

**MINUTES
REGULAR MEETING
CALIFORNIA CITY PLANNING COMMISSION
TUESDAY, FEBRUARY 13, 2007, 6:00 P.M.
COUNCIL CHAMBERS, 21000 HACIENDA BOULEVARD**

The Chairman called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance followed with the Invocation.

Roll call:

Present: Commissioner Bill Dennis, Commissioner Al Greer, Commissioner Bill Smith, Vice Chairman Marv Sass

Absent: Chairman Ed Fuller

B. CONSENT ITEMS

1. ADOPT AGENDA by motion action of Smith, second by Dennis. MOTION CARRIED. Vote 4-0, 1 Absent.

2. APPROVAL OF MINUTES: Regular Planning Commission Meeting of Tuesday, September 26, 2006, 6:00 p.m. Motion action of Dennis, second by Smith. Vote 4-0, 1 Absent.

C. ANNOUNCEMENTS/PRESENTATIONS

3. Civic: Mike Edmiston, representing the EDC. He reminded everyone of the EDC Breakfast, Mayor Evans will be the speaker. The memorial service for Mel Baker is scheduled for Thursday, February 15, 2007 at 1:00 p.m. at the Community Church.

4. Public:

Pastor James Fuller, 8525 Great Circle Drive and Pastor Eric Folkes, 8779 North Loop Boulevard. Both voiced their displeasure with the 7-foot high sculpture of a dragon displayed in front of the Chamber of Commerce building. They felt it sent the wrong signal to the community and to new arrivals. The Chamber of Commerce Building is on City property and permission was given by the City Manager.

Kim Collins, California City. Mr. Collins said he saw the sidewalk project along California City Boulevard between Conklin Boulevard and Randsburg-Mojave Road it is looking good and that will be a good addition to our community. It does one other thing too, the baseball diamond over there, people would pull off the road and park. They will no longer be able to do that anymore because of the high curb and they would have to jump the curb to get to that area. The High Desert Legends along North Loop Boulevard and Randsburg-Mojave Road and California City Boulevard, when the project was built they widened North Loop Boulevard about 1,000 feet on the South side of North Loop Boulevard. This was done six months ago. How long does it take to get the road striped? The Director said the road was widened four and one-half ago and it was only ready to be striped about three months ago. The City has requested on several occasions that it be striped and as of today the contractor has been advised that there will be no further inspections on that project until the striping is completed. Mr. Collins said he comes to the Commission as a last resort because he has talked to City employees about this and they were told over and over again that this was going to be done and since it has not been done he is coming before the Planning Commission today.

The Vice Chairman called any additional public business from the floor, there being none the Vice Chairman called for staff announcements.

Staff: The Director announced on February 28, 2007 at 7:00 p.m. at the Community Center at Central Park there will be a Town Hall Meeting at 7:00 p.m. He encouraged everyone to be there to participate. The last one was on January 30, 2007 there was approximately 40 people showed up and there was an extensive conversation regarding Measure A and there was a specific request to have another one as soon as possible. We opted to schedule one February 28 2007. Also he announced that Mike Garcia has received a promotion and is the Land Use Manager for the City. He will be responsible for the Planning Department activities of the City, having consolidated the Building Department under one manager. The Director said he would be attending the Commission meetings for the next three meetings to represent the items on the agenda but following that unless there is some specific need for him to be at the meeting as Planning Director than Mr. Garcia will be handling the meetings.

Commissioner Greer asked if he could ask a question regarding the concern that was asked earlier and what options do these two gentlemen have to counter act this dragon or deal with this situation? The Director said that this evening was the first time that he had been aware that there was a concern relative to the presence of the dragon there. He would encourage anyone concerned with it to approach us, lets talk about it and if there is a lot of concern about it then they can visit with the individual and find some other location that might be less offensive than public property. This all came about a year ago where we had discussions with Mr. Russell Michael and other local artists of developing these types of structures to be presented along the main corridors of the City as attractions for the City. There was never any intention to be offensive to anyone and if it is, then we need to address that issue. Vice Chairman Sass asked since he approved it, what was the theme for this dragon? The Director said that they never really discussed a theme it was presented to him with a request that a dragon could be put out there on the property and he saw nothing offensive in it and there was no discussion of what it was representative of other than one individual's talents and skills, his art work. The individual who met with him about it, he trusts her judgement that there was nothing that was going to be pornographically offensive or otherwise what was presented out there. So other types of offensives simply did not come to mind. He can certainly understand Pastor Fuller's concerns and what it could be interrupted as representing and that has to be considered. We are aware of it, lets address that and do what we can to solve it. Vice Chairman Sass said it is only a temporary set up and is not permanent. It is just weighted down with weights. The Director said they have a lot of talented people in the community and they want to welcome their talents and highlight their talents as best as we can and make California City a beautiful place but we have to have that constant effort to balance between the various interest that exist their. He is confident that the artist will also understand that some people could be offended by this and we will just work through it. Vice Chairman Sass said they may be able to set aside an area and call it the arts park.

The Vice Chairman called for additional comments, there being none he moved to the next item on the agenda.

D. CONTINUED BUSINESS: NONE

E. NEW BUSINESS:

6. Public Hearing for CUP 07-01, owner/applicant Serge Rosemblat, Great California Developer One, Inc., 6303 Wilshire Boulevard, Los Angeles, California.

The Vice Chairman read the item on the agenda as a public hearing for CUP 07-01 for a mini storage building in the C4 Service Commercial zone and the Municipal Code allows it. The Vice Chairman declared the public hearing open and called for a staff report. The Director explained the owner/applicant is requesting to construct a mini storage building on two parcels of property which is zoned C4 and there will be a 5-unit steel building put on the property as well. The proponent of this project is Mr. Serge Rosemblat of Great California Developer One, Inc., he is represented by Robert Hepfler. Also representing him, is his Engineer, Mr. Aaron Powell from WRA Engineering. Commissioner Dennis abstained. Robert Hepfler, 9708 Mendburi Road. Mr. Hepfler is Mr. Rosemblat's partner on this project. The property is less than one acre and it is at the end of Yale Court which is just behind Dennis Automotive off of California City Boulevard South. They plan to put three buildings on the property that is a little less than one acre. One large building which is 5,000 sq. ft., pictures were provided of the front of the building. That building will be on the West side of the lot and basically East as they are looking at it. So that will be a 5,000 sq. ft. metal building approximately 22-feet high with 5 roll up doors that are 16 feet each. On each side of the property on the North side and on the South side we have smaller buildings that will be mini storage buildings and they will be approximately 2,200 sq. ft., 148 ft. long and another one is 2,400 sq. ft., 165 ft. and they will have approximately 15 units each and they will be approximately 10 X 15 storage units. They can be used for contractor's materials or by the general public. He asked the Commission if they had any questions regarding the configuration of the three buildings on that property. The Vice Chairman called for Commission comments. Commissioner Smith asked about the two buildings on the side, the 2,200 and 2,400 sq. ft. buildings, are they going to be divided or are they going to be one building? Mr. Hepfler said it is going to be one long building but it will have dividing walls to give approximately 15 units with 15 smaller garage doors on each unit. There is a garage door for each unit. Commissioner Smith asked if this was something that they are not seeing here? Mr. Hepfler said yes, what they are seeing is the face of the 5,000 sq. ft. larger building. The mini storage will be smaller than that a miniature version of that and they do not have that drawing with them tonight. Commissioner Smith said if they do this tonight, is this a blanket thing for these other two buildings? The Director said he did not understand their questions. Commissioner Smith said that he said it is a 5,000 sq. ft. building but it is showing three buildings here. Is this going to be a blanket CUP for everything? The Director said that this would be a CUP for the lot and all of the structures. Vice Chairman Sass said for the whole project. The Director replied yes. Mr. Hepfler said approximately 10,000 sq. ft. total. Commissioner Smith asked is the side units going to be about six or seven units? Mr. Hepfler said no they could be 15 units each for a total of 30 total units for the mini storage. The other larger building would be five bays with each bay being 1,000 sq. ft. Commissioner Smith said with 9 parking spaces? Mr. Hepfler said there is more parking but they illustrated that for the first building. The first one is the large

building. There is plenty of room to add parking. Commissioner Smith said if he is going to pass it he wants to see the whole thing. Commissioner Greer agreed he wanted to see the whole thing. Vice Chairman Sass said he agreed with the same. He called for any correspondence. Mr. Hepfler asked if they could request a continuance? The Vice Chairman said they would continue on with the procedure and make a decision at that time. He called for public testimony.

Kim Collins, California City. Mr. Collins asked for some maps so people could look at them and he asked the Director if this meeting was being televised? The Director said yes. Mr. Collins asked for maps that could be put up on the wall so the camera could show some of this stuff, maps, maybe some drawings. He did not know if the camera could zoom in good enough but at least to show the people at home what they are talking about. To give a general location this is South of or close to Bill Dennis Automotive is that correct, it is South and West of it? He asked Mr. Hepfler if the project was approved, when will this project start and how long do you expect to take to build this project? Mr. Hepfler said that if it is approved it would probably start within 60 to 90 days and take 6 months or less to build. The Vice Chairman called for additional public testimony.

Bill Dennis, 10521 Yale Avenue. Mr. Dennis said he wanted to clarify that in his packet it says Yale Court and asked if they are going to change the name of the street from Avenue to Court? He has problems with Yale Avenue because it is only 400 feet. He would suggest it be Yale Avenue and not Yale Court. Mr. Hepfler said that makes sense. Commissioner Greer asked if that would be reflected on the next document. Mr. Hepfler said yes.

The Vice Chairman called for additional comments, there being none he called for a motion to close the public testimony portion of the meeting.

Motion action of Smith, second by Greer to close the public testimony portion of the meeting. MOTION CARRIED. Vote 3-0, 1 Absent, 1 Abstain.

The Vice Chairman called for final comments from the Commission. Commissioner Greer said to continue it.

The Director asked for a moment to look through the application one more time. The Vice Chairman said yes but it would not change their minds. The Director said this was not necessarily an effort to persuade them to change their minds however, if they were to approve this where the application specifically says a 5 unit steel building you could approve it for the one building without approving the remaining two buildings, requiring the applicant to come back at some future point in time with an application for those two buildings as well. Before he would encourage them to make that decision they might want to ask the Developer if that would be part of their interest or whether they would rather wait and come back with a full package? Mr. Hepfler said it would be in their best interest to do that. They had planned to build the big building first and then one of the small buildings and then the other one in three phases. Commissioner Smith asked what if they turn the other phases down because of parking and then you are in there with only one building, is that going to

upset you very much? Mr. Hepfler said that might upset him a little bit. He was sure that all the property they have and the way they have it configured, with all that room in front, we could come to some compromise rather than just having one building on almost a full acre. Commissioner Smith said with 30 units and you only have 9 to 15 spaces it would not work. Mr. Hepfler said they only have 30 mini storage garages. Mr. Smith said if they all come in at one time where are they going to go? Mr. Hepfler said he doubted that they would all come at the same time. Commissioner Smith said he had no problem with the 5,000 sq. ft. building but before anything else he wanted to see parking and everything else for the other. Mr. Hepfler said let the future phases be limited to what is allowed in the code for parking. Aaron Powell, WRA Engineering. Mr. Powell explained that the 5,000 sq. ft. building is a permitted use and as far as the zoning goes the parking is appropriate. The only thing that they should be talking about is the CUP for the mini storage. The site plan and DRC has been already been done for the 5,000 sq. ft. building and we are only trying to get a CUP for the mini storage in the C4 zone. Commissioner Smith said it just showed two other buildings here and that was his concern. Mr. Powell said he could understand their concern but the 5,000 sq. ft. building on the lot, it is really not a topic that has already been done through the City. The CUP is only for the mini storage. Vice Chairman Sass said only for the 5-unit or all three buildings. Mr. Hepfler said the two smaller buildings. Vice Chairman Sass asked a question according to his calculations for the easement in the cul-de-sac, you have only 14 feet left. You have 14 feet from the edge of that easement to the front of that building on the South side. You have a 5 ft. setback and a 15 ft. building that is 20 ft. from the edge of that easement of that cul-de-sac to the edge of that property line, is 34 ft. Mr. Powell said that is just the building setback not an easement. The Vice Chairman said there is a 40 ft. radius on the cul-de-sac and then you have a 25 ft. easement. There is no easement. It is a building setback that parking can go into. Commissioner Smith said the paperwork refers to a building not buildings and the other concern is the distance of 15 ft. between the two buildings. Mr. Powell explained that there is plenty of room in there for adequate parking and those parking stalls can go all the way into the 25 ft. radius and there are two driveway accesses off of Yale Avenue and have a pull through for any kind of trucks. Commissioner Smith said yes. The Recording Secretary drew their attention to Exhibit A, page 1 of 3 that was attached to their resolution, under parking it goes into the different requirements. It goes into the parking requirements for different repair shops. It talks about storage and warehousing, 1 parking space for each 1,000 sq. ft. of floor area and it goes into offices as well. This information was pulled right out of the Code. She further explained that in the commercial zone it is zero lot line. The Vice Chairman said it comes out to be about 10 parking spaces minimum and asked if that was the way they figured it? Commissioner Smith said yes and what about loading and unloading? Vice Chairman Sass said the loading and unloading would be conducted in front of the storage unit itself, the particular unit they are going to put in to. He said according to his calculations it needs one parking space per 1,000 sq. ft. they would need about 10 spaces. Mr. Hepfler responded that they have plenty of room but would need to reconfigure it and the Vice Chairman said to show it as 10. Mr. Hepfler said they would probably add three. Mr. Powell explained that the parking shown on the map is for the 5,000 sq. ft. building so they actually show 2 extra spaces. The mini storage does not require any parking. The Vice Chairman said

then it would be adequate in that case. Are they required to have handicapped parking? The Recording Secretary said yes sir they are and it is one for the first 50 spaces and after that it is two for 100 spaces. The Vice Chairman told them to take that into consideration when they return to the Commission. The Vice Chairman asked for further discussion by the Commission, there being none the Director recommended that they table this through to their next meeting. He wanted to confer with Mr. Garcia and review the parking ordinance and felt there was more information that needed to be gathered on that issue. The Vice Chairman called for a motion to table.

Motion action of Greer, second by Smith to table the item to the next meeting. MOTION CARRIED. Vote 3-0, 1 Absent, 1 Abstain.

Commissioner Dennis rejoined the Commission.

F. COMMISSIONER REPORTS/REQUESTS

The Vice Chairman called for any Commission comments.

Commissioner Greer asked for the information again on Mel Baker's services. Mike Edmiston repeated the information.

The Vice Chairman called for a motion to adjourn.

G. ADJOURNMENT by motion action of Dennis, second by Smith at 6:43 p.m. MOTION CARRIED. Vote 4-0, 1 Absent.