

CITY OF RIDGECREST PLANNING COMMISSION AGENDA

City Council Chambers
100 West California Avenue
Ridgecrest, CA 93555



March 23, 2021
6:00 PM
REGULAR MEETING

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES
2-23-2021

PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

PUBLIC HEARING

1. Abatement- 436 N Alvord Street #A & B, APN 067-086-20-7 property owner: Patricia Gaither.
2. Abatement- 141 W Church Ave #F & G, APN 478-052-01-00-5 property owner: Evangelina Rodriguez

DISCUSSION AND OTHER ACTION ITEMS

3. Committee Assignments

COMMISSIONER ITEMS/COMMENTS

1. Commissioner Comments
2. 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

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

100 West California Avenue
Ridgecrest, CA 93555

Planning Commission AGENDA ITEM

SUBJECT: Abatement/Public Hearing pursuant to RMC 11-1(2)c
Tuesday, March 23, 2021 at 5 p.m. in the City Hall Council Chambers.

RE: 436 N Alvord St.
APN: 067-086-20-7

PROPERTY OWNER:
Ms. Patricia Gaither
5529 Summer Night St. N. Las Vegas 89031

PRESENTED BY: Ridgecrest Police Department, Code Enforcement Officer Sebourn

SUMMARY:

RMC Ordinance Violations:

11-1(2)c

INVESTIGATION:

- As background, the property of 436 N Alvord St., Ridgecrest CA, The property was first Red Tagged September 26, 2016 and since being Red Tagged there has been 373 incidents at the property from it being unsecured.
- There has been a total of 8 letter sent to Ms. Gaither on correcting the matter most recent being 1/13/21.
- I have contacted Ms. Gaither Via telephone on what needs to be done on February 11, 2021 and on February 17, 2021. She has stated that she wanted to correct the violations in order to possibly sell the property, however due to the high amount of incidents at the property I believe abating the property to secure the building as soon as possible be the best action.
- On February 23, 2021, the Notice of Pre-Abatement/Public Hearing to Abate Property letter was sent to Ms. Gaither via Priority Mail.
- The property was built in 1952 and is current on property taxes.

Order of Abatement to be conducted by the Property Owner:

- 1) That the abatement to occur includes: The complete removal of all trash and debris, trees, weeds, and board up and secure the property.
- 2) That the abatement be completed; or notification obtained by the Code Enforcement Officer, that the services of a contractor have been obtained and verified to do the abatement.



CITY OF RIDGECREST

100 West California Avenue
Ridgecrest, CA 93555

PLANNING COMMISSION RESOLUTION 21-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST CONFIRMING THE FINDINGS OF THE CODE ENFORCEMENT OFFICER AND ORDERING THE PROPERTY TO BE ABATED

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

WHEREAS, property in the City of Ridgecrest described by assessor parcel number, 067-086-20-00-1 at street address: 436 N. Alvord St., is in violation of the Ridgecrest Municipal Code, Nuisance Abatement Section 11-1.1 (a) (d) & (g) & 2; (a) (b) & 3; (a) (b) & (c),

WHEREAS, notices and orders were provided to the recorded owner of the aforementioned property pursuant to RMC Section 11-1.

WHEREAS, the Planning Commission finds that the property constitutes a public nuisance and must be abated.

NOW, THEREFORE, BE IT RESOLVED BY THE Planning Commission of the City of Ridgecrest:

- 1) That the property owner of the above-mentioned property is required to abate a public nuisance located at 436 N. Alvord St., Ridgecrest, CA;
- 2) That the abatement to occur includes: The complete removal of all trash, junk and debris from the entire property, front, side and backyards; and to repair, secure and/or board up all broken windows and doors to ensure no access by unauthorized personnel; and all grass/weeds be cut to ground level to reduce the risk of fire.
- 3) That the abatement be conducted will be completed, or notification obtained by the Code Enforcement Officer, that the services of a contractor have been obtained and verified to do the abatement, no later than May 1, 2021.

APPROVED AND ADOPTED this 23rd day of March 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Bill Farris Jr., Vice Chairman

ATTEST:

Heather Spurlock, Secretary



CITY OF RIDGECREST

100 West California Avenue
Ridgecrest, CA 93555

Planning Commission AGENDA ITEM

SUBJECT: Abatement/Public Hearing pursuant to RMC 11-1(2)c
Tuesday, March 23, 2021 at 6 p.m. in the City Hall Council Chambers.

RE: 141 W Church Ave.
APN: 478-052-01-2

PROPERTY OWNER:
Evangelina Rodriguez
206 N. Susan St. Santa Ana, CA 92703

PRESENTED BY: Ridgecrest Police Department, Code Enforcement Officer Sebourn

SUMMARY:

RMC Ordinance Violations:

11-1(2)c

INVESTIGATION:

- As background, the property of 141 W Church Ave., Ridgecrest CA, The property was first Red Tagged due to a fire that started February 19, 2020, and since being Red Tagged there has been no attempt in repairing or securing the structure until notice to abate was sent out February 23, 2021.
- I have contacted Mr. Rodriguez Via telephone on what needs to be done on. He has stated that he wanted to correct the violations, I advised him if he can secure the building before the Planning Commission Hearing March 23, 2021, I will remove the property from the agenda.
- Has been reported that the property owner has insurance on the property, However it has also been stated that Mr. Rodriguez also may share the property with family members.
- Built in 1951 and current on taxes as of 12/10/2020

Order of Abatement to be conducted by the Property Owner:

- 1) That the abatement to occur includes: The complete removal of all trash and debris, trees, weeds, and board up and secure the property.
- 2) That the abatement be completed; or notification obtained by the Code Enforcement Officer, that the services of a contractor have been obtained and verified to do the abatement.



CITY OF RIDGECREST

100 West California Avenue
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PLANNING COMMISSION RESOLUTION 21-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST CONFIRMING THE FINDINGS OF THE CODE ENFORCEMENT OFFICER AND ORDERING THE PROPERTY TO BE ABATED

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

WHEREAS, property in the City of Ridgecrest described by assessor parcel number, 478-052-01-00-5 at street address: 141 W. Church Ave., is in violation of the Ridgecrest Municipal Code, Nuisance Abatement Section 11-1.1 (a) (c) (d) (f) (g) 2; (a) (b) (c) 3; (a) & 5 (b)

WHEREAS, notices and orders were provided to the recorded owner of the aforementioned property pursuant to RMC Section 11-1

WHEREAS, the Planning Commission finds that the property constitutes a public nuisance and must be abated.

NOW, THEREFORE, BE IT RESOLVED BY THE Planning Commission of the City of Ridgecrest:

- 1) That the property owner of the above-mentioned property is required to abate a public nuisance located at 141 W. Church Ave., Ridgecrest, CA;
- 2) That the abatement to occur includes: The complete removal of all trash, junk and debris from the entire property, front, side and backyards; and to repair, secure and/or board up all broken windows and doors to ensure no access by unauthorized personnel; and all grass/weeds be cut to ground level to reduce the risk of fire.
- 3) That the abatement be conducted will be completed, or notification obtained by the Code Enforcement Officer, that the services of a contractor have been obtained and verified to do the abatement, no later than May 1, 2021.

APPROVED AND ADOPTED this 23rd day of March 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Bill Farris Jr., Vice Chairman

ATTEST:

Heather Spurlock, Secretary

Infrastructure Committee

Council Members: Peggy Breeden and Kyle Blades
Commission Members: Warren Cox,
Meeting: 4th Thursday monthly at 5:00 PM
Location: City Hall 1st Floor Conference Room B

Economic Development Committee

Council Members: Kyle Blades and Solomon Rajaratnam
Commission Members: Bill Farris Jr., Bernie Mondragon
Meeting: 2nd Wednesday monthly at 5:00 PM
Location: City Hall 1st Floor Conference Room B

Quality of Life Committee

Council Members: Eric Bruen and Scott Hayman
Commission Members: Vanessa Hayman,
Meeting: 1st Tuesday monthly at 5:00 PM
Location: Kerr McGee Center Meeting Rooms

City Organization Committee

Council Members: Eric Bruen and Peggy Breeden
Commission Members: Vanessa Hayman, Bill Farris Jr.
Meeting: TBA
Location: City Hall 1st Floor Conference Room B

Median Art

Warren Cox & Bernie Mondragon