

RESOLUTION 09-51

A RESOLUTION OF THE RIDGECREST CITY COUNCIL APPROVING PRE-ZONE CHANGE PZC-09-01 LOCATED ON 40.6 ACRE NORTH OF THE NW CORNER OF KENDALL AVENUE AND S. NORMA STREET FROM KERN COUNTY E- 20 AC. MIN. ZONING TO E-2 (10,000 S.F. MINIMUM LOT SIZE). APN 510-010-06 AND 07 APPLICANT: (TAFT CORPORATION).

THE CITY COUNCIL OF THE CITY OF RIDGECREST RESOLVES as follows:

SECTION 1. FINDINGS

On May 12, 2009 the Planning Commission held a public hearing and duly and regularly considered the application of PZC-09-01, a request to Pre-Zone APN 510-010-06 & 07 from E (20) [Kern County Single Family Residential Zone District – minimum 20 acre lot size] to E-2 [City of Ridgecrest Estate Residential Zone District – minimum 10,000 sq. ft. lot sizes] to facilitate a request for Annexation #17-1 to annex the property into the City of Ridgecrest located in the East ½ of the Northwest Quarter of Section 16, Township 27 South, Range 40 East M.D.B.& M. County of Kern.

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

- (a) The pre-zone change is consistent with the applicable plan in that the General Plan designates the area to be used for Estate Single Family use and the Pre-Zone Change is compatible with the objectives, policies, uses and programs of the plan, subject to the annexation of these parcels by the City of Ridgecrest.
- (b) The area is physically suited for the Pre-Zone classification proposed in that the request is compatible with surrounding land uses.
- (c) The proposed Pre-Zone change is:
 1. Not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitats; therefore a mitigated negative declaration has been approved for the project per Resolution PC-09-06.
 2. Not likely to cause serious public health problems.
- (d) The proposal conforms to the requirements of Chapter 20 of the Ridgecrest Municipal Code.

On September 2, 2009 the City Council held a public hearing and duly and regularly considered the application of PZC-09-01, a request to Pre-Zone APN 510-010-06 & 07 from E (20) [Kern County Single Family Residential Zone District – minimum 20 acre lot size] to E-2 [City of Ridgecrest Estate Residential Zone District – minimum 10,000 sq. ft. lot sizes] to facilitate a request for Annexation #17-1 to annex the property into the City of Ridgecrest located in the East ½ of the Northwest Quarter of Section 16, Township 27 South, Range 40 East M.D.B.& M. County of Kern.

The City Council considered the evidence and approves this request as set forth herein:

- (a) The pre-zone change is consistent with the applicable plan in that the General Plan designates the area to be used for Estate Single Family use and the Pre-Zone Change is compatible with the objectives, policies, uses and programs of the plan, subject to the annexation of these parcels by the City of Ridgecrest.
- (b) The area is physically suited for the Pre-Zone classification proposed in that the request is compatible with surrounding land uses.
- (c) The proposed Pre-Zone change is:
 - 1. Not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitats; therefore a mitigated negative declaration has been approved for the project by the Planning Commission per Resolution PC-09-06.
 - 2. Not likely to cause serious public health problems.
- (d) The proposal conforms to the requirements of Chapter 20 of the Ridgecrest Municipal Code.

SECTION 2. DESCRIPTION

The application for the proposed Pre Zone change is hereby recommended for approval as shown in attached Exhibit A.

SECTION 3. APPROVAL

Pre-Zone Change PZC-09-01 is hereby approved having found that it is the best interest of the public and is compatible with surrounding land uses.

APPROVED AND ADOPTED this 2nd day of September 2009, by the following vote:

AYES: Mayor Morgan, Council Members Carter, Wiknich, Holloway, and Taylor

NOES: None

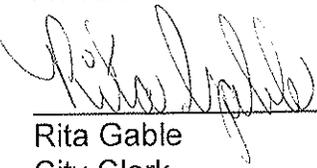
ABSENT: None

ABSTAIN: None



Steven P. Morgan, Mayor

ATTEST:



Rita Gable
City Clerk