



**CITY OF RIDGECREST**  
100 West California Avenue  
Ridgecrest, CA 93555

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION  
City Council Chambers  
**Tuesday, September 26, 2006 at 6:00 p.m.**

Commissioners: Chair (vacant), Vice-Chair Jim Smith; Commissioners Lois Beres, Mike Biddlingmeier and Howard Laire.

Resolution 06-62

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

**CONTINUED ITEMS**

7.1 **Applicant: Carole Vaughn: Continued from August 22 PC meeting to allow more time to solve the rezoning issues.**

7.1.a **ZC-06-02 and GPA-06-02:** Zone Change from Urban Reserve (UR) to Single Family Residential (R-1 6,000 sf), Estate Density Residential (E-3 7,500 sf) and (E-2 10,000 sf) and a General Plan Amendment from Rural Residential (RD) to Low Density Residential (LDR) and Estate Density Residential (ED).

7.1.b **TTM 6798:** A request to create Tentative Tract Map 6798, a 242 lot subdivision (Mountains' Edge) with 46 (E-2 10,000 sf min.) lots, 87 (E-3 7,500 sf min.) lots and 74 (R-1 6,000 sf min.) lots and one 2.9 ac sump/park lot.  
Project is located on 79.6 ac at the NW corner of Mahan St. and Springer Ave. APN: 508-010-04 thru 08.

7.2 **Applicant: Heller Development: Site Plan Review SPR-06-13 Gateway Project:  
Continued from August 22, PC meeting to redesign location of Club House an Play area**  
A Request to Build a 112 Unit Multi-Family Residential complex in 2 Story, 4- Plexs in a R-2 zone consisting of (32- 3 bedrm units, 67 - 2 bedrm units, 13- 1 bedrm units, and a 4000 sq.ft. recreation hall) on 7.6 acres; located 800' north of the NW corner of Ridgecrest Blvd., and Gateway Blvd; APN: 396-400-06, & 07

**NEW ITEMS**

7.3 **Applicant: Pam Companies: TTM 6908** a request to create a 51 lot R-1 subdivision on 13.06 ac. located at the SE corner of Drummond Ave and N Inyo St. APN 456-010-02,03 and 08

- 7.4 **Applicant: Dave Sjaastad: TPM 11584** a request to create a 3 Estate Density (10,000 sf min) subdivision on 1.2 acs. located at the NE corner of Sydnor Ave and Carolyn St. APN 453-020-39
- 7.5 **Applicant: AMG & Associates, TPM 11562** a request to create a 12 lot General Commercial (GC) subdivision on 4.60 ac. located at the SW corner of Ridgecrest Blvd and Downs St. This commercial subdivision will consist of (4) 1/2 ac., (5) 1/3 ac. and (3) 1/2 ac lots; APN 508-020-06.
- 7.6 **Applicant: Michael Thomas/Desert Empire Fair TPM 11182** a request for a 1 year extension and a revision to the approved TPM 11182 dated September 28, 2004. TPM 11182 is a request to create a three lot division creating a 19.8 acre parcel, a 19.9 acre parcel and a 41.7 acre parcel on 81.5 acres. APN 343-014-28, 343-014-29, and 343-014-26 (portion of subject parcel located in unincorporated Kern County.),

## **DISCUSSION ITEMS**

9. **FUTURE AGENDA ITEMS & COMMENTS**
10. **ADJOURN**