



CITY OF RIDGECREST

Telephone 760 499-5063

100 West California Avenue, Ridgecrest, California 93555

NOTICE AND CALL OF SPECIAL PLANNING COMMISSION MEETING

TO THE MEMBERS OF PLANNING COMMISSION, PUBLIC AND CITY CLERK:

PUBLIC NOTICE that a SPECIAL PLANNING COMMISSION MEETING is hereby called on Monday, May 8, 2023 at 5:00 p.m., in the Council Chambers, 100 W. California Avenue, Ridgecrest, California.

Said SPECIAL MEETING shall be for the purpose of:

Public Hearing:

Conditional Use Permit 23-02- consideration of an application for an electronic sign by property owner at 1551 N. Triangle Drive. Applicant: Lucas Llewellyn

2023-2031 General Plan Housing Element Update Public Workshop #1

Dated: May 4, 2023

ATTEST:

Heather Spurlock, Planning Commission Secretary

CITY OF RIDGECREST PLANNING COMMISSION AGENDA

City Council Chambers
100 West California Avenue
Ridgecrest, CA 93555



MAY 8, 2023
5:00 PM
SPECIAL MEETING

PLANNING COMMISSION:

Warren Cox, Chairman; Bill Farris Jr., Vice Chairman; Vanessa Hayman, Commissioner; Bernie Mondragon, Commissioner; Megan Richter, Commissioner.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

Draft Minutes- Dated 4-25-23

PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

PUBLIC HEARINGS

1. Conditional Use Permit 23-02- Billboard Electronic Sign - 1551 N China Lake Blvd. - consideration of an application for an electronic sign by property owner. APN 419-072-12 Applicant: Lucas Llewellyn
2. Public Workshop #1 2023- 2031 General Plan Housing Element Update

COMMISSIONER COMMENTS/COMMITTEE REPORTS

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

City of Ridgecrest Planning Commission meetings are OPEN to public attendance.

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

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

- Watch meetings on-line:
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 City Council prior to the meeting. Send emails to hspurlock@ridgecrest-ca.gov; written correspondence may be sent to Heather Spurlock, City Planner, 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://www.ridgecrest-ca.gov/AgendaCenter/Planning-Commission-11>

If you have any questions please contact me.

Heather Spurlock
City Planner
(760) 499-5063



CITY OF RIDGECREST

Planning Department

Planning Commission Staff Report

Public Hearing: May 8, 2023

Subject: Conditional Use Permit 23-02 Billboard Electronic Sign

Conditional Use Permit 23-02 Billboard Electronic Sign-consideration of an application for an electronic sign by property owner at 1551 N China Lake Blvd. APN 419-072-12 Applicant: Lucas Llewellyn

RECOMMENDATION

Staff recommends the approval of Conditional Use Permit 23-02.

PROJECT DESCRIPTION

A request to construct a double-sided electronic billboard on a 0.89-acre vacant property zoned commercial service located at 1551 North China Lake Boulevard APN 419-072-12. The proposed billboard will be 7' x 14' with the lowest point being 12' off the ground.

Existing & Surrounding Land Uses

This site was developed and demolished. The parcel is an irregular shape with a utility easement and above ground utilities running across a portion. The proposed project will take place on the portion with frontage on Triangle Drive.

The property is surrounded on the north, south and east by commercial service zoned properties that include restaurants, the movie theatre, gas station, and professional service offices. To the west is single family residential.

STAFF ANALYSIS

The Municipal Code Section 106-406 states that billboards are allowed by conditional use permit in the commercial service district if planning commission makes findings that:

- a) The location of the billboard is consistent with the purposes of the sign regulations as set forth in the



General Location

SITE ADDRESS

1551 N. China Lake Blvd.

PARCEL NUMBER

419-072-12

ZONING

Service Commercial

GENERAL PLAN DESIGNATION

Commercial

SURROUNDING ZONING

Service Commercial

Single Family Residential

statement of purpose. (The purpose of this article is to establish the necessary criteria, standards, and limits on all forms of signing, to maximize the value of this medium for identification purposes and to enhance the physical appearance of the city).

- b) The sign may be placed only along and facing the following major highways in the general and service commercial districts: State Route 178 and South China Lake Boulevard.
- c) Billboards shall not exceed 20 feet in height or ten feet by 20 feet in display area per sign side.
- d) No other billboard shall be closer than 300 feet of another billboard along the same side of the street.
- e) All lighting shall be indirect.
- f) The sign shall meet all other provisions of this chapter.

The application was circulated for comment to Caltrans prior to the public hearing. A condition has been added for the applicant to apply for an Outdoor Advertising License and an Outdoor Advertising Display Permit through Caltrans per the Caltrans comments.

ENVIRONMENTAL (CEQA) REVIEW

The project qualifies for a Class 32 exemption for in-fill development because; 1) the project is consistent with all the applicable general plan and zoning designations that permit the billboard as a conditional use in this zone; 2) the proposed development occurs within the city limits on property that is less than five acres that is surrounded by urban uses; 3) the project site has no value as habitat for endangered species, or rare or threatened species; 4) approval of the project would not result in increased traffic, noise, air quality, or water quality; and 5) the site can be adequately served by all utilities.

PLANNING COMMISSION RESOLUTION 23-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST APPROVING CONDITIONAL USE PERMIT 23-02, A REQUEST FOR A NEW ELECTRONIC SIGN LOCATED AT THE SOUTHWEST CORNER OF NORTH CHINA LAKE BOULEVARD AND TRIANGLE DRIVE. APN 419-072-12 APPLICANT: LUCAS LLEWELLYN

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

SECTION 1: FINDINGS

On May 8, 2023, the Planning Commission held a public hearing and duly and regularly considered the application for Conditional Use Permit 23-02; a request for a new electronic sign located at the southwest corner of North China Lake Boulevard and Triangle Drive APN 419-072-12. The Planning Commission considered the evidence and approved the application as set forth herein:

1. The location of the billboard is consistent with the purposes of the sign regulations in that the electronic billboard maximizes the value of this advertising medium for the community and enhances the visual appearance of the city.
2. The billboard is located along the State Route 178 in the commercial service zoned portion of North China Lake Blvd.
3. The billboard 7 'x 14' double sided which does not exceed the ten feet by 20 feet maximum.
4. No billboards are located on the same side of China Lake Blvd. within 300 feet.
5. The billboard lighting will not be direct. The billboard is electronic providing digital display advertising.
6. The sign will not be detrimental to the public health, safety or welfare, or materially injurious to or inharmonious with properties or improvements in the area. The Federal Highway Association and research organizations have found no link between accidents and electronic message boards.

SECTION 2: DESCRIPTION

The proposed project consists of Conditional Use Permit 23-02; a request for a billboard electronic sign at 1551 N China Lake Blvd. at the Southwest corner of the property along North China Lake Boulevard and Triangle Drive. APN 419-072-12.

SECTION 3: CONDITIONAL APPROVAL

The proposed use of the Conditional Use Permit CUP 23-02 is hereby approved and subject to the following conditions:

NOTE: These conditions must be met within 12 months (May 8, 2024), or as stipulated in the condition, unless a written request for an extension of time is received before the expiration date.

COMMUNITY DEVELOPMENT

1. The applicant shall comply with all applicable federal, state, county and local regulations.
2. The applicant will be responsible for the on-going maintenance and repair of the sign.

PUBLIC WORKS

3. Applicant will obtain a Caltrans encroachment permit for sign installation.
4. The applicant will provide liability insurance to go with the encroachment permit.
5. The applicant shall comply with Caltrans requirements for Outdoor Advertising Licensing and Outdoor Display Permitting.

APPROVED AND ADOPTED: This 8th day of May 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

L. Warren Cox, Chairman

ATTEST:

Heather Spurlock, Secretary



CITY OF RIDGECREST

Planning Department

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

Planning Commission
Public Workshop: May 8, 2023
Subject: Housing Element Update
Staff Report

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Invite staff and Consultant to present the staff report;
2. Open the Public Meeting for Comments; and
3. Advise staff of changes needed.

PROJECT DESCRIPTION:

The City has retained Realty Planners Group as the consultant to prepare the 6th Cycle Housing Element of the City of Ridgecrest. An important component of the update process is conducting public outreach for the purpose of receiving community input on several housing issues that might have to be addressed.

At its meeting on February 28, 2023, the Commission discussed the importance of public outreach and received input from the public. Both the public and the Commission recommended to conduct the workshops as part of the Planning Commission meeting and under its auspices. Today's meeting was published in the newspaper and the housing stakeholders were notified and invited to participate in today's proceedings.

At today's meeting, staff and Realty Planners Group, the City's Consultants, will make a PowerPoint presentation outlining the key requirements of state law concerning the housing element update, population, income and employment characteristics of the community, and seek community and the Planning Commissions recommendations for inclusion in the Housing Element Update.

ENVIRONMENTAL (CEQA) REVIEW

None required, since today's discussions do not require CEQA review.

Attachment: PowerPoint presentation material.