



CITY OF RIDGECREST
100 West California Avenue
Ridgecrest, CA 93555

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION
City Council Chambers
Tuesday, May 23, 2006 at 6:00 p.m.

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

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 FROM MAY 9th

6.1 Open for public comment and continue pending consultation with NAWs Planning.

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; Project is located on 79.6 ac at the NW corner of Mahan St. and Springer Ave. APN: 508-010-04 thru 08. **Applicant: Carol Vaughn**

6.2.a ZC-06-03: Zone Change from Urban Reserve (UR) to (E-3) on 50.45 ac;

6.2.b TPM 11525: A request to create a Tentative Parcel Map 11525 to create four parcels ranging from 8.20 ac to 11.75 ac on 40.37 ac;

6.2.c TTM 6814: A request to create a 152 lot Estate Density 7,500 sf lots (E-3) subdivision with lots ranging from 7,500 sf to 16,000 sf for Tentative Tract Map 6814 on 50.45 ac; Project is located on 50.45 ac at the NE corner of Springer Ave. and Norma St. APN: 510-020-14, 15, 16 and 19. **Applicant: Benchmark Options**

6.3.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-4) for TTM 6870 and a General Plan Amendment GPA-06-03 from Medium Density (MD) to Low Density (LD) for TTM 6869;

6.3.b TPM 11524: Create a Tentative Parcel Map 11524 to create four parcels ranging from 12.15 ac to 14.65 ac on 60.3 ac;

6.3.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, 42.17 ac;

6.3.d TTM 6870: Create a three story 200 unit Condominium Complex with units ranging from 1,125 sf to 1,375 sf for Tentative Tract Map 6870, 17.59 ac; 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.

Applicant: Benchmark Options

- 6.4. **ZC-06-06 and GPA-06-05:** Zone Change the West 1.5 ac from Low-Density Multi-Family Residential (R-2) to Single Family Residential (R-1) and a General Plan Amendment (GPA) from Medium Density Residential (MD) to Low Density Residential (LD) and on the East 1.5 ac from Professional Office (PO) to Single Family Residential (R-1) and a General Plan Amendment from Commercial and Office (C) to Medium Density Residential (MD). Project is located on 3.01 ac on Drummond West of Downs. The proposed Zone Change and General Plan Amendment are requested so this parcel may be a part of a proposed Single Family Residential 46 lot Tract on adjoining lots. APN: 456-010-03. **Applicant: PAM Development**

7. **DISCUSSION ITEMS**

8. **FUTURE AGENDA ITEMS & COMMENTS**

9. **ADJOURN**