

CITY OF RIDGECREST

PLANNING COMMISSION AGENDA

City Council Chambers
100 West California Avenue
Ridgecrest, CA 93555



April 27, 2021
6:00 PM
REGULAR MEETING

PLANNING COMMISSION:

Warren Cox, Chairman; Bill Farris Jr., Vice Chairman; Vanessa Hayman, Commissioner;
Bernie Mondragon, Commissioner; William Jenkin, Commissioner

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Approve draft minutes of the regular meetings dated 2-23-2021 and 3-23-2021.

PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

PUBLIC HEARING

2. Site Plan Review- Application for a new garage building at the SCE Ridgecrest Service Center, 510 S. China Lake Blvd. APN 080-020-67

DISCUSSION AND OTHER ACTION ITEMS

3. Carports- Discussion by Code Enforcement on carports

COMMISSIONER COMMENTS/COMMITTEE REPORTS

FUTURE AGENDA ITEMS

STAFF ITEMS

ADJOURNMENT

This agenda is available on the City of Ridgecrest Planning Department website at <https://ridgecrest-ca.gov/AgendaCenter/Planning-Commission-11>

ADDITIONAL INFORMATION

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (760) 499-5063. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28CFR 35.102-35.104 ADA Title II)

HEARING MATERIALS

Any writings or documents distributed to a majority of the members of the Planning Commission regarding any open session item on this agenda will be made available for public inspection in the City Clerk's Office located at 100 W. California Avenue, during normal business hours. These writings or documents will also be available for review at the meeting.

Persons unable to attend a hearing may submit comments regarding a scheduled item to Planning Commission, 100 W. California Avenue, Ridgecrest, CA 93555. Written comments received by the close of the business day prior to the hearing will be brought to the attention of the Planning Commission and made part of the official record.

PUBLIC PARTICIPATION

Pursuant to Government Code section 54954.3 members of the public are afforded the opportunity to address the Commission. This time has been set aside for the public to address the Commission on items NOT listed on the agenda. The Commission will not act upon these items at this meeting other than to review and/or provide direction to staff.

APPEALS AND APPEAL PERIOD

The decisions of the Planning Commission may be appealed to the City Council. The appeal shall be filed with the City Clerk within ten (10) calendar days of the date of the Planning Commission decision. No appeal to the City Council may be taken by any person or entity not appearing either in person or in writing before the Planning Commission.

City of Ridgecrest Public Meeting Protocol In Response to Coronavirus (COVID-19)

City of Ridgecrest Planning Commission meetings are OPEN to public attendance. Although Council Chambers are OPEN, public participation is still encouraged via live streaming, call-in or via written correspondence.

TO PARTICIPATE please call, email, or send mail to the contact provided below:

The public may use one of the following alternatives for participating in person:

- Watch meeting online:
All of our meetings are streamed live at <https://ridgecrest-ca.gov/369/Watch> or on YouTube at <https://www.youtube.com/cityofridgecrest/live> and are also available for playback after the meeting.
- Call in for public comments:
To participate with verbal comments, please call (760) 499-5010. This phone line will allow only one caller at a time, so if the line is busy, please continue to dial. We will be allowing a 20-30 second delay between callers to give time for media delays and callers to dial in. If you wish to comment on multiple items you will need to call in as each item is presented.
- Submit written comments:
We encourage submittal of written comments supporting, opposing, or otherwise commenting on an agenda item, for distribution to the Planning Commission prior to the meeting. Send emails to hspurlock@ridgecrest-ca.gov; written correspondence may be sent to Heather Spurlock, Planning Department, 100 W. California Ave., Ridgecrest, CA 93555. Please specify to which agenda item your comment relates. All communication, whether it is a formal letter or an online informal email, is read by the Planning Commission.

Please click on the link below to access the Planning Commission Agenda, Minutes and video web page <https://ridgecrest-ca.gov/272/Planning-Commission>.

If you have any questions, please contact us.

Heather Spurlock

Phone: (760) 499-5063

Email: hspurlock@ridgecrest-ca.gov

CITY OF RIDGECREST

PLANNING COMMISSION DRAFT MINUTES

City Council Chambers
100 West California Avenue
Ridgecrest, CA 93555



February 23, 2021
6:00 PM
REGULAR MEETING

CALL TO ORDER 6:00 PM

Present: Chairman Warren Cox, Vice Chairman Bill Farris Jr., Commissioners Bernie Mondragon, Travis Reed

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

M/S Farris/Cox motion approval of agenda with correction to minutes date of 1/26/2021. Motion carried by a roll call vote of: 4 Ayes; 0 Noes; 0 Abstain; 1 Absent.

APPROVAL OF MINUTES

~~1/26/2020~~ 1/26/2021

M/S Reed/Farris motion approval of minutes. Motion carried by a roll call vote of: 4 Ayes; 1 Absent; 0 Noes; 0 Abstain.

PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA 6:04 PM Opened None Made

DISCUSSION AND OTHER ACTION ITEMS

1. 2020 General Plan Annual Progress Report (APR) including the Housing Element Annual Progress Report and adopt Resolution 21-01 recommending that the City Council review and approve the report and direct staff to submit reports to the California Office of Planning and Research and the California Department of Housing and Community Development (HCD) on or before April 1, 2021.

Staff report presented by H. Spurlock.

Commission discussion was had.

Chairman recommended the addition of quarterly General Plan element reviews.

M/S Reed/Mondragon motioned approval of resolution 21-01 recommending City Council approve the General Plan APR & Housing Element and direct staff to submit reports. Motion carried by a roll call vote of: 4 Ayes; 1 Absent; 0 Abstain, 0 Noes.

COMMISSIONER ITEMS/COMMENTS

1. Commissioner Comments
Reed- stepped down from Planning Commission.
2. Future Agenda Items
Commission would like to see Temporary Signs, Code Enforcement, and Carports on the agenda.

STAFF ITEMS

1. Planning Commission Academy
2. Median Art
3. AB 1561

ADJOURNMENT 6:30 PM

CITY OF RIDGECREST

PLANNING COMMISSION DRAFT MINUTES

City Council Chambers
100 West California Avenue
Ridgecrest, CA 93555



March 23, 2021
6:00 PM
REGULAR MEETING

CALL TO ORDER 6:00 PM

Present: Vice Chairman Bill Farris Jr., Commissioners: Vanessa Hayman, Bernie Mondragon, William Jenkins
Absent: Chairman Cox

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

M/S: Hayman/Mondragon approval of agenda with the removal of Public Hearing item 2., abatement of 141 W. Church. Motion carried by a roll call vote of: 4 Ayes; 0 Noes; 0 Abstain; 1 Absent.

APPROVAL OF MINUTES

2-23-2021 (Minutes will be on April agenda)

PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

Opened: 6:03 PM None Made Closed

Public Hearing Opened at 6:04 PM

PUBLIC HEARING

1. Abatement- 436 N Alvord Street #A & B, APN 067-086-20-7 property owner: Patricia Gaither.

Staff report presented by Sebourm.

Commission discussion was had.

Public Comment made by property owner Patricia.

M/S Hayman/Mondragon motion to continue abatement to April 27th meeting. Motion carried by a roll call vote of: 4 Ayes; 1 Absent; 0 Abstain; 0 Noes.

- ~~2. Abatement- 141 W Church Ave #F & G, APN 478-052-01-00-5 property owner: Evangelina Rodriguez~~

Public Hearing Closed 6:18 PM

DISCUSSION AND OTHER ACTION ITEMS

3. Committee Assignments

Commissioner Jenkins will join Infrastructure & Quality of Life committees.

COMMISSIONER ITEMS/COMMENTS

CITY OF RIDGECREST PLANNING COMMISSION MEETING
March 23, 2021

1. Commissioner Comments
2. Future Agenda Items- Carports discussion with code enforcement

STAFF ITEMS

ADJOURNMENT 6: 18 PM



CITY OF RIDGECREST

100 W. California Ave. · Ridgecrest, CA 93555 · (760) 499-5063

STAFF REPORT

To: Planning Commission
Date: April 27, 2021
Subject: Site Plan Review (SPR 21-01)- Application for a new garage building at the SCE Ridgecrest Service Center, 510 S. China Lake Blvd. APN 080-020-67

BACKGROUND:

The Planning Commission previously conditionally approved SPR 17-04, an application for an 11,184 SF prefabricated administration building on the NW section of the SCE property on January 24, 2017. That project included the demolition of the existing SCE buildings. An existing garage building remained during this project.

PROJECT DESCRIPTION:

The applicant (Southern California Edison) has identified a need to demolish the existing garage building, and construct a new garage building at the Ridgecrest Service Center. The site is 1.19 acres zoned commercial service. The proposed use is for maintenance of service trucks. The existing site is developed and is almost entirely paved with concrete or asphalt. The conditions of approval for SPR 17-04 included all the offsite and onsite conditions for the project site.

PROJECT INFORMATION			
Project Site	Existing Land Use	SCE utility Company	
	Existing Zoning	CS	
	General Plan Designation	Service Commercial	
	Access	E. Upjohn Ave.	
	Site Area	1.19 Acres	
	Environmental	Categorically Exempt	
Off Site	Land Use	Zoning	
North	SCE Service Center	CS	Service Commercial
South	Frontier	CS	Service Commercial
East	SCE Service Center	CS	Service Commercial
West	Daycare, Mediacom, Hotels	CG	General Commercial

Proposed Garage Building:


- New single story pre-engineered metal shop building with total footprint of 11,490 SF
- New mezzanine for parts storage of 675 SF
- Total project area 12,165 SF

Proposed Parking:


- 13 Standard parking stalls
- 4 EV charging parking stalls

PROJECT MATERIALS


ACCENT WALL PANEL:




COLOR: COOL METALLIC SILVER
PROFILE: AEP SPAN, NU-WAVE CORRUGATED




MAIN WALL PANEL:



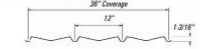
COLOR: TERRACOTTA [MATCH ADJACENT BUILDING]
PROFILE: MBCI, SHADOWRIB




MAIN WALL PANEL:




COLOR: COOL ZINC GRAY
PROFILE: VARCO PRUDEN BUILDINGS, VEE RIB WALL PANEL




ROOF PANEL:




COLOR: COOL ARCTIC WHITE
PROFILE: VARCO PRUDEN BUILDINGS, PANEL RIB ROOF PANEL



STOREFRONT





ELEMENTS ARCHITECTURE

10000 Wilshire Blvd, Suite 1000
Los Angeles, CA 90024
Tel: 310.488.2822
www.elementsarch.com
info@elementsarch.com

The MSH Construction Company

10000 Wilshire Blvd, Suite 1000
Los Angeles, CA 90024
Tel: 310.488.2822
www.mshconstruction.com

EDISON

10000 Wilshire Blvd, Suite 1000
Los Angeles, CA 90024
Tel: 310.488.2822
www.edison.com

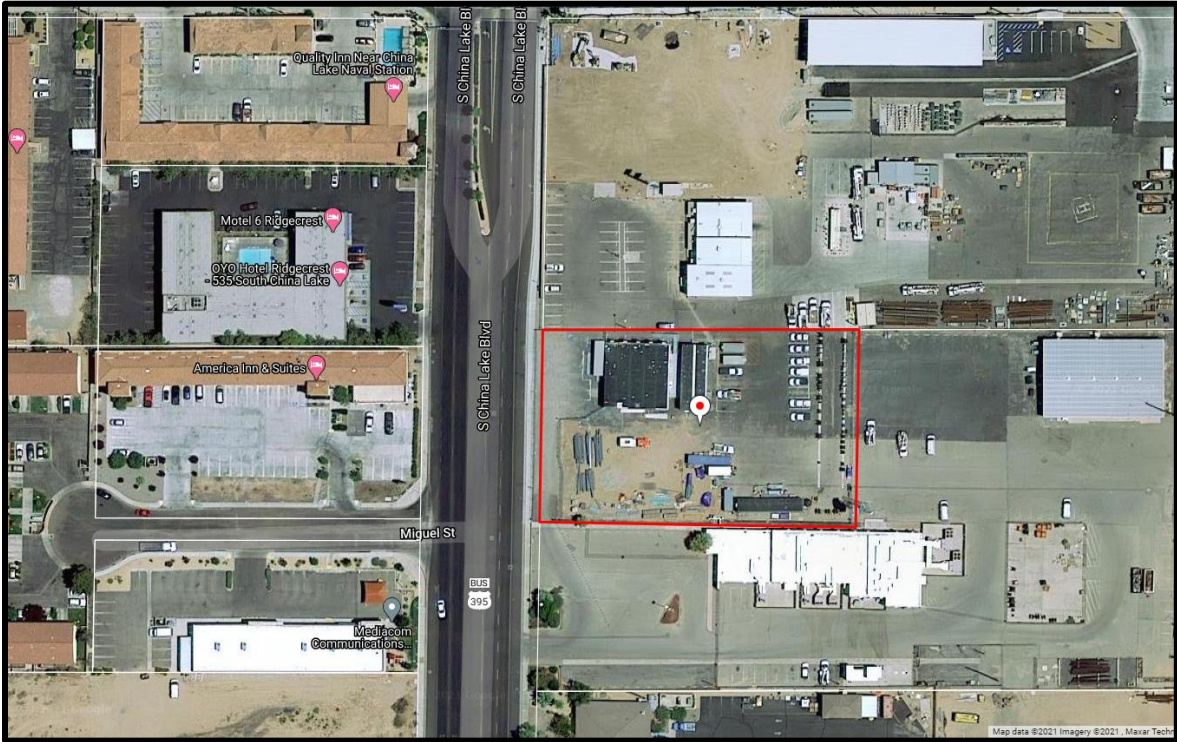
NEW GARAGE BUILDING
Ridgecrest Service Center
510 S. China Lake Blvd, Ridgecrest, CA 93555

EXTERIOR COLOR BOARD

A 9.1

4/5/2021

AERIAL VIEW OF THE PROJECT SITE



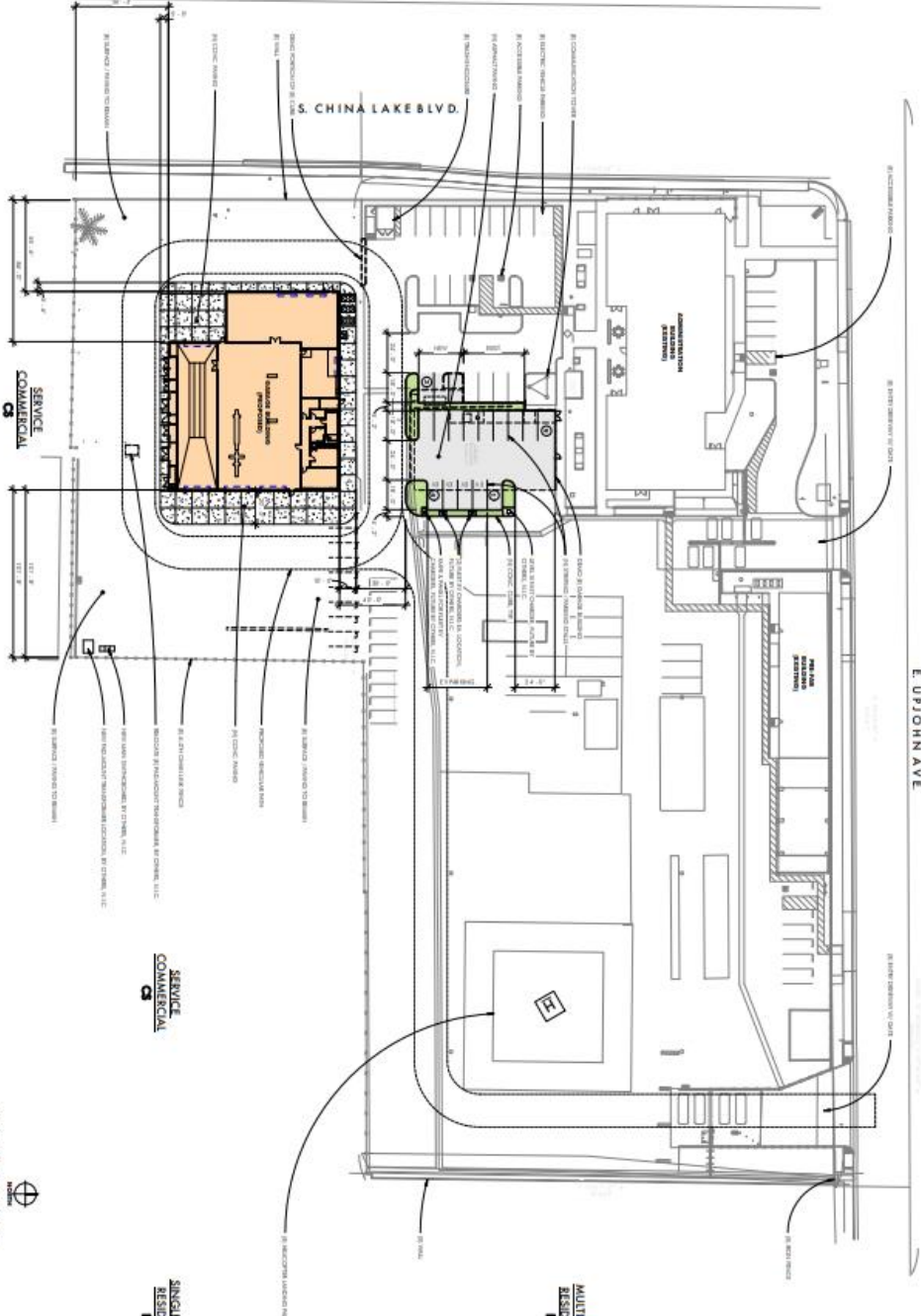
SERVICE
COMMERCIAL
C

GENERAL
COMMERCIAL
M1

SINGLE FAMILY
RESIDENTIAL
M1

GENERAL
COMMERCIAL
M1

MULTIFAMILY
RESIDENTIAL
M2



ELEMENTS ARCHITECTURE
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 WWW.ELEMENTSARCHITECTURE.COM

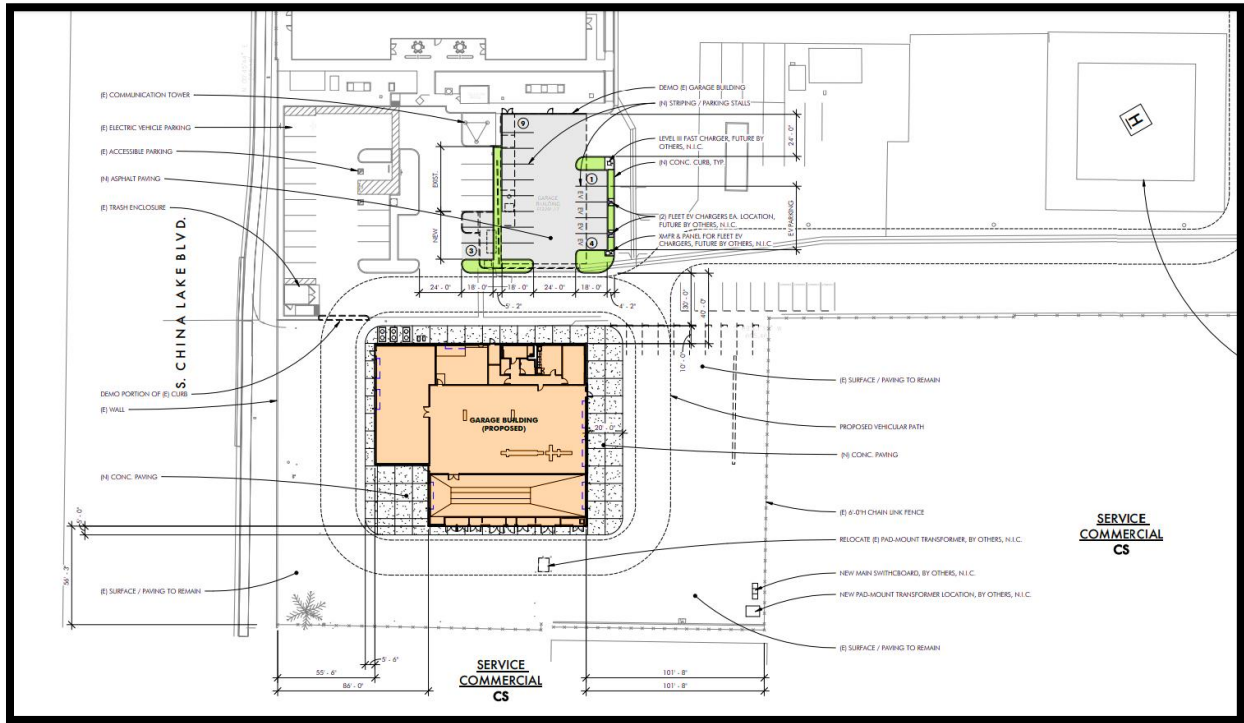
The M3H Construction Company
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 WWW.M3HCONSTRUCTION.COM

EDISON
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 WWW.EDISONCONSTRUCTION.COM

NEW GARAGE BUILDING
 Ridgcrest Service Center
 510 S. China Lake Blvd, Ridgcrest, CA 93555

A 1.1
 SITE PLAN
 4/9/2021

SITE PLAN



ENVIRONMENTAL:

This project has been determined to not have a significant impact on the environment and therefore is exempt from the provisions of CEQA. This project has been classified for Class 2 Categorical Exemption 15302 Replacement or Reconstruction because the project consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced.

RECOMMENDED ACTIONS:

Staff recommends approval with the conditions as presented in the attached resolution.

PLANNING COMMISSION RESOLUTION 21-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST TO APPROVE SITE PLAN REVIEW (SPR)21-01 TO CONSTRUCT A NEW GARAGE BUILDING AT THE SCE RIDGECREST SERVICE CENTER, 510 S. CHINA LAKE BLVD. APN 080-020-67.

THE PLANNING COMMISSION OF THE CITY OF RIDGECREST RESOLVES as follows:

SECTION 1. FINDINGS

On April 27, 2021, the Planning Commission held a public hearing and duly and regularly considered Site Plan Review 21-01, for an 11,184 SF prefabricated administration building on the NW section of the SCE property on January 24, 2017. That project included the demolition of the existing SCE buildings. An existing garage building remained during this project. Applicant: Scott Holland, Elements Architecture

The Planning Commission considered the evidence and approved this application as set forth herein:

- a) The proposed location of the use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to or inharmonious with the properties or improvements in the vicinity.
- b) There are circumstances or conditions applicable to the land and use which makes the granting of a site plan review necessary for the preservation and enjoyment of a substantive property right.
- c) The proposed location of the project is in accordance with the objectives of the zoning chapter and the purposes of the Service Commercial (CS) zoning district in which the site is located.
- d) The proposed conforms to the requirements of the zoning chapter of the Ridgecrest Municipal Code.
- e) The proposed project will not have a significant impact on the environment and therefore is exempt from the provisions of CEQA under the Class 2 Categorical Exemption 15302 Replacement or Reconstruction because the project consists of the replacement or reconstruction of existing structures and facilities where the new garage structure will be located on the same site as the existing garage structure.

SECTION 2. DESCRIPTION

SPR 21-01 includes the following improvements:

Proposed Garage Building: New single story pre-engineered metal shop building with total footprint of 11,490 SF; New mezzanine for parts storage of 675 SF; Total project area 12,165 SF
Proposed Parking: 13 Standard parking stalls; 4 EV charging parking stalls

SECTION 3. CONDITIONAL APPROVAL

SPR 21-01 is hereby approved subject to the following conditions:

NOTE: These conditions must be met within 18 months (October 27, 2022), or as stipulated in the conditions.

"The below conditions have been satisfied" By: _____ Date: _____

COMMUNITY DEVELOPMENT

1. The Applicant shall comply with all federal, state, county, and local regulations.
2. Any signs shall obtain required sign permits prior to installation and shall be installed in accordance with applicable sections of Chapter 106 of the Ridgecrest Municipal Code (RMC).
3. HVAC units placed onsite shall be appropriately screened from view.
4. Dust mitigation measures and positive trash control shall be utilized during construction.
5. All outdoor lighting shall be indirect, hooded and arranged to reflect light away from adjoining properties and streets. Light standards shall be a maximum of 16 feet in height.
6. Any landscaping shall submit a Landscaping Plan for the approval of the Planning Department. Landscaping Plan shall be completed and signed off prior to occupancy.
7. Comply with any and all requirements of the public utility distribution and transmission lines or other utility easements as identified in Chapter 106 of the RMC.
8. One parking space for each employee employed on the shift having the largest number of employees, whichever is greater, and one parking space for each vehicle utilized in the use.

PUBLIC WORKS& ENGINEERING DEPARTMENT

9. An engineered grading plan will be required if the total cut and fill for the project will be equal to or greater than 200 cu. Yds.
10. A grading permit will be required to control at a minimum windblown dust and sand as a result of any soils surface disturbance due to construction.
11. Plumbing plans must be submitted as the submittal does not show details of grey water and sanitary waste water plumbing.
12. The submittal does not show or specify exterior lateral lines, clean outs or points of connection for the sanitary waste water.
13. In the employee break room, locker, shower, restroom, janitor closet portion of the structure; floor drains, janitor closet drains, and sink in the break room must be plumbed separately from the sanitary waste lines and directed to an exterior grease trap and sample box before connecting to the sanitary waste line.
14. The wash bay and garage areas with floor drains must be equipped with sand oil separator type floor drains and plumbed separately from any sanitary waste line.
15. For water conservation purposes, it is recommended that the wash bay be designed for water recycling.

KERN COUNTY FIRE DEPARTMENT

16. A clearance from Kern County Fire may be required prior to occupancy.

APPROVED AND ADOPTED this 27th day of April 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

L. Warren Cox, Chairman

ATTEST:

Heather Spurlock, Secretary