pollock indicated there have been varied results, 5-10 years they get plugged up. There has been one in operation for 18 years at Norma and Las Flores. Staff is willing to try something in line with this, want water in ground.

Commissioner Feemster asked about the impact on any new development next to this one. Will they have the same requirements? They will probably need to grade and may require retaining walls.

Chester Cornelius, Dawn Ct. – Asked about the possibility to drain to Church without raising property.

Public Hearing was closed at 7:44 p.m.

A motion was made by Commissioner Smith and seconded by Commissioner Laire to adopt Resolution 05-10, approving the negative declaration for Tentative Tract Map 6504.

Ayes: Chair Roulund, Commissioners Smith, Laire, and Feemster
Noes: None
Abstain: None
Absent: Commissioner Biddlingmeier

Resolution 05-10 was approved.

A motion was made by Commissioner Smith and seconded by Commissioner Laire to adopt Resolution 05-11, approving Tentative Tract Map 6504 without condition 14.

Ayes: Chair Roulund, Commissioners Smith, Laire, and Feemster
Noes: None
Abstain: None
Absent: Commissioner Biddlingmeier

Resolution 05-11 was approved.

c. Site Plan Review 04-08, a request for a site plan review for a 3800 sq. ft. restaurant(s) and 5000 sq. ft. office space located at 101 East Ward Avenue and 1240 North China Lake Boulevard, Assessor's Parcel Numbers 033-070-26. CED Director Parsons presented the staff report. The only real issue with the conditions was that the site be limited to restaurant or office use. The number of parking spaces identified is actually 93, which is within the City's parameters.

Tim Fisher of Architecture Plus, applicant, clarified the property description. It's 8,700 sq. ft. office or restaurant. Requested Condition #3 read 10x20 double striped parking spaces according to City standards; site shows 93 but we really only need about 53. We've complied with the access easement, (11) we have no problems with putting in the street improvements on Ward, (13) we've deleted the driveway on China Lake and want to make sure we no longer will be required to have the median. Mr. Fisher asked when the fair share for a signal has to be paid. The applicant is developing an easement on the east side, would like some kind of reimbursement agreement.

APWD Pollock indicated the applicants fair share would be collected now and put in an impound account. Chair Roulund inquired about the traffic island on China Lake Blvd. APWD Pollock stated it's a long term plan; we want to dedicate left hand turn pockets. APWD Pollock indicated that the access point for this site is far enough away from Ward Ave. to not be a real hazard. Chair Roulund requested adding a condition for right turn only sign, Commissioner Smith commented he has no problem with trying to do that, but nobody's going to pay attention to the sign. The commission discussed the traffic issues on China Lake and mitigation. The City is working with CalTrans, currently there is no viable way to fund an island, and there should be no future driveways on China Lake.

The applicant requested clarification on Condition 13 since the new site plan shows there will be no driveway on China Lake. APWD Pollock indicated if there's no driveway, then there's no problem. Median is not required from the applicant.

A motion was made by Commissioner Smith and seconded by Commissioner Laire to adopt Resolution 05-12, approving Site Plan Review 04-08, for a restaurant and office/restaurant space with amendments to reflect an office/restaurant space of 8700 sq. ft., condition 3 modified to read parking according to city standards, and condition 13 modified, omitting the left turn movement requirements.

Ayes: Chair Roulund, Commissioners Smith, Laire, and Feemster
Noes: None
Abstain: None
Absent: Commissioner Biddlingmeier

Resolution 05-12 was approved.

7. DISCUSSION ITEMS
None

8. FUTURE AGENDA ITEMS
None

9. ADJOURN
The meeting was adjourned at 8:07 p.m.