

CITY OF RIDGECREST PLANNING COMMISSION AGENDA

City Council Chambers
100 West California Avenue
Ridgecrest, CA 93555



August 25, 2020
6:00 PM
REGULAR MEETING

All Planning Commission meetings will be held as virtual meetings until further notice. This means meetings are closed to public attendance and only committee members and essential staff are allowed to be physically present. Public participation is solely via call in 760-499-5010.

CALL TO ORDER

Chairman Warren Cox, Vice Chairman Solomon Rajaratnam, and Commissioners Bill Farris Jr., Vanessa Hayman, Travis Reed

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES 5/26/2020 & 6/11/2020

PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

PUBLIC HEARING

Conditional Use Permit 20-02- an application for a new electronic community message board located at the northwest corner of the intersection of Bowman Road and South China Lake Blvd. Applicant: Ridgecrest Chamber of Commerce

DISCUSSION & ACTION ITEMS

Ordinance Update- Discussion and update on amending the Zoning chapter of Ridgecrest Municipal Code as it relates to Recreational Vehicle Parks.

COMMISSIONER ITEMS/COMMENTS

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)

Until further notice, all City of Ridgecrest Planning Commission meetings will be held in the City Council Chambers to allow for social distancing and are closed to public attendance. Only Commission members and essential staff are allowed to be physically present, and will be seated the recommended distance from each other. Public participation is solely via call-in or via written correspondence. TO PARTICIPATE, please call, email, or send mail to the contact info provided below/on the Planning Commission Agenda.

In accordance with the Governor's Executive Order N-25-20, Council Members may use teleconferencing to participate in meetings.

On March 12, 2020, Governor Newsom issued Executive Order N-25-20, relating to the convening of public meetings in light of the COVID-19 pandemic. At this time, Ridgecrest is continuing to hold Planning Commission meetings in order to conduct essential business. However, as suggested by the Center for Disease Control, we are temporarily requiring the public to use one of the following alternatives for participating:

- 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. *Please Note – This process will be a learning curve for all, please be patient.

- 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>

Please note this process is temporary and subject to change due to various circumstances. If you have any questions please contact us.

Heather Spurlock
Phone: (760) 499-5063

CITY OF RIDGECREST

PLANNING COMMISSION DRAFT MINUTES

City Council Chambers
100 West California Avenue
Ridgecrest, CA 93555



May 26, 2020
6:00 PM
REGULAR MEETING

All Planning Commission meetings will be held as virtual meetings until further notice. This means meetings are closed to public attendance and only committee members and essential staff are allowed to be physically present. Public participation is solely via call in 760-499-5010.

CALL TO ORDER 6:03 PM

Absent: Chairman Warren Cox

Present: Vice Chairman Solomon Rajaratnam, and Commissioners Bill Farris Jr., Vanessa Hayman, Travis Reed

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

M/S: Reed/Farris. Motion to approve agenda passed by the following vote: Ayes: 4; Noes: 0; Absent: 1; Abstain: 0.

APPROVAL OF MINUTES 4/28/2020

M/S: Reed/Hayman. Motion to approve the minutes passed by the following vote: Ayes: 4; Noes: 0; Absent: 1; Abstain: 0.

PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

Opened at 6:06 PM None Made

PUBLIC HEARINGS

Public Hearing Opened 6:07 PM

- Variance 20-01- A request for parking stall width variance for the Panda Express to allow for 9 FT stall width, a reduction from the 10 FT stall width requirement for the project located at 201 East Bowman Road. Applicant CRM Architects & Planners on behalf of Panda Express, Inc. APN 343-351-34

Staff report presented by Heather Spurlock

Commission discussion with applicant CRM Architecture & Planners

Lupe Sandoval of CRM Architecture & Planners with engineer Derrill Whitten determined that applicant does not need variance.

Item is dismissed.

Public hearing closed 6:23 PM

DISCUSSION AND OTHER ACTION ITEMS

- Tentative Tract Map 6775 Extension- Consideration for a twelve (12) month extension for tract for a tract with 77 lots located SW of Springer Avenue and College Heights Boulevard. APN 510-010-24
Staff report presented by Heather Spurlock
Public comments:
Derrill Whitten- Engineer for the project- commented
Chester Cornelius- Commented on drainage basin
Commission discussion was had.
M/S: Reed/Hayman. Motion to approve the minutes passed by the following vote: Ayes: 4; Noes: 0; Absent: 1; Abstain: 0.

COMMISSIONER ITEMS/COMMENTS

Farris- Requested information regarding the updating of engineering design standards as related to the parking requirements.

STAFF ITEMS

Spurlock- Discussed a possible special meeting the week of June 8-11th for an ordinance regarding Temporary Use Permits for employee camps relating to the Navy facilities rebuild.

Culp- Reported on South Downs project with a construction start date in June.

ADJOURNMENT 6:42 PM

CITY OF RIDGECREST

PLANNING COMMISSION DRAFT MINUTES

City Council Chambers
100 West California Avenue
Ridgecrest, CA 93555



June 11, 2020
6:00 PM
SPECIAL MEETING

All Planning Commission meetings will be held as virtual meetings until further notice. This means meetings are closed to public attendance and only committee members and essential staff are allowed to be physically present. Public participation is solely via call in 760-499-5010.

CALL TO ORDER 6:00 PM

Present: Chairman Warren Cox, Vice Chairman Solomon Rajaratnam, and Vanessa Hayman, Travis Reed

Absent: Bill Farris, Jr. Joined meeting at 6:04 PM

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

M/S: Reed/Hayman to approve the agenda. Motion carried by a roll call vote of: 4 Ayes; 0 Noes; 1 Absent; 0

APPROVAL OF MINUTES

PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

Open 6:03 PM

Jamelia Garner- Community garden

Lyndsey Trulock- Community garden

Closed- 6:08 PM

PUBLIC HEARING

Public Hearing Opened: 6:09 PM

Temporary Use Permit Ordinance- Recommendation to City Council for An Ordinance Of The City Council Of Ridgecrest, California Amending Portions Of Chapter 106 Of The Ridgecrest Municipal Code Regarding Temporary Use Of Land For Labor Camps

Spurlock- Present staff report

Commission discussion:

Reed- Commented on clean-up

City Manager- Strand commented on conditions of approval for any projects

Cox- Commented on importance of it not being at the expense of public

Rajaratnam- Questioned the authority being on the City Manager

Cox- discussed the streamlining of the possible permits. Requested change to ordinance that a Council Committee recommend approval to the City Manager.

Public Comment:

Staff read comment by Skip Gorman

CITY OF RIDGECREST PLANNING COMMISSION MEETING

June 11, 2020

Rebecca McCourt- Commented on name

Public comment closed: 6:38 PM

M/S: Cox/Rajaratnam for approval of recommendation to City Council of Temporary Use Permit Ordinance with the following changes "applications shall be referred to a City Council Committee for consideration and recommendation to the City Manager" & the change of name to "temporary employee housing" passed by a roll call vote: Ayes: 5; Noes: 0; Absent: 0; Abstain: 0.

Public Hearing Closed: 6:39 PM

DISCUSSION & ACTION ITEMS

Tentative Tract Map 6691 Extension - Consideration for a twelve (12) month extension for tract with 226-lots located at the NW Corner of W. Ridgecrest Boulevard and N. Mahan Street with a portion extending to the NW corner of W. Las Flores Avenue and N. Mahan Street. APNs 455-100-06, 455-100-07, 455-100-08, and 455-100-09

Staff report presented by Heather Spurlock

Commission discussion was had.

Public Comment: None made

M/S: Cox/Reed motion to approve the 12 month extension was carried by a roll call vote: Ayes: 5; Noes: 0; Absent: 0; Abstain: 0.

Tentative Tract Map 6912 Extension- Consideration for a twelve (12) month extension for tract with 23 lots generally located NW of Jarvis Avenue and College Heights Boulevard. APNs 510-041-01 to 510-041-17, 510-042-01 to 510-042-17, and 510-043-01 to 510-043-16.

Staff report was made by Heather Spurlock.

Commission discussion was had.

Public Comment: None made

M/S: Cox/Farris motion to approve extension of map carried by a roll call vote of: Ayes: 5; Noes: 0; Abstain: 0; Absent: 0.

DISCUSSION ITEMS

Conditional Use Permit: Carolina Breezes R.V. Park- Pre-application consideration APN 080-020-03. Applicant: George Bertrand

Staff report presented by Spurlock.

Commission requested staff review Kern County Zoning to determine suitable zoning for RV Park.

Conditional Use Permit: Community Garden- Pre-application consideration 231 W. Haloid Ave. APN 478-084-02. Applicant: Tyrone Ledford

Staff report presented by Spurlock

Public Comment:

Tyrone Ledford- Applicant for community garden

Andrea Garo- Commented in support of community garden

Raul Azareo- Commented in support of community garden

Lyndsey Trulock- Commented in support of community garden

Commission requested staff move application forward.

COMMISSIONER ITEMS/COMMENTS

ADJOURNMENT 7:21 PM



CITY OF RIDGECREST

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

STAFF REPORT

To: Planning Commission

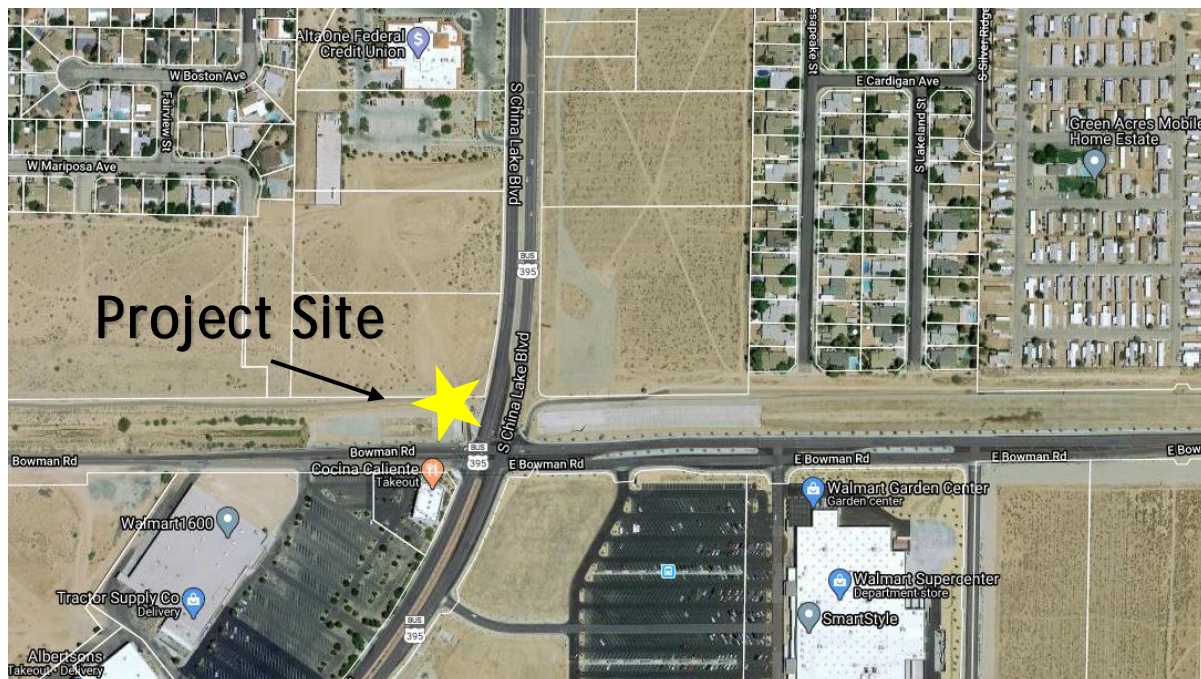
Date: August 25, 2020

Subject: **Conditional Use Permit- (CUP 20-02)**- an application for a new electronic community message board located at the northwest corner of the intersection of Bowman Road and South China Lake Blvd. Applicant: Ridgecrest Chamber of Commerce

BACKGROUND:

On July 26, 2005, the Planning Commission approved Conditional Use Permit PC Resolution 05-14 for the placement of a billboard in the City's right-of-way by the Ridgecrest Chamber of Commerce. The billboard approved was an electronic message board. The Chamber and the City Council had a Memorandum of Understanding for the use of the City's right-of-way. For many years the Chamber used this sign to promote community events and provide advertising opportunities for businesses. The Chamber's electronic sign has been damaged for a couple years and not operational.

The Chamber of Commerce has put together a plan for a new electronic message board sign to replace/repair the current sign.



STAFF ANALYSIS:

The Planning Commission can approve a Conditional Use Permit for a billboard if they make the following findings:

- 1) The location of the billboard is consistent with the purposes of the sign regulations of this article as set forth in the statement of purpose.
- 2) The sign may be placed along and facing the following major highways in the General and Service Commercial Districts: State Route 178 and South China Lake Blvd.
- 3) Billboards shall not exceed 20 feet in height or ten feet by 20 feet in display area per sign side.
- 4) No other billboards shall be closer than 300 feet of another billboard along the same street side.
- 5) All lighting (if provided) shall be indirect.
- 6) The sign shall be freestanding with the lowest point no less than seven feet off the ground.
- 7) The sign shall meet all other provisions of this chapter.
- 8) The findings of section 106-131 can otherwise be made.
 - a. That 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 properties or improvements in the vicinity.
 - b. That there are circumstances or conditions applicable to the land, structure or use which makes the granting of a use permit necessary for the preservation and enjoyment of a substantial property right.
 - c. That the proposed location of the conditional use is in accordance with the objectives of this zoning chapter and the purposes of the district in which the site is located.

Staff has determined that the project meets all of these findings:

1. The billboard is located along the major highways in the General Commercial zoned portion of South China Lake Blvd.
2. The billboard 5'5" by 11'3" which does not exceed the ten feet by 20 feet maximum.
3. No billboards are located on the same side of China Lake Blvd. within 300 feet.
4. The billboard lighting will not be direct. The billboard is electronic providing digital display advertising.
5. The sign is freestanding with the lowest point being 11'8" off the ground exceeding the required seven feet.

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.
7. The general commercial zoned land is an approved use for billboards.

Staff recommends a conditional approval with the following conditions:

1. The applicant shall comply with all applicable federal, state, county and local regulations.
2. The applicant shall enter into a new Memorandum of Understanding in writing with the City Council to allow usage of the City right-of-way.
3. The Chamber of Commerce will be responsible for the on-going maintenance and repair of the sign and base improvements.
4. Applicant will obtain a City encroachment permit for sign installation.
5. The Chamber of Commerce will provide liability insurance to go with the encroachment permit.

DISCUSSION:

Staff recommends the Planning Commission conditionally approve the Conditional Use Application for the Chamber Electronic Message Board.

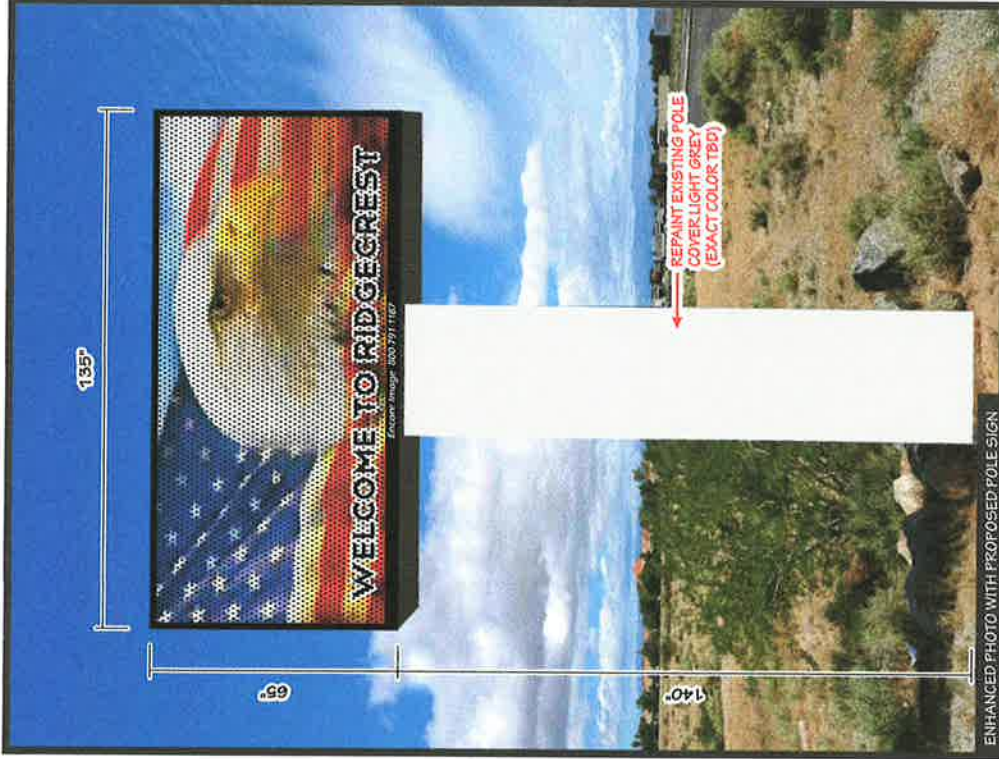
ATTACHMENTS:

PC Reso 05-17
Electronic Sign Plan

REMOVE AND DISPOSE OF EXISTING EMC AND TOP LD SIGN.
EXISTING STEEL PIPE AND POLE COVER TO REMAIN



EXISTING POLE SIGN



ENHANCED PHOTO WITH PROPOSED POLE SIGN

PROJECT TITLE	
RIDGECREST CHAMBERS OF COMMERCE	
120 E. CALIFORNIA AVE	
SUITE B	
RIDGECREST CA 92355	
JOB NUMBER 51416	
SALES	KELLY BURMANE
DRAWN BY	CARLOS
DATE	5-19-20
SCALE	AS NOTED
FOURER RIDGECREST CHAMBERS OF COMMERCE 51416	
FILE	51416.DWG
DESIGN#	003

REVISIONS

DATE	BY	DATE	BY

APPROVAL

This proof drawing is for customer review and approval before fabrication begins. Encore Image will not be responsible for problems or discrepancies that could hereinafter be identified by the proper review of this document.

- The customer shall provide accessibility and safety for installation, final inspection and service.
- Dedicated 120 Volt sign circuits with a ground wire to be provided within 6' of the display(s) by the customer.
- Sketch may vary from specified colors. Photos are for visual reference only, size and placement of signs may vary.

SIGNATURE	DATE

PRINTED NAME	TITLE

All electrical signs shall comply with National Electrical Code (Article 600) and manufactured according to Underwriters Laboratories U.L. 48 standard and appropriately labelled.

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OPTION - B

A MANUFACTURE & INSTALL (1) 16MM ELECTRONIC MESSAGE BOARD ONTO EXISTING POLE. REPAINT EXISTING POLE COVER.

SCALE: NTS

P.C. RESOLUTION 05-17

A RESOLUTION OF THE PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT 05-14; A REQUEST FOR A BILLBOARD TO BE PLACED IN THE CITY'S RIGHT OF WAY (SPECIFICALLY THE NORTHWEST CORNER OF W. BOWMAN ROAD AND SOUTH CHINA LAKE BLVD.) CHAMBER OF COMMERCE, APPLICANT.

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

SECTION 1. FINDINGS

On July 26, 2005, the Planning Commission held a public hearing and duly and regularly considered the application for Conditional Use Permit 05-14; A request for a billboard to be placed in the City's right of way (specifically the northwest corner of W. Bowman Road and South China Lake Blvd. Chamber of Commerce, applicant. The Planning Commission considered the evidence and approved/denied this application as set forth herein:

- (a) The location of a billboard applied for is consistent with the purposes of the sign regulations of this chapter as set forth in the Statement of Purpose.
- (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 a street.
- (e) All lighting (if provided) shall be indirect (i.e. not internally lighted.)
- (f) The sign shall be freestanding with the lowest point no less than seven feet off the ground.
- (g) The sign shall meet all other provisions of this chapter
- (h) The findings of subsection 20-21.7 can otherwise be made.

SECTION 2. DESCRIPTION

The proposal consists of Conditional Use Permit 05-14; A request for a billboard to be placed in the City's right of way (specifically the northwest corner of W. Bowman Road and South China Lake Blvd. Chamber of Commerce, applicant.

SECTION 3. CONDITIONAL APPROVAL

The proposed conditional use permit is hereby approved subject to the following conditions:

NOTE: These conditions must be met within 12 months (July 26,2006), or as stipulated in the condition, unless a written request for an extension of time is received before the expiration date.

COMMUNITY DEVELOPMENT

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

1. The applicant shall comply with all applicable federal, state, county, and local regulations.
2. The applicant shall enter into a Memorandum of Understanding or other acceptable agreement in writing with the City Council to allow usage of the city right of way for this sign.
3. City Council shall have final approval on the design of the sign structure and sign face.
4. The Chamber of Commerce shall be responsible for the on-going maintenance and repair of the sign and base improvements.

PUBLIC WORKS

5. Obtain City encroachment permit for sign installation
6. Provide liability insurance to go with the encroachment permit.
7. Before construction can begin "underground Service Alert" shall be contacted to locate existing utilities in the area.


APPROVED AND ADOPTED this 26th day of July, 2005 by the following vote:

AYES: 5
NOTES: 0
ABSENT: 0
ABSTAIN: 0



Chuck Roulund, Chair

ATTEST:



Gary Parsons, Secretary

PLANNING COMMISSION RESOLUTION 20-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST APPROVING CONDITIONAL USE PERMIT 20-02, A REQUEST FOR A NEW ELECTRONIC COMMUNITY MESSAGE BOARD LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF BOWMAN ROAD AND SOUTH CHINA LAKE BLVD. APPLICANT: RIDGECREST CHAMBER OF COMMERCE

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

SECTION 1: FINDINGS

On August 25, 2020, the Planning Commission held a public hearing and duly and regularly considered the application for Conditional Use Permit 20-02; A request for a new electronic community message board located at the northwest corner of the intersection of Bowman Road and South China Lake Blvd. in the City's right-of-way. The Planning Commission considered the evidence and approved the application as set forth herein:

1. The billboard is located along the major highways in the General Commercial zoned portion of South China Lake Blvd.
2. The billboard 5'5" by 11'3" which does not exceed the ten feet by 20 feet maximum.
3. No billboards are located on the same side of China Lake Blvd. within 300 feet.
4. The billboard lighting will not be direct. The billboard is electronic providing digital display advertising.
5. The sign is freestanding with the lowest point being 11'8" off the ground exceeding the required seven feet.
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.
7. The project (billboard) is and approved use in the general commercial zone.

SECTION 2: DESCRIPTION

The proposed project consists of Conditional Use Permit 20-02; A request for a billboard to be placed in the City's right-of-way at the intersection of Bowman Road and South China Lake Blvd. Applicant: Ridgecrest Chamber of Commerce.

SECTION 3: CONDITIONAL APPROVAL

The proposed use of the Conditional Use Permit CUP 20-02 is hereby approved and subject to the following conditions:

NOTE: these conditions must be met within 12 months (August 25, 2021), 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 shall enter into a new Memorandum of Understanding in writing with the City Council to allow usage of the City right-of-way.
3. The Chamber of Commerce will be responsible for the on-going maintenance and repair of the sign and base improvements.

PUBLIC WORKS

4. Applicant will obtain a City encroachment permit for sign installation.
5. The Chamber of Commerce will provide liability insurance to go with the encroachment permit.

APPROVED AND ADOPTED: This 25th day of August 2020 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

L. Warren Cox, Chairman

ATTEST:

Heather Spurlock, Secretary