



CITY OF RIDGECREST
100 West California Avenue
Ridgecrest, CA 93555

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION
City Council Chambers
Tuesday, August 8, 2006 at 6:00 p.m.

Commissioners: Chair Matt Feemster, Commissioners Lois Beres, Mike Biddlingmeier, Howard Laire, Jim Smith

Resolution 06-52

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**
- 4a. **APPROVAL OF MINUTES**
5. **PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA**
6. **PUBLIC HEARINGS**

CONTINUED ITEMS

- 6.1 **Applicant: Benchmark Opinions:** Project is located on 60.3 ac at the SE corner of Bataan Ave. and Sunland St. APN: 343-351-01, 05, 09 and 13. **Continued from July 11 and referred to the Infrastructure Committee and awaiting a Traffic Study.**
 - 6.1.a **ZC-06-04 and GPA-06-03:** Zone Change from Low-Density Multi-Family Residential (R-2) to Single Family Residential (R-1) for a portion of TTM 6869 and from Professional Office (PO) to Medium-Density Multi-Family Residential (R-3) for TTM 6870 and a General Plan Amendment GPA-06-03 from Medium Density (MD) to Low Density (LD) for TTM 6869;
 - 6.1.b **TPM 11524:** A request to create four R-1 parcels ranging from 12.15 ac to 14.65 ac for Tentative Parcel Map 11524 on 60.3 ac;
 - 6.1.c **TTM 6869:** A request to create a 169 lot Single Family Residential (R-1) subdivision with lots ranging from 6,000 sf to 13,000 sf for Tentative Tract Map 6869 on 42.17 ac;
 - 6.1.d **TTM 6870:** Create a three story 125 unit Condominium Complex with units ranging from 1,125 sf to 1,375 sf for Tentative Tract Map 6870 on 17.59 ac;
- 6.2 **Applicant: PAM Development** Project is located on 9 ac on Sanders No or Bowman. APN: 480-010-15 **Continued from June 13 and referred to the Infrastructure Committee**
 - 6.2.a **ZC-06-09 and GPA-06-08:** Zone Change from Low-Density Multi-Family Residential (R-2) to Single Family Residential (R-1) and a General Plan Amendment from Medium Density Residential (MD) to Low-Density Residential (LD);
 - 6.2.b **TTM 6805** a request to create a 45 lot Single Family Residential (R-1) subdivision;

7. **DISCUSSION ITEMS**
8. **FUTURE AGENDA ITEMS & COMMENTS**
9. **ADJOURN**