

Planning Commission

Public Hearing: November 24, 2009 Annexation 17-1 TAFT

This Public Hearing before the Planning commission is to consider the application of Taft Corporation to annex 40.6 acres into the City of Ridgecrest with a zone designation of E-2 (Estate Residential 10,000 s.f. min.) and review the potential for environmental impact of the application for Annexation 17-1 and make recommendations to the City Council on the proposed Annexation. The subject property is located north of the northwest corner of Kendall Ave. and S. Norma St. (TTM 6731) , in the E 1/2 of the NW ¼ of Sec. 16 T27S R40E, APN: 510-010-06 and 07.

On May 12, 2009, the Planning Commission held a public hearing and duly and regularly reviewed the potential for environmental impact of 40.6 acres for PZC-09-01 and TTM 6731 and approved a Mitigated Negative Declaration, the Pre-Zoning and Tentative Tract Map 6731.

<i>Applicant:</i>	Nik Nikaien Taft Corporation 27927 Pacific Coast Hwy. Malibu, CA 90265 321-437-9190	<i>Engineer:</i>	Kamyar Lashgari Zoka Enterprises 310) 437-9190
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1. MOTION FOR RESOLUTION 09-___ A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST RECOMMENDING APPROVAL/DENIAL OF A MITIGATED NEGATIVE DECLARATION FOR ANNEXATION 17-1;
2. MOTION FOR RESOLUTION 09-___ A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST RECOMMENDING APPROVAL/DENIAL OF ZONE DESIGNATIONS OF E-2 (ESTATE 10,000 S.F. MIN.) FOR ANNEXATION 17-1;
3. MOTION FOR RESOLUTION 09-___ A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST RECOMMENDING APPROVAL/DENIAL OF ANNEXATION 17-1.

PROJECT INFORMATION			
	Existing Land Use	Existing Zoning	
Onsite	Vacant - County	County E-20	20 ac Residential
North	Vacant - County	County E-20	20 ac Residential
South	Vacant - City	E-2	Single Family Residential 10,000 sf min*
East	Vacant - City	E-2	Single Family Residential 10,000 sf min*
West	Vacant - County	County E-20	20 ac Residential
General Plan Designation	Estate Density Residential		
Access	South Norma Street, Kendal Ave.		
Site Area	40.63 Acres		
Environmental	Previously approved Mitigated Negative Declaration		

BACKGROUND:

In 2006, the Applicant, Taft Corporation, submitted an Annexation request to the City of Ridgecrest but was told that the City could not accommodate an annexation at this time. Taft Corporation then began a General Plan Amendment and a Zone Change with the County along with a similar version of TTM 6731. This project was circulated by the Kern County Planning Department per CEQA guidelines to state and local agencies and the State Clearing House and the Mitigated Negative Declaration (MND) was scheduled to be heard May 27, 2008 before the County Board of Supervisors.

The City of Ridgecrest in conjunction with LAFCO performed a Municipal Service Review (MSR) and received approval from LAFCO per a Resolution approved on May 27, 2009 accepting the MSR. Once the MSR was approved, the City of Ridgecrest could then accept and make application to LAFCO for annexations.

In the meantime, Taft Corporation made a new Annexation Application to the Planning Department along with the necessary Pre-Zoning and TTM applications to bring the 40 ac. project into the City Limits.

The Planning Department used the responses received during the County's early consultation process to create a new Mitigated Negative Declaration. These documents were part of the Mitigated Negative Declaration approved by the Planning Commission on May 12, 2009 by Resolution PC-09-06.

TTM 6731 was approved May 12, 2009 per Planning Commission Resolution PC-09-08 and was contingent upon Annexation into the city limits and obtaining a Pre-zoning to E-2 (Estate Residential, 10,000 s.f. min.). The Pre-zoning was also approved May 12, 2009 by Planning Commission Resolution PC-09-07. The City Council approved the Pre-zone Change PZC-09-01 to E-2 on September 2, 2009 per Resolution 09-51.

As part of the LAFCO Pre-Annexation process, the staff submitted the applicants project survey maps and legal descriptions to the County Surveyors Office for review and approval and received the stamped approved map and legal dated August 25, 2009. (attached)

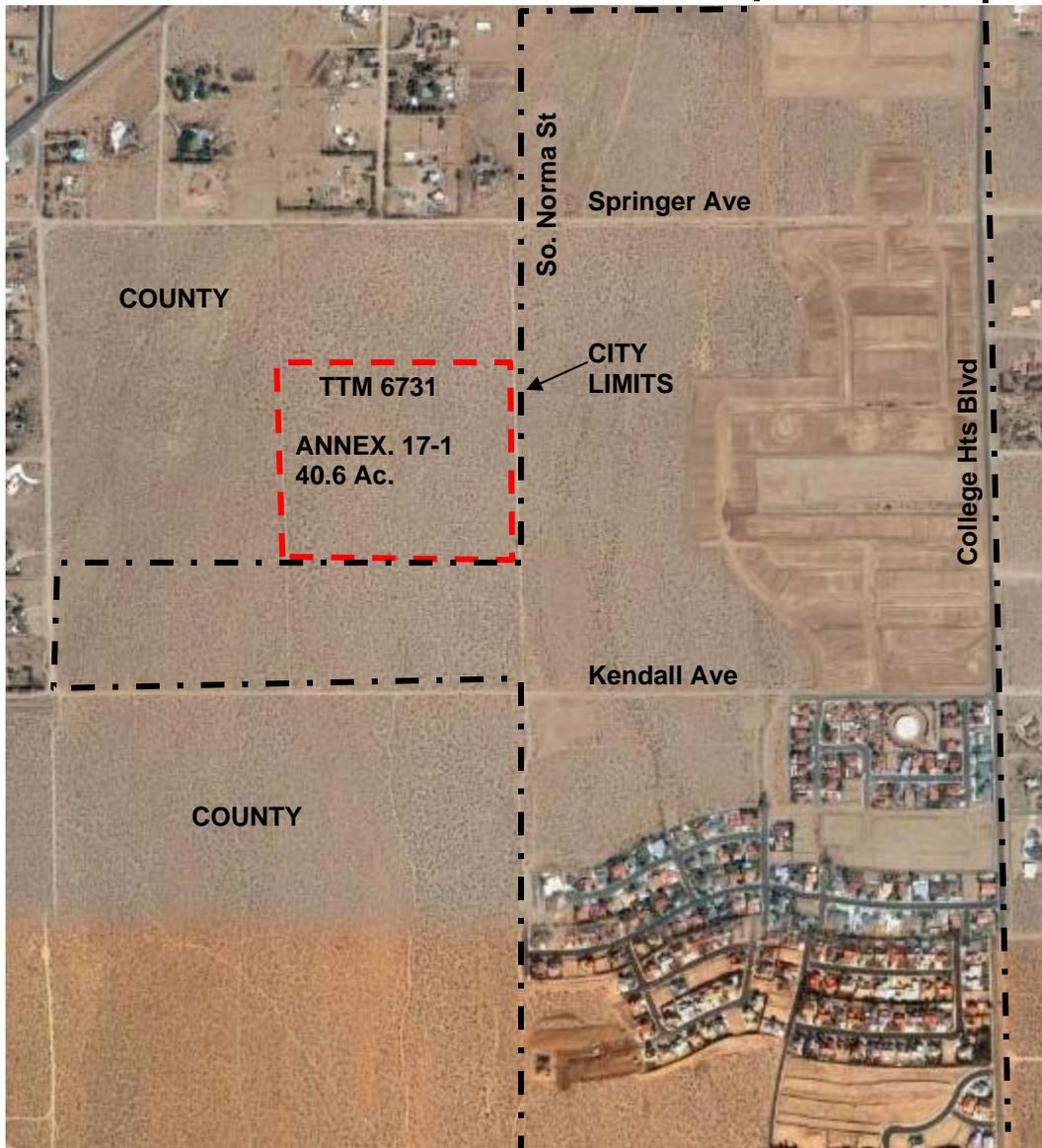
DISCUSSION:

Staff prepared the attached Resolutions for the Planning Commission to review and make recommendation to the City Council to adopt the previously approved Mitigated Negative Declaration, to approve the zoning for Annexation 17-1 and to approve Annexation 17-1 for Taft Corporation. Once approved by the Planning Commission, Staff will proceed with a public hearing and resolution to the City Council proposing the approval of proceedings for the Annexation of the territory within Annexation 17-1 into the City of Ridgecrest.

RECOMMENDATION

Staff recommends that the Planning Commission approve the attached resolutions to approve the Mitigated Negative Declaration; to recommend to the City Council to approve the zoning of the annexation area and approve the annexation application.

THE APPLICANT SHALL NOTE THAT THERE IS A FIFTEEN (15) DAY APPEAL PERIOD TO THE PLANNING COMMISSION DECISION. ALL APPEALS ARE DIRECTED TO THE CITY COUNCIL UPON SUBMITTAL OF APPEAL FEE AND LETTER STATING REASONS FOR THE APPEAL.





SHEET G01	Project no. : 69-11	Title: GRADING & SITE PLAN	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>REVISION</th> <th>APPROVED</th> </tr> </thead> <tbody> <tr> <td>▲</td> <td>2.12.07</td> <td>ABP</td> <td>REVISED PER CITY COMMENTS</td> <td></td> </tr> <tr> <td>▲</td> <td>7.00.08</td> <td>ABP</td> <td>REVISED PER CITY COMMENTS</td> <td></td> </tr> <tr> <td>▲</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	REV	DATE	BY	REVISION	APPROVED	▲	2.12.07	ABP	REVISED PER CITY COMMENTS		▲	7.00.08	ABP	REVISED PER CITY COMMENTS		▲				
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Project mgr. : S.L.	Project: T.M. 6731																						
Designed by : A.S.P.	In The: RIDGECREST, CALIFORNIA																						
Drawn by : A.S.P.																							
Date: 08-19-08																							

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P.C. RESOLUTION 09-_____
APPROVING/DENY
MITIGATED NEGATIVE DECLARATION
FOR ANNEXATION 17-1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST RECOMMENDING APPROVAL/DENIAL OF A MITIGATED NEGATIVE DECLARATION FOR ANNEXATION 17-1 OF VACANT LAND LOCATED ON 40.6 ACRES AT THE NW CORNER OF KENDALL AVE. AND S. NORMA ST. IN THE EAST 1/2 OF SEC.16, T27S, R40E. APN: 510-010-06 AND 07 (TAFT CORPORATION) TO THE CITY COUNCIL.

THE PLANNING COMMISSION 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 reviewed the potential for environmental impact of 40.6 acres located north of the northwest corner of Kendall Ave. and S. Norma St. for PZC-09-01 and TTM 6731 (also known as Annexation 17-1) and approved by Resolution PC-09-06.

On _____, the Planning Commission held a public hearing and duly and regularly reviewed the potential for environmental impact of the application for Annexation 17-1, a request to approve an annexation of 40.6 acres into the City of Ridgecrest with zone designation of E-2 (Estate Residential 10,000 s.f. min.) on APN: 510-010-06 and 07. Taft Corporation, owners.

The Commission considered the initial study and evaluation and reaffirmed the approved Mitigated Negative Declaration approved May 12, 2009, Resolution PC-09-06 based upon the findings that:

- (a) The project is in compliance with zoning regulations and procedures.
- (b) The project is in conformity with the applicable elements of the General Plan
- (c) The design of the project will not cause substantial environmental damage or substantially injure fish or wildlife or their habitats.

SECTION 2. ENVIRONMENTAL CERTIFICATION

The Commission hereby adopts and certifies previously approved PC-09-06 a Mitigated Negative Declaration for the project with the following mitigation measures:

1. All conditions of approval of Resolution PC-09-08 for TTM 6731 shall be met.
2. All mitigation measures identified in the initial study and Mitigated Negative Declaration PC-09-06 for PZC-09-01 and TTM 6731 shall be met.
3. All conditions of the Kern County Local Agency Formation Commission shall be met.

The Commission authorizes and instructs the Secretary of the Planning Commission to forward this application for Annexation 17-1 to the City of Ridgecrest City Council.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Nellavan Jeglum, Chairman

ATTEST: _____
James McRea, Secretary

P.C. RESOLUTION 09-_____
APPROVING/DENY
APPLICATION FOR ANNEXATION 17-1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST RECOMMENDING APPROVAL/DENIAL OF ZONE DESIGNATIONS OF E-2 (ESTATE 10,000 S.F. MIN.) ANNEXATION 17-1 OF VACANT LAND LOCATED ON 40.6 ACRES NORTH OF THE NW CORNER OF KENDALL AVE. AND S. NORMA ST. IN THE EAST 1/2 OF SEC.16, T27S, R40E. APN: 510-010-06 AND 07 (TAFT CORPORATION) TO THE CITY COUNCIL.

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

SECTION 1. FINDINGS

On _____ 2009, the Planning Commission held a public hearing and duly and regularly considered the application of Taft Corporation to approve an annexation of 40.6 acres into the City of Ridgecrest with a zone designation of E-2 (Estate Residential 10,000 s.f. min.). The subject property is located north of the northwest corner of Kendall Ave and S. Norma St. (TTM 6731) APN: 510-010-06 and 07, Taft Corporation, owners.

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

- (c) The proposed location of the annexation is in accordance with the objectives of the zoning chapter and the purposes of the district in which the site is located.
- (d) The project is in conformity with the zoning regulations and procedures.
- (e) The project is in conformity with the applicable elements of the General Plan.

SECTION 2. DESCRIPTION

The proposed annexation, which is the subject of these proceedings, consists of a request to annex 40.6 acres of unincorporated land into the City of Ridgecrest.

SECTION 3. CONDITIONAL APPROVAL

The proposed annexation is hereby recommended for approval and forwarded to the City Council subject to the following conditions:

- 4. The applicant shall comply with all applicable federal, state, county and local regulations.
- 5. All conditions of the Kern County Local Agency Formation Commission shall be met.

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

AYES:
NOES:
ABSENT:
ABSTAIN:

Nellavan Jeglum, Chairman

ATTEST: _____
James McRea, Secretary

P.C. RESOLUTION 09-_____
APPROVING/DENY
ANNEXATION 17-1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST RECOMMENDING APPROVAL/DENIAL OF ANNEXATION 17-1, 40.6 ACRES LOCATED NORTH OF THE NW CORNER OF KENDALL AVE. AND S. NORMA ST. IN THE EAST 1/2 OF THE NW 1/4 OF SEC 16 T27S, R40E, M.D.B.& M., APN: 510-010-06 AND 07 (TAFT CORPORATION) TO THE CITY COUNCIL.

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

SECTION 1. FINDINGS

On _____ 2009, the Planning Commission held a public hearing and duly and regularly considered the application of Taft Corporation to approve an annexation of 40.6 acres into the City of Ridgecrest with a zone designation of E-2 (Estate Residential 10,000 s.f. min.). The subject property is located north of the northwest corner of Kendall Ave. and S. Norma St. (TTM 6731) APN: 510-010-06 and 07.

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

- (f) The proposed annexation will not be detrimental to the public health, safety or welfare, or materially injurious to or inharmonious with properties or improvements in the vicinity.
- (g) There are circumstances or conditions applicable to the land, and use which makes the granting of the use permit necessary for the preservation and enjoyment of a substantial property right.
- (h) The proposed location of the annexation is in accordance with the objectives of the zoning chapter and the purposes of the district in which the site is located.
- (i) The project is in conformity with zoning regulations and procedures.
- (j) The project is in conformity with the applicable elements of the General Plan and specific plans.
- (k) The design of the project will not cause substantial environmental damage or injure fish or wildlife or their habitats.

SECTION 2. DESCRIPTION

The proposed annexation, which is the subject of these proceedings, consists of a request to annex 40.6 acres of unincorporated land into the City of Ridgecrest.

SECTION 3. CONDITIONAL APPROVAL

The proposed annexation 17-1 is hereby recommended for approval subject to the following conditions:

6. The applicant shall comply with all applicable federal, state, county and local regulations.
7. All conditions of the Kern County Local Agency Formation Commission shall be met.

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

AYES:
NOES:
ABSENT:
ABSTAIN:

Nellavan Jeglum, Chairman

ATTEST: _____
James McRea, Secretary