



CITY OF RIDGECREST

100 West California Avenue
Ridgecrest, CA 93555

MINUTES

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION

City Council Chambers
Tuesday, July 24, 2007 at 7:00 p.m.

Commissioners: Chair, Mike Biddlingmeier, Vice-Chair, Jerry Taylor, Commissioners, Lois Beres; Howard Laire, and Nellavan Jeglum

Next Resolution # 07-14

1. CALL TO ORDER

The meeting was called to order at 7.15 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair Biddlingmeier, Commissioners Howard Laire, Lois Beres and Nellavan Jeglum

Absent: Vice-Chair Jerry Taylor

Staff Present: City Planner Matthew Alexander, Public Services Director Jim McRea, Administrative Secretary Danielle Valentine.

4. APPROVAL OF AGENDA

A motion was moved by Commissioner Laire and seconded by Commissioner Beres to approve the agenda as submitted. The Agenda was approved as submitted.

5. APPROVAL OF MINUTES

A motion was moved by Commissioner Jeglum and seconded by Commissioner Laire to approve the 6/26/07 minutes as submitted. The minutes were approved as submitted.

6. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

In seeking public comments of items not on the Agenda Chair Biddlingmeier clarified to members of the public in attendance that the draft E.I.R. for Wal-Mart had been included under discussion items for the purpose of allowing Commissioners to ask questions of staff. He noted that the draft E.I.R. was available and members of the public had 45 days to make comments.

Planner Alexander further noted that copies of the draft E.I.R and appendices were available in the library as well as the information desk of City Hall and that the documents could also be purchased on CD format from the Public Services Department or viewed on-line via the City's website.

Skip Gorman of 1150 Graaf Avenue made comment that upon reading the draft document he had not seen a section on "trash mitigation". He stated there was a "plume" of trash decorating bushes and tumbleweeds across the road from the current Wal-Mart and that he expected this situation to worsen. For this reason, he said, he expected there to be a section on how the anticipated trash would be mitigated.

Mr. Gorman then commented on traffic stating he would like to see road improvements as a result of this project go all the way to Richmond Road. He encouraged members of the Planning Commission to ask Wal-Mart to aid Ridgecrest in road development when negotiating the current project.

Chair Biddlingmeier thanked Mr. Gorman for his comments and urged him to get his comments in to staff – particularly in regards to the issue of trash mitigation.

6. PUBLIC HEARINGS

None

7. DISCUSSION ITEMS

8a. Continued Discussion of Bowman Creek Alternatives:

Jim Fallgatter of 207 Cobblestone Lane made a presentation to the Planning Commission. He wished to firstly state his support for the idea of trash mitigation and noted that as a member of the Exchange Club he had the past weekend collected a great deal of trash from the area spoken of by Mr. Gorman.

Mr. Fallgatter stated to the Commissioners that the Wal-Mart project may be the largest commercial development in the history of Ridgecrest and asked Commissioners to look at maximizing the opportunity even if it means taking some “heat from Wal-Mart”. Mr. Fallgatter said that Wal-Mart is the anchor of the commercial center envisioned by the General Plan over 15 years ago.

Specifically Mr. Fallgatter asked the Commission to consider the concept of a bridge and bike and pedestrian underpass to allow access across China Lake Boulevard between the proposed Wal-Mart development and the entities across the road. Mr. Fallgatter stated that he believed the bridge could tie in with the concept introduced by Mr. Lare at the GPAC meeting of a landmark welcoming visitors to Ridgecrest.

Chair Biddlingmeier thanked Mr. Fallgatter for his comments and opened the floor to public comment at 7.40 p.m.

Andy Kilikauskas of 1559 W. Burns Avenue seconded Mr. Fallgatter comments stating “this is a once in a lifetime opportunity, we have to look at a lot of options because this one mile project will set the standard for the rest of the six miles”. Mr. Kilikauskas stated that he felt there were opportunities to make the area more pleasant including that of making a smaller road and creating more space for recreation. Mr. Kilikauskas stated he thought the City should keep an open mind when negotiating with Wal-Mart.

Mr. Fallgatter further commented that when negotiating there could be an opportunity to move money from one area to another – for example if a roundabout was more cost efficient than stop lights that might allow for further funding of recreation use of the corridor.

8b. Development Review Guidelines:

Planner Alexander spoke to the Commission regarding development standards for the Zoning Ordinance. He provided sample development expectations for the City of Oakdale noting this was done primarily as the documents included “wonderful” graphics. Planner Alexander then showed the Commission examples of residential developments where sidewalks were on one side of the road only, narrower streets and neighborhood parks. He suggested that the Commission consider including neighborhood parks as a requirement for residential developments by requiring that sumps be developed to park standards to provide joint park/sump use. Planner Alexander then asked the Commissioners if they had any questions.

Commissioner Beres asked who maintained the parkway walks once installed and Planner Alexander indicated this was done by residents. Commissioner Beres then asked if the lighting landscaping district was ongoing to which Planner Alexander responded affirmatively.

Commissioner Jeglum commented that she liked the parks but would not want to live on the side of the street without a walkway. Planner Alexander stated that the ideas he had

presented were not dissimilar to the layout of Heritage Village yet noted that plans for the village would not be accepted given the City's current public works street standards. He asked the Commissioners to consider why, if not for safety, more creative plans should be rejected.

Commissioner Jeglum responded noting that if such developments were allowed in the city there would not be a homeowners association (as there is in Heritage Village) to pay for associated costs and therefore there would be some elements that could be allowed and others perhaps not.

Chair Biddlingmeier asked for any public comments.

Skip Gorman of 1140 Graaf Avenue urged that Xeriscaping be considered and stated his support for the ideas presented by Planner Alexander.

Chair Biddlingmeier then asked for Commissioner's comments.

Commissioner Beres said she would like the City to have a multi-use zoning in the future.

8c. Super Wal-Mart EIR:

Chair Biddlingmeier reiterated his previous comments that Item 8c. had been included to allow Commissioners opportunity to ask questions of staff.

9. FUTURE AGENDA ITEMS & COMMENTS

Planner Alexander indicated that there should be a tentative parcel map for the next meeting.

Next Meeting August 14th, 2007 at 7:00 p.m.

10. ADJOURN

The meeting was adjourned at 8.00 p.m.