



CITY OF RIDGECREST
100 West California Avenue
Ridgecrest, CA 93555

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION
City Council Chambers
Tuesday, June 13, 2006 at 6:00 p.m.

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

Resolution 06-39

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

CONTINUED ITEMS

- 6.1 **Applicant: Carole Vaughn:** Project is located on 79.6 ac at the NW corner of Mahan St. and Springer Ave. APN: 508-010-04 thru 08.
The applicant has requested a continuance to the June 27th Planning Commission Meeting stating they would like to have time to review any forthcoming NAWS comments. The applicant has also requested a revised description of the project from the original application (as noted below) to include E-2 and E-3 Zoning and ED General Plan.
- 6.1.a **ZC-06-02 and GPA-06-02:** Zone Change from Urban Reserve (UR) to Single Family Residential (R-1) and a General Plan Amendment from Rural Residential (RD) to Low Density Residential (LDR);
- 6.1.b **TTM 6798:** A request to create 243 lot subdivision (Mountains' Edge) with lots ranging from 6,000 sf to 10,000 sf for a Vesting Tentative Tract Map 6798;
- 6.2 **Applicant: Dr. Shibu Basuthaker** Project is located on 51.31 ac located at the NW corner of Sanders St. and Las Flores Ave. APN: 067-040-12 & 13.
- 6.2.a **ZC-06-05:** Zone Change from Recreation, Schools and Public Use, (RSP), Single Family Residential (R-1), Low-Density Multi-Family Residential (R-2), and Professional Office, (PO) to Recreation, Schools and Public Use, (RSP), Single Family Residential / Planned Unit Development Overlay, (R-1 / PUD), and Multi-Family Residential / Planned Unit Development Overlay, (R-2 / PUD);
- GPA-06-04:** General Plan Amendment from Parks and Schools, (PS), Low Density Residential, (LD), Medium Density Residential, (MD) and Commercial, (C), to Parks and Schools, (PS), Low Density Residential (LD) and Medium Density Residential, (MD);
- 6.2.b **TTM 6867** a request to create a 253 lot Planned Unit Development (PUD) subdivision with lots ranging from 3,366 sf to 7,227 sf for Tentative Tract Map 6867;

- 6.3** **Applicant: PAM Development** Project is located on 11.08 ac at N Downs St. South of W Las Flores Ave. APN: 067-050-21
- 6.3.a** **ZC-06-08 and GPA-06-07:** Zone Change from Low-Density Multi-Family Residential (R-2) to Single Family Residential (R-1) and General Plan Amendment from Medium Density Residential (MD) to Low-Density Residential (LD);
- 6.3.b** **TTM 6790** a request to create a 44 lot Single Family Residential (R-1) subdivision;
- 6.4** **Applicant: PAM Development** Project is located on 9 ac on Sanders No or Bowman. APN: 480-010-15
- 6.4.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);
- 6.4.b** **TTM 6805** a request to create a 45 lot Single Family Residential (R-1) subdivision;
- 6.5** **Applicant: AMG Associates** Project is located on a 7.8 ac at the NE corner of Richmond St. and E Upjohn Ave. APN: 343-370-03 and 04.
- 6.5.a** **ZC-06-07 and GPA-06-06:** Zone Change from General Commercial (CG) to Single Family Residential (R-1) and from Commercial/Professional Office (C) to Low Density Residential (LD). Future purpose of project is to submit a Single Family Residential (R-1) Tract consisting of a 35 to 45 lot subdivision.

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