



# CITY OF RIDGECREST

100 West California Avenue  
Ridgecrest, CA 93555

## MINUTES FOR THE MEETING OF THE PLANNING & ZONING AD HOC COMMITTEE Council Conference Room Thursday, July 13, 2006 at 6:00 p.m.

Present: Chair Steve Morgan, Matt Feemster, and Jim Smith. City staff and John O’Gara

1. CALL TO ORDER  
The meeting was called to order at 6:00 p.m.
2. PUBLIC COMMENT OF ITEMS NOT ON THE AGENDA  
None
3. APPROVAL OF AGENDA (added to agenda)  
The agenda was approved.
4. APPROVAL OF MINUTES, May 31, 2006 (added to agenda)  
The minutes were approved
5. P&Z COMMITTEE SCOPE  
CM Rose commented the committee will deal with questions that the General Plan doesn’t answer; issues with zone change should be reserved for more controversial projects. Action taken: Staff to present wording for committee scope.
6. DESIGN STANDARDS  
Member Feemster asked if it was possible to establish design standards for residential areas, instead of linear streets. Staff reminded the committee that some infill development has to join other developments. DCM McRea commented that maps are a division of land; you can’t do architectural review at the map phase. CM Rose indicated cities have the means of getting attractive development; can offer density bonus.

Other items discussed include the look of block walls, purple pipe, and water conservation (i.e., xeriscape). Water district representatives, Tom Mulvihill and Gene Brown, indicated they would like the city’s assistance in creating an ordinance to conserve water.

Action taken: Specific Plans, Planned Unit Developments, and purple pipe to be discussed at next meeting.

7. ENVIRONMENTAL - ACCUMULATIVE AFFECTS

CE Pollock commented that with all the stuff going on we should start considering EIR's; wastewater will have an accumulative affect. This would cover the city legally. DCM commented you might want focused EIR's; we have a General Plan (GP) that addresses traffic, etc. CM Rose explained the GP went through the CEQA process and there is a full EIR; the GP update will have a new EIR. John O'Gara commented that negative declarations (ND) mean there are no adverse affects. ND's don't look at accumulative, just individual. Staff commented that the decision to request focus EIR's depends on where the development is located.

Action take: Staff to look at focused studies and use judgment.

8. COLLEGE HEIGHTS INFRASTRUCTURE (continued)

9. DRAINAGE REQUIREMENTS (continued)

10. FLIGHT CORRIDOR (Plan of Action) – John O'Gara presented an overview of where the base is at in the ACUIZ process. CE Pollock expressed concern with flight corridor on the west part of town.

11. FISH AND GAME (Plan of Action) not discussed

12. COMMITTEE AND STAFF COMMENTS

Scheduling of next meeting date

13. ADJOURNMENT

The meeting was adjourned at 7:35 p.m