

**P.C. RESOLUTION 09-11
APPROVING
GPA-08-04 and ZC-08-04 w/PUD OVERLAY**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST APPROVING A GENERAL PLAN AMENDMENT AND ZONE CHANGE: GPA-08-04 AND ZC-08-04 W/PUD OVERLAY TO CHANGE THE EXISTING GENERAL PLAN DESIGNATION OF C (COMMERCIAL) TO ED (ESTATE DENSITY) ON 15.7 ACRES, FROM ED TO C ON 4.9 ACRES AND FROM ED TO PS (PARKS AND SCHOOLS) ON 13.7 ACRES AND CHANGE THE ZONING FROM E-1 (ESTATE 40,000 SF) TO E-1 (40,000 SF) PUD (PLANNED UNIT DEVELOPMENT OVERLAY) ON 92 ACRES, FROM E-2 (10,000 SF) TO E-1 PUD ON 15.7 ACRES, FROM E-1 TO RSP (REC.SCHOOL,PARKS) ON 13.7 ACRES, FROM E-1 TO CS (SERVICE COMMERCIAL) ON 1.8 ACRES AND FROM E-2 TO CS ON 7.6 ACRES. LOCATED ON VACANT LAND AT THE NW CORNER OF W. RIDGECREST BLVD AND N. MAHAN ST. FOR TTM 6691 PUD. APN: 455-100-06,07,08,09 (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:

GPA-08-04: to change the existing General Plan designation of C (Commercial) to ED (Estate Density) on 15.7 acres, from ED to C on 4.9 acres and from ED to PS (Parks and Schools) on 13.7 acres. The applicant also proposes to change the zoning from E-1 (Estate 40,000 sf) to E-1 (40,000 sf) PUD (Planned Unit Development Overlay) on 92 acres, from E-2 (10,000 sf) to E-1 PUD on 15.7 acres, from E-1 to RSP (Rec.School,Parks) on 13.7 acres, from E-1 to CS (Service Commercial) on 1.8 acres and from E-2 to CS on 7.6 acres and

ZC-08-04 w/PUD OVERLAY: to change the zoning from E-1 (Estate 40,000 sf) to E-1 (40,000 sf) PUD (Planned Unit Development Overlay) on 92 acres, from E-2 (10,000 sf) to E-1 PUD on 15.7 acres, from E-1 to RSP (Rec.School,Parks) on 13.7 acres, from E-1 to CS (Service Commercial) on 1.8 acres and from E-2 to CS on 7.6 acres. Located at the northwest corner of W. Ridgecrest Blvd and N. Mahan St.

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

- (a) The General Plan Amendment is consistent with the applicable plan in that its designates the area to be used for Estate Density Residential (ED), Commercial (C) and (PS) Park,Schools and
- (b) The Zone Change is consistent with the applicable plan in that the zone change designates the area to be used for a (E-1 PUD) Estate Density 40,000 sf Single Family Residential with a PUD Overlay and (RSP) Rec.Park and Schools and (CS) Service Commercial. The zone change is compatible with the objectives, policies, uses and programs of the plan.
- (c) The area is physically suited for the zone classification proposed in that the request is compatible with surrounding land uses.
- (d) The proposed 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 this project per Resolution PC-09-09
 2. Not likely to cause serious public health problems.

SECTION 2. DESCRIPTION

The application for the proposed general plan amendment and zone change is hereby recommended for approval as shown in attached **Exhibits (A) General Plan and (B) Zoning** .

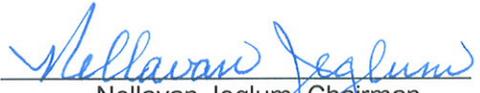
SECTION 3. APPROVAL

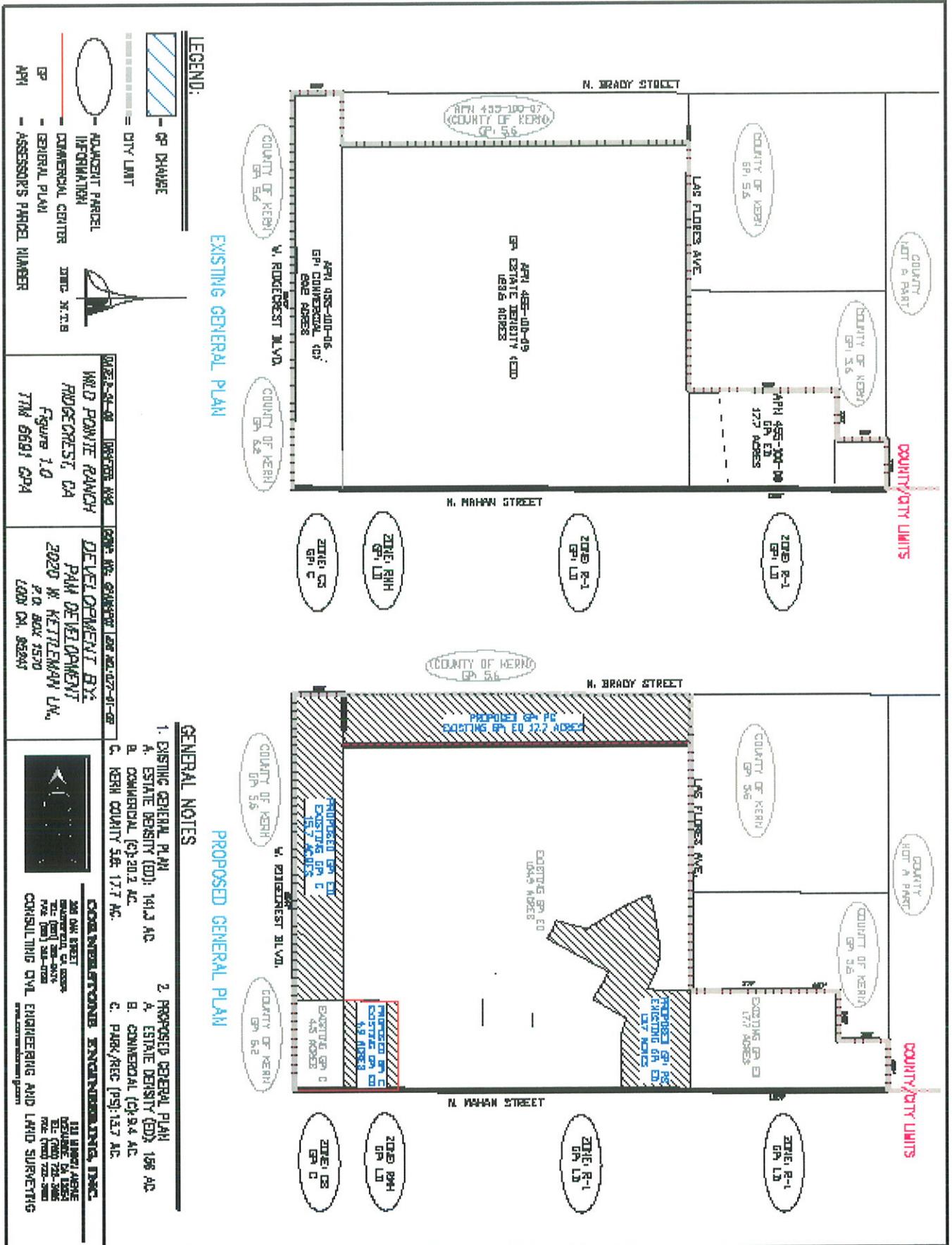
General Plan Amendment GPA-08-04 and Zone Change ZC-08-04 is hereby approved having found that it is the best interest of the public and is compatible with surrounding land uses.

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

ATTEST: 
James McRea, Secretary


Nellavan Jeglum, Chairman



LEGEND:

- GP CHANGE
- DISTRICT LIMIT
- ADJACENT PARCEL INFORMATION
- COMMERCIAL CENTER
- GENERAL PLAN
- ASSESSOR'S PARCEL NUMBER

DATE: 08-04-09	DRAWN BY: WLD	DATE: 08-04-09	DRAWN BY: WLD
WILD POINT RANCH RIDGECREST, CA		DEVEL OP/MENT BY: PAM DEVELOPMENT, P.O. BOX 1570, 1000 CA 95241	
Figure 1.0 TMA 0651 CPA			

GENERAL NOTES

- EXISTING GENERAL PLAN
 - A. ESTATE DENSITY (ED): 141.3 AC
 - B. COMMERCIAL (C): 20.2 AC
 - C. KERN COUNTY SR: 17.7 AC
- PROPOSED GENERAL PLAN
 - A. ESTATE DENSITY (ED): 196 AC
 - B. COMMERCIAL (C): 9.4 AC
 - C. PARK/REC (PS): 13.7 AC

CONSULTANTS:

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Exhibit A General Plan PC-09-11

