

**PLANNING COMMISSION  
RESOLUTION PC-09-10  
PZC-09-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST APPROVING PRE-ZONE CHANGE PZC-09-02 LOCATED ON 23.92 ACRES TO INCLUDE W. RIDGECRST BLVD., N. BRADY ST., W. LAS FLORES AVE. AND GARTH ST. FROM KERN COUNTY E 5.6 (2.5 AC.MIN.) ZONING TO CITY OF RIDGECREST E-1 (ESTATE 40,000 S.F. MIN. LOT SIZE) ZONING. APN 455-100-07 AND PORTIONS OF 455-100-09 APPLICANT: PAM RIDGECREST VENTURE LLC)**

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

**SECTION 1. FINDINGS**

On June 23, 2009 the Planning Commission held a public hearing and duly and regularly considered the application of PZC-09-02, a request to Pre-Zone APN 455-100-07 and the west 97.5' of APN 455-100-09 from Kern County E 5.6 (2.5 ac min.) to City of Ridgecrest E-1 (Estate 40,000 sq. ft. min. lot sizes) to include portions of W. Ridgecrest Blvd., N. Brady St., W. Las Flores Ave. and Garth St. to facilitate a request for TTM 6691 PUD and Annexation #17-2 to annex the property into the City of Ridgecrest located in a portion the West ½ of the Section 32 and East ½ of Section 31, Township 26 South, Range 40 East and a portion of the Northeast ¼ of Section 6, Township 27 South, Range 40 East, M.D.B.& M. County of Kern as described in attached Exhibit "A".

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 areas 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 PC-09-09.
  - 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-09-02 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 23rd day of June, 2009, by the following vote:

AYES: Jeglum, Beres, Kauffman, Patin, Porter  
NOES: None  
ABSENT: None  
ABSTAIN: None

  
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Nellavan Jeglum, Chairman

ATTEST:

  
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Jim McRea, Secretary

# EXHIBIT "A" Pre-Zone Area

