



CITY OF RIDGECREST

Telephone 760 499-5063

100 West California Avenue, Ridgecrest, California 93555

NOTICE AND CALL OF SPECIAL PLANNING COMMISSION MEETING

TO THE MEMBERS OF PLANNING COMMISSION, PUBLIC AND CITY CLERK:

PUBLIC NOTICE that a **SPECIAL PLANNING COMMISSION MEETING** is hereby called on **Tuesday, June 8, 2021 at 6:00 p.m.**, in the Council Chambers, 100 W. California Avenue, Ridgecrest, California.

Said **SPECIAL MEETING** shall be for the purpose of:

Public Hearing:

Site Plan Review 21-02 Dutch Bros Coffee- An application for a drive-through restaurant located at 201 S. China Lake Boulevard on vacant land zoned General Commercial (CG). APN 478-102-07 & 06.

Ordinance Amendment- A Resolution of the Planning Commission of the City Of Ridgecrest Recommending that the City Council Approval of an Ordinance Amending Portions to the Ridgecrest Municipal Code Regarding Zoning Code Definitions.

Dated: June 3, 2021

ATTEST:

Heather Spurlock, Planning Commission Secretary

CITY OF RIDGECREST

PLANNING COMMISSION AGENDA

City Council Chambers
100 West California Avenue
Ridgecrest, CA 93555



June 8, 2021
6:00 PM
SPECIAL MEETING

PLANNING COMMISSION:

Warren Cox, Chairman; Bill Farris Jr., Vice Chairman; Vanessa Hayman, Commissioner;
Bernie Mondragon, Commissioner; William Jinkins, Commissioner

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Approve draft minutes of the regular meetings dated 4-27-2021.

PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

PUBLIC HEARING

2. Site Plan Review 21-02 Dutch Bros Coffee- An application for a drive-in restaurant located at 201 S. China Lake Boulevard on vacant land zoned General Commercial (CG). APN 478-102-07 & 06.
3. Ordinance Amendment- Recommendation to the City Council to adopt definitions to the Zoning Chapter of the Ridgecrest Municipal Code for the terms: "family"; "supportive housing"; "support services"; and "target populations".

DISCUSSION AND OTHER ACTION ITEMS

COMMISSIONER COMMENTS/COMMITTEE REPORTS

FUTURE AGENDA ITEMS

STAFF ITEMS

ADJOURNMENT

This agenda is available on the City of Ridgecrest Planning Department website at <https://ridgecrest-ca.gov/AgendaCenter/Planning-Commission-11>

ADDITIONAL INFORMATION

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (760) 499-5063. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28CFR 35.102-35.104 ADA Title II)

HEARING MATERIALS

Any writings or documents distributed to a majority of the members of the Planning Commission regarding any open session item on this agenda will be made available for public inspection in the City Clerk's Office located at 100 W. California Avenue, during normal business hours. These writings or documents will also be available for review at the meeting.

Persons unable to attend a hearing may submit comments regarding a scheduled item to Planning Commission, 100 W. California Avenue, Ridgecrest, CA 93555. Written comments received by the close of the business day prior to the hearing will be brought to the attention of the Planning Commission and made part of the official record.

PUBLIC PARTICIPATION

Pursuant to Government Code section 54954.3 members of the public are afforded the opportunity to address the Commission. This time has been set aside for the public to address the Commission on items NOT listed on the agenda. The Commission will not act upon these items at this meeting other than to review and/or provide direction to staff.

APPEALS AND APPEAL PERIOD

The decisions of the Planning Commission may be appealed to the City Council. The appeal shall be filed with the City Clerk within ten (10) calendar days of the date of the Planning Commission decision. No appeal to the City Council may be taken by any person or entity not appearing either in person or in writing before the Planning Commission.

City of Ridgecrest Public Meeting Protocol In Response to Coronavirus (COVID-19)

City of Ridgecrest Planning Commission meetings are OPEN to public attendance. Although Council Chambers are OPEN, public participation is still encouraged via live streaming, call-in or via written correspondence.

TO PARTICIPATE please call, email, or send mail to the contact provided below:

The public may use one of the following alternatives for participating in person:

- Watch meeting online:
All of our meetings are streamed live at <https://ridgecrest-ca.gov/369/Watch> or on YouTube at <https://www.youtube.com/cityofridgecrest/live> and are also available for playback after the meeting.
- Call in for public comments:
To participate with verbal comments, please call (760) 499-5010. This phone line will allow only one caller at a time, so if the line is busy, please continue to dial. We will be allowing a 20-30 second delay between callers to give time for media delays and callers to dial in. If you wish to comment on multiple items you will need to call in as each item is presented.
- Submit written comments:
We encourage submittal of written comments supporting, opposing, or otherwise commenting on an agenda item, for distribution to the Planning Commission prior to the meeting. Send emails to hspurlock@ridgecrest-ca.gov; written correspondence may be sent to Heather Spurlock, Planning Department, 100 W. California Ave., Ridgecrest, CA 93555. Please specify to which agenda item your comment relates. All communication, whether it is a formal letter or an online informal email, is read by the Planning Commission.

Please click on the link below to access the Planning Commission Agenda, Minutes and video web page <https://ridgecrest-ca.gov/272/Planning-Commission>.

If you have any questions, please contact us.

Heather Spurlock

Phone: (760) 499-5063

Email: hspurlock@ridgecrest-ca.gov

CITY OF RIDGECREST

PLANNING COMMISSION DRAFT MINUTES

City Council Chambers
100 West California Avenue
Ridgecrest, CA 93555



April 27, 2021
6:00 PM
REGULAR MEETING

PLANNING COMMISSION:

Warren Cox, Chairman; Bill Farris Jr., Vice Chairman; Vanessa Hayman, Commissioner;
Bernie Mondragon, Commissioner; William Jinkins, Commissioner

CALL TO ORDER 6:00 PM

ROLL CALL

PRESENT: Warren Cox, Chairman; Bill Farris Jr., Vice Chairman; Vanessa Hayman, Commissioner;
Bernie Mondragon, Commissioner; William Jinkins, Commissioner

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Staff requested correction to Commissioner Jinkins name on agenda. M/S Jinkins/Farris to approve amended agenda. Motion passed by roll call vote of: 5 Ayes; 0 Noes; 0 Absent; 0 Abstain.

APPROVAL OF MINUTES

1. Approve draft minutes of the regular meetings dated 2-23-2021 and 3-23-2021.
M/S Farris/Mondragon to approve 2-23-21 minutes; and M/S Jinkins/Farris to approve 3-23-2021 minutes passed by a roll call vote of: 5 Ayes; 0 Noes; 0 Absent; 0 Abstain.

PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

Open 6:02 PM none made closed 6:03 PM

Public Hearing Opened 6:03 PM

PUBLIC HEARING

2. Site Plan Review- Application for a new garage building at the SCE Ridgecrest Service Center, 510 S. China Lake Blvd. APN 080-020-67

Staff report presented by H. Spurlock.

Commission discussion was had.

Scott Holland (applicant) discussed project.

Public Comment: opened 6:12 PM none made closed

M/S: Cox/Mondragon motioned approval of SPR 21-01. Motion carried by a roll call vote of: 5 Ayes; 0 Noes; 0 Abstain; 0 Abstain.

Public Hearing closed: 6:12 PM

DISCUSSION AND OTHER ACTION ITEMS

3. Carports- Discussion by Code Enforcement on carports
K. Sebourn presented update on abatement from prior month and carports.
Chairman commented on Infrastructure Committee directions regarding carports.

COMMISSIONER COMMENTS/COMMITTEE REPORTS

Mondragon discussed commercial organics requirements & Economic Development Committee
Jenkins updated on Infrastructure Committee.
Hayman updated on Parks & Recreation Committee

FUTURE AGENDA ITEMS

General Plan Open Space Element
Water Efficient Landscaping Ordinance

STAFF ITEMS

H. Spurlock presented updates on past projects including Oasis Project, and Panda Express.

ADJOURNMENT 6:29 PM



CITY OF RIDGECREST

100 W. California Ave. · Ridgecrest, CA 93555 · (760) 499-5063

STAFF REPORT

To: Planning Commission
 Date: June 8, 2021
 Subject: Site Plan Review 21-02 Dutch Bros Coffee- An application for a drive-through restaurant located at 201 S. China Lake Boulevard on vacant land zoned General Commercial (CG). APN 478-102-07 & 06.

<u>OWNER:</u> JAG Retail 3 Besspm St. #244 Marblehead, MA 01945 Contact: Joshua Guthartz	<u>DEVELOPER:</u> Dutch Bros Coffee 110 SW 4 TH Street Grant Pass, OR 97526 Contact: Russ Orsi	<u>ENGINEER:</u> Barghausen Consulting Engineers, Inc. 18215 72 nd Ave. South Kent, WA 98032 Contact: Hal Grubb, P.E.
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PROJECT DESCRIPTION:

The project site is located at 201 South China Lake Blvd. and consists of two vacant parcels that are approximately 38,333 square feet. The proposed scope of work includes construction of a new 950 square foot Dutch Bros Coffee with a drive-through, service window and outdoor patio space. The drive-through will include three lanes to accommodate stacking for up to 36 vehicles with additional capacity for four vehicles in the bypass lane. An additional separate covered service window will be offered for walk-up customers on the opposite side of the building from the drive-through service window. Twelve parking spaces are provided.

The project includes new right-in/right-out driveway onto South China Lake Blvd. Additional access is included from the adjacent alleyway.

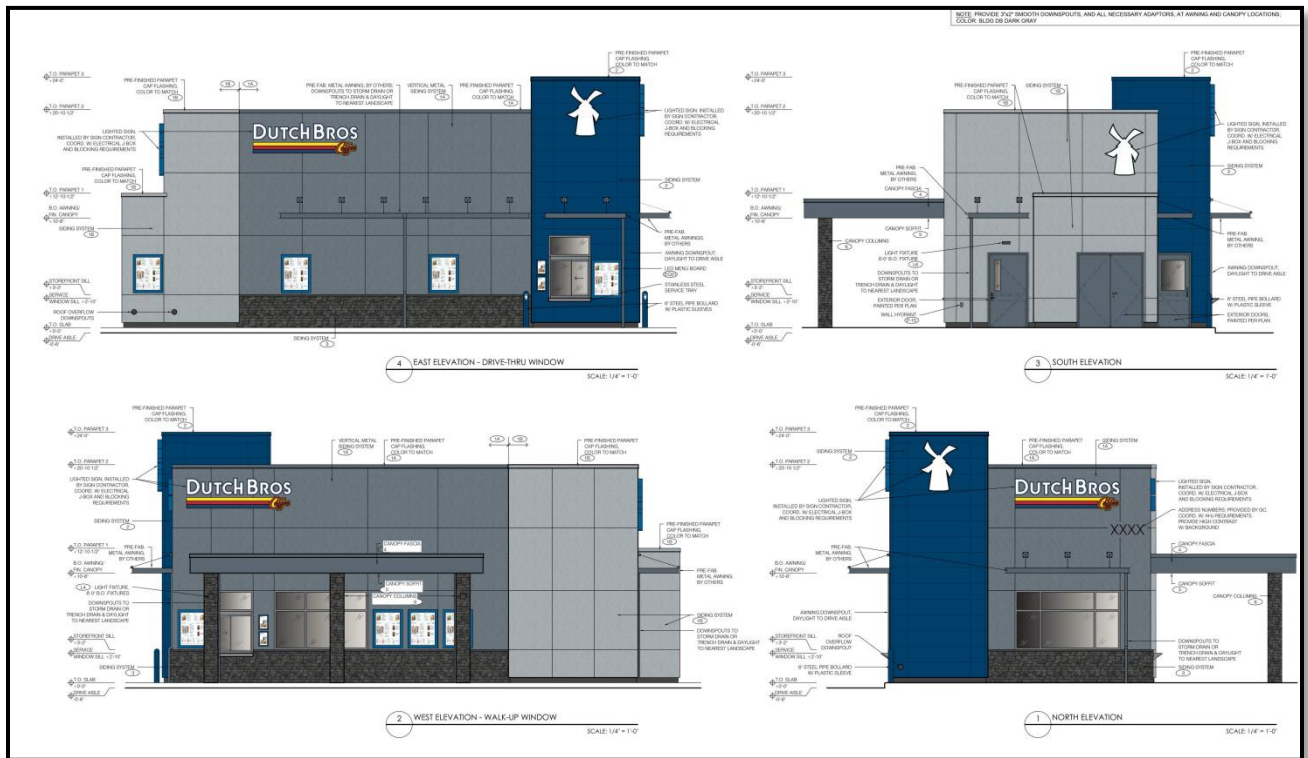
PROJECT INFORMATION			
Project Site	Existing Land Use	Vacant	
	Existing Zoning	(CG) General Commercial	
	General Plan Designation	(CD) Commercial Downtown	
	Access	S. China Lake Blvd./W. California Ave.	
	Site Area	38,333 Sq. ft.	
	Environmental	Categorically Exempt In-fill 15332	
Off Site	Land Use	Zoning	
North	BevRidge	CG	General Commercial
South	Jim Charlon Ford	CG	General Commercial
East	Albertaco's	CG	General Commercial
West	Kerr McGee Center	RSP	Rec, Sch, Pub Use

STAFF ANALYSIS:

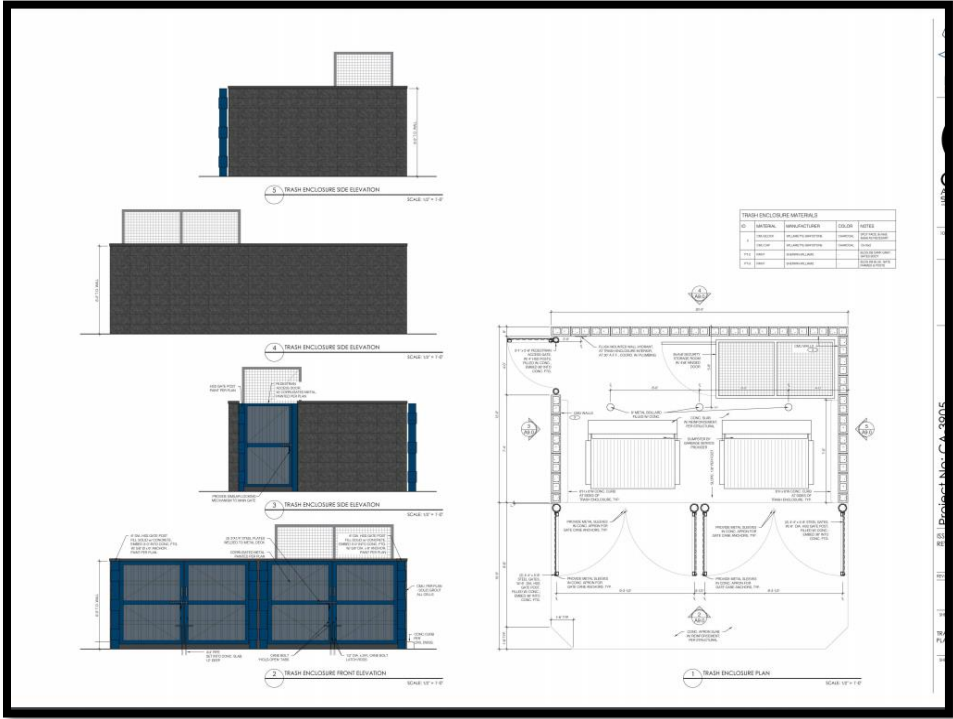
The proposed site plan includes a single story (24'), 950sq. ft. building with 12 regular (9' x 20' w/one foot double stripe) parking spaces, 1 ADA parking stall and 1 EV charger stall.

- The property is zoned General Commercial (CG) and drive-through uses are permitted.
- The municipal code requires one parking space per 75 square foot of restaurant space. No indoor space is provided. The required parking is based off the 300 square foot canopy for walk-up customers, at 4 required spaces. The site plan accommodates more parking than is required.
- The project site is currently vacant and underutilized with surrounding commercial uses.
- The trash enclosures are screened from public view with materials that match the building exterior.
- The site landscaping includes 26% of the total area. Landscaping plans are required prior to occupancy.
- The current site consists of two parcels and a parcel merger for the site has already been recorded.
- Access to the site will be off China Lake Blvd. and the existing alleyway off California Avenue.
- The proposed building is visually interesting, and will be constructed with a variety of vertical and horizontal façade breaks.

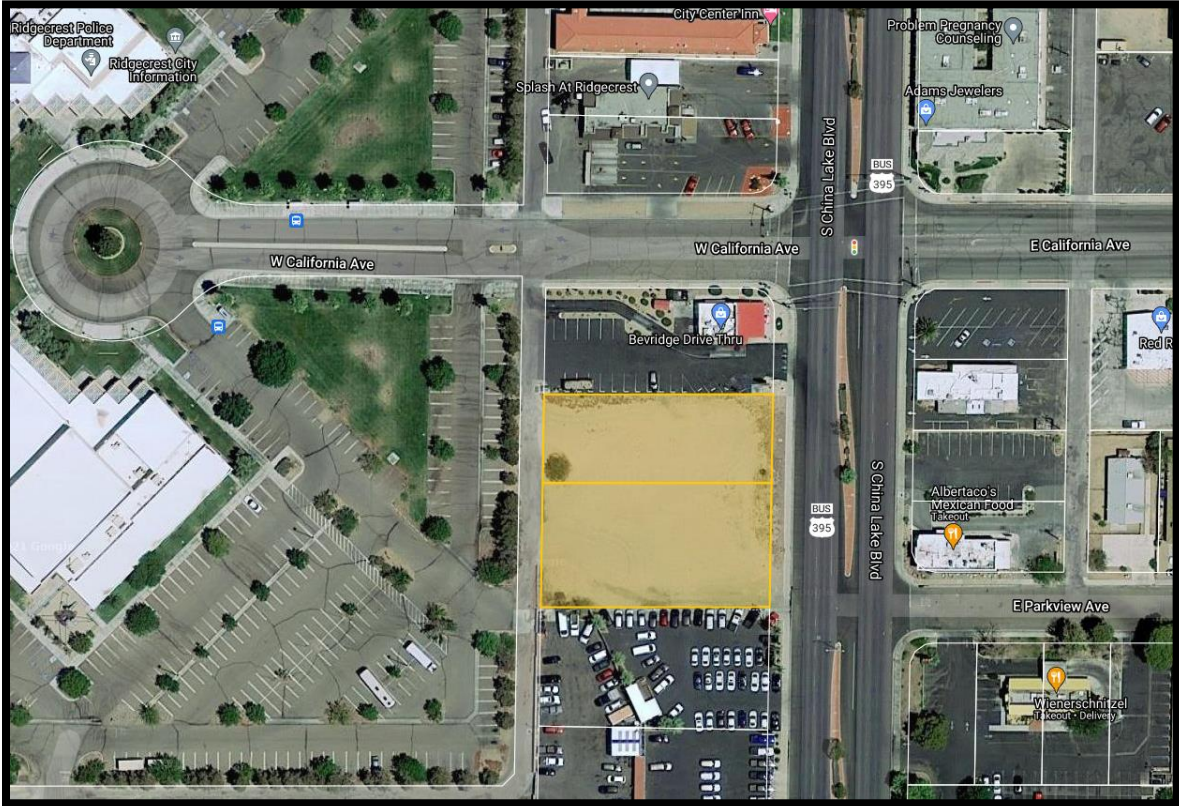
ELEVATIONS



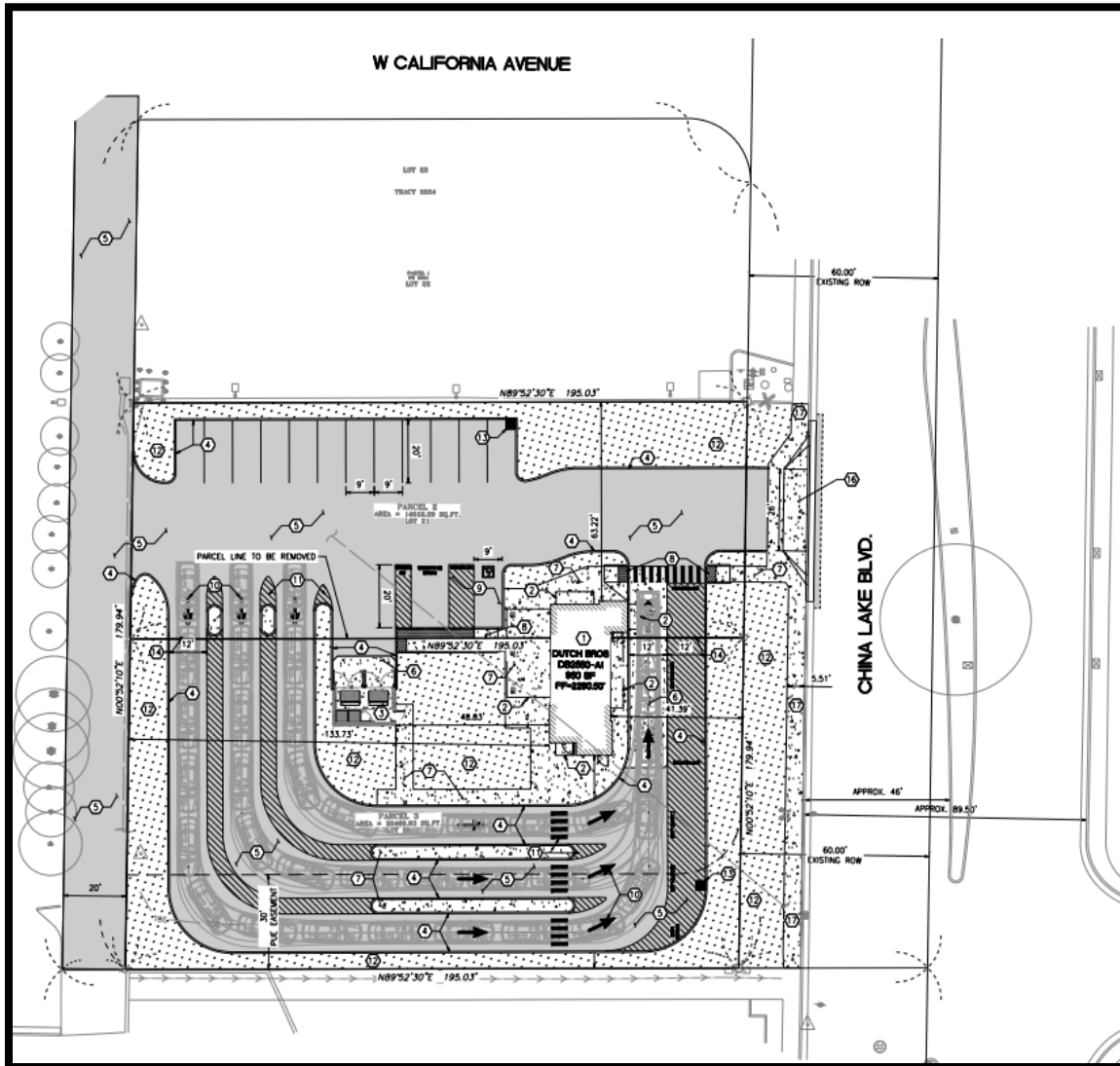
TRASH ENCLOSURE



AERIAL VIEW OF THE PROJECT SITE



SITE PLAN



ENVIRONMENTAL:

This project has been determined to not have a significant impact on the environment and therefore is exempt from the provisions of CEQA. This project has been classified for Class 32 Categorical Exemption 15332 In-fill Development Projects because the project is consistent with all applicable general plan and zoning designations, the project site is no more than five acres and surrounded entirely by urban uses, the site has no value as habitat for endangered or threatened species, the project will have no significant impact on traffic, noise, air quality, or water, and the site can be adequately served by utilities.

RECOMMENDED ACTIONS:

Staff recommends approval with the conditions as presented in the attached resolution.

PLANNING COMMISSION RESOLUTION 21-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST TO APPROVE SITE PLAN REVIEW (SPR) 21-02 DUTCH BROS COFFEE FOR A DRIVE-THROUGH RESTAURANT LOCATED AT 201 S. CHINA LAKE BOULEVARD ON VACANT LAND ZONED GENERAL COMMERCIAL (CG). APN 478-102-07 & 06.

THE PLANNING COMMISSION OF THE CITY OF RIDGECREST RESOLVES as follows:

SECTION 1. FINDINGS

On June 8, 2021, the Planning Commission held a public hearing and duly and regularly considered Site Plan Review 21-02 an application for a drive-in restaurant located at 201 S. China Lake Boulevard on vacant land zoned General Commercial (CG). APN 478-102-07 & 06.

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

- a) The proposed location of the use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to or inharmonious with the properties or improvements in the vicinity.
- b) There are circumstances or conditions applicable to the land and use which makes the granting of a site plan review necessary for the preservation and enjoyment of a substantive property right.
- c) The proposed location of the project is in accordance with the objectives of the zoning chapter and the purposes of the General Commercial (CG) zoning district in which the site is located.
- d) The proposed conforms to the requirements of the zoning chapter of the Ridgecrest Municipal Code.
- e) The proposed project will not have a significant impact on the environment and therefore is exempt from the provisions of CEQA under the Class 32 Categorical Exemption 15332 In-fill Development Projects because the project is consistent with all applicable general plan and zoning designations, the project site is no more than five acres and surrounded entirely by urban uses, the site has no value as habitat for endangered or threatened species, the project will have no significant impact on traffic, noise, air quality, or water, and the site can be adequately served by utilities.

SECTION 2. DESCRIPTION

SPR 21-02 includes the following improvements:

Single story (24'), 950 sq. ft. building with 12 regular (9' x 20' w/one foot double stripe) parking spaces, 1 ADA parking stall and 1 EV charger stall.

SECTION 3. CONDITIONAL APPROVAL

SPR 21-02 is hereby approved subject to the following conditions:

NOTE: These conditions must be met within 18 months (December 8, 2022), or as stipulated in the conditions.

"The below conditions have been satisfied" By: _____ Date: _____

COMMUNITY DEVELOPMENT

1. The Applicant shall comply with all federal, state, county, and local regulations.
2. Any signs shall obtain required sign permits prior to installation and shall be installed in accordance with applicable sections of Chapter 106 of the Ridgecrest Municipal Code (RMC).
3. HVAC units placed onsite shall be appropriately screened from view.
4. Dust mitigation measures and positive trash control shall be utilized during construction.
5. All outdoor lighting shall be indirect, hooded and arranged to reflect light away from adjoining properties and streets. Light standards shall be a maximum of 16 feet in height.
6. Any landscaping shall submit a Landscaping Plan for the approval of the Planning Department. Landscaping Plan shall be completed and signed off prior to occupancy.
7. Comply with any and all requirements of the public utility distribution and transmission lines or other utility easements as identified in Chapter 106 of the RMC.
8. Parking spaces shall have the minimum dimensions of nine feet by 20 feet, with a one-foot double stripe between spaces.
9. Not more than 20 percent of the required parking spaces may be designed for compact automobiles. Every space so used shall be clearly marked as a compact space. The minimum dimensions for compact spaces shall be 7½ feet by 15 feet, with a one-foot double stripe between spaces.
10. All parking areas shall be paved with Portland cement, concrete, asphalt or other appropriate approved material as established by the public works director. Four-inch curbing or wheel stops shall be provided around parking lots. Planters shall not drain into parking lots so as to accumulate mud or other unsightly residue.
11. Per RMC Sec. 106-372 required parking is one stall per 75 square feet of restaurant.
12. A clearance from Kern County Fire may be required prior to occupancy.

PUBLIC WORKS & ENGINEERING DEPARTMENT

Public Works Findings:

1. The existing sidewalk along the S. China Lake Blvd. frontage is not ADA compliant and exceeds the DoJ maximum cross slope of 2%.
2. There is an over sidewalk drain along S. China Lake Blvd. located at the South East corner of the property that the sidewalk portion is not ADA compliant.
3. The alley way asphalt surface from W. California Ave. and along the project frontage is in a failed condition.
4. The alley way drive approach is narrow and not ADA compliant.

5. The alley way drive approach and alley are used by BevRidge as a primary access to the site.
6. There is a small drainage sump inlet grate in the gutter along S. China Lake Blvd. near the South East corner of the property.
7. The extent of the area tributary to the sump inlet is yet to be determined.
8. Public Works has reported that the sump inlet has a history of localized flooding.
9. There is a small drainage outlet grate, (bubbler), in the gutter along E. Parkview Ave. at the North East curb return of Parkview Ave. and S. China Lake Blvd.
10. There is an existing turn pocket on North bound S. China Lake Blvd. for the vacated W. Parkview Ave.
11. There is an existing 15-inch clay sanitary sewer trunk line approximately 7-feet deep along the S. China Lake Blvd. frontage.
12. No sewer wye branches or sewer laterals are along this reach.
13. There is an existing 8-inch clay sanitary sewer collection line approximately 7-feet deep in W. California Ave.
14. There is an existing 6-inch lateral going to the North in the alley way to serve the City Center Hotel.
15. The proposed site plan occupies two separate parcels.
16. The Southerly parcel has 30-foot wide easement for drainage and utilities.
17. The City has performed a prior vacation of public use from the Parkview Ave. Right of Way.

Public Works requirements:

1. The following public improvements shall be designed and constructed, in accordance with City of Ridgecrest, Engineering Design Standards and Details, (CoREDS&D), approved by the City Engineer, including the following:
 - a. Street Improvements per RMC, 14-2.32 & 20-3.20 & CoREDS&D.
 - b. Remove and replace sidewalk along S. China Lake Blvd. frontage to Caltrans Standards.
 - c. Remove over sidewalk drain along S. China Lake Blvd. and replace with an ADA under sidewalk drain per Caltrans Standards.
 - d. Construct an inverted crown full width alley way with a minimum 2-inches of AC over 4-inches of Class II Base from W. California Ave. along the project ingress/egress path of travel.
 - e. Construct ADA compliant driveway to max alley width at ingress/egress point on California Avenue.
 - f. All work in and or access to and from S. China Lake Blvd. and alley shall require approval and or encroachment permit from the City Engineering Dept.
 - g. Sewer Improvements per RMC, Chapter 12 & CoREDS&D
 - i. Design and construct an 8-inch sanitary sewer main line extension in the alley to connect to the existing sanitary sewer main in S. California Ave. The sanitary sewer main shall extend to the South to the West projection of the proposed structure to the alley.
 - ii. Construct sewer manhole in California Ave. for connection to existing sewer line and to intercept the existing 6-inch lateral going to the North

- iii. Design and construct a 6-inch commercial sanitary sewer lateral connection to the proposed 8-inch sewer main with property line clean out per modified CoREDS&D, Detail Drawing No. 13.
 - iv. Design and construct a manhole for connection of the 8-inch lateral to the existing sewer line in N. Warner St. (CoREDS&D, Section 5.B)
 - v. Construct a sewer clean out at the terminus of the new 8-inch sewer line.
 - vi. The proposed coffee shop will require separate grey water plumbing with an exterior grease interceptor and sample box before entering the sanitary sewer system.
- g. Drainage Improvements, per RMC, Chapter 21 & City of Ridgecrest Master Drainage Plan & Drainage Design Manual,
- i. FEMA flood maps indicate the site is in Zone X, Area of minimal flood hazard.
- h. Grading Improvements
- i. Prior to issuance of a building permit, a topographic grading plan shall be submitted for approval by the City Engineer and Planning Department. The grading requirements shall conform to Ridgecrest Municipal Code Chapter 16 and the grading plan prepared in compliance to CoREDS&D, Section 2.02 C. 4.
 - 1. The topographic grading plan and drainage plan shall also show adjacent grading, drainage and features as required in the City of Ridgecrest, Engineering Design Standards, and Section 2.02 C. 4.
 - 2. The topographic grading plan shall also show property boundary record data with dimensioning, survey property corners, easements, utilities, etc.
 - ii. All graded area shall require strict adherence to requirements to control windblown dust and sand. The grading plan and grading permit shall require windblown dust and sand control methods specified and approved by the City Engineer.
 - iii. The design grading plan and the finish grading of the site must accommodate the localized flooding along S. China Lake Blvd. at the existing catch basin and the existing drainage and required drainage improvements along the South side of the property.
- i. Survey
- i. A parcel merger is required.
 - ii. Survey monument property corners shall be set, made visible and protected in place during construction. Monuments shall be set to surface and made visible prior to occupancy permit. Work must be performed by a Licensed Land Surveyor.
 - iii. The existing drainage and utility easement shall remain in place and permanent improvements shall not encroach upon the easement unless a formal non-summary vacation process is requested and paid for by the developer.
2. Seismic Hazard Zone
- a. The project is approximately 1,493 feet Southwesterly of the Little Lake Fault zone and, 785 feet Southwesterly of the Little Lake Fault.
 - i. The developer shall have his architect/structural engineer design the structure to meet seismic requirements for this zone.
3. Miscellaneous Requirements & Conditions
- a. Pay all Development Impact Fees.
 - b. Coordinate with IWWWD and obtain a will serve letter.
 - i. If necessary design and construct water facilities per IWWWD requirements.

- c. Coordinate with Kern Co. Fire Dept. and if necessary, design and construct fire protection hydrants and or facilities per Kern Co. Fire Department requirements.
- d. Design and construct miscellaneous support utility improvements necessary for development of the project.
- e. The permanent gas and electric utility meters will not be authorized for installation and shall not be installed until after final inspection and the Certificate of Occupancy has been issued.
- f. A Certificate of Occupancy will not be issued until all Planning Commission conditions of approval have been met.
- g. A Certificate of Occupancy will not be issued until project sign off and final structure inspection has occurred from Building Inspection, Planning Dept., Engineering Dept., Fire Dept. and Health Dept.
- h. All work in the public right of way shall be to City of Ridgecrest and industry standards.
- i. Applicant shall acquire all necessary permits from the City or any other regulatory agency.
- j. All Prime Contractors and all Sub-contractors shall have a City Business license if working on any on site private construction or any off site Public Improvements.

APPROVED AND ADOPTED this 8th day of June, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

L. Warren Cox, Chairman

ATTEST:

Heather Spurlock, Secretary



CITY OF RIDGECREST

100 W. California Ave. · Ridgecrest, CA 93555 · (760) 499-5063

STAFF REPORT

To: Planning Commission
Date: June 8, 2021
Subject: Ordinance Amendment- A Resolution of the Planning Commission of the City Of Ridgecrest Recommending that the City Council Approval of an Ordinance Amending Portions to the Ridgecrest Municipal Code Regarding Zoning Code Definitions.

BACKGROUND:

The City of Ridgecrest Housing Element was adopted May 6, 2015. The Housing Element covers the period of 2015-2023. The Housing Element lists multiple terms that needed to be amended, or added to the Ridgecrest Municipal Code Zoning Chapter. During the 2020 Annual Progress Report, staff and Planning Commission made a determination to proceed with the amendment, and adoption of these definitions.

ANALYSIS:

The Zoning Chapter of the Municipal Code should be updated to include the following definitions to Section 106-2. Language for addition to the municipal code is underlined below.

Supportive housing means housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Supportive services include, but are not limited to, a combination of subsidized, permanent housing, intensive case management, medical and mental health care, substance abuse treatment, employment services, and benefits advocacy.

Target population means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Transitional housing means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

The definition of family should be amended in the Zoning Chapter Section 106-2. The current version is below in strikethrough and the amended text is underlined.

Family means ~~an individual, or two or more persons related by blood or marriage or legal adoption, or a group not to exceed six persons (excluding servants), living together as a single housekeeping unit in a dwelling unit~~ one person living alone, or a group of two or more persons living together, whether or not related to each other by birth.

These definitions have been taken from California 2021 Planning and Zoning Law.

RECOMMENDATION:

Staff recommends the Planning Commission review the following definitions, and recommend to City Council the amendment of the definition of "family" and the adoption of the additional definitions to Zoning Code Section 106.

PLANNING COMMISSION RESOLUTION 21-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST RECOMMENDING THAT THE CITY COUNCIL APPROVAL OF AN ORDINANCE AMENDING PORTIONS TO THE RIDGECREST MUNICIPAL CODE REGARDING ZONING CODE DEFINITIONS

THE PLANNING COMMISSION OF THE CITY OF RIDGECREST RESOLVES as follows:

WHEREAS, California Constitution Article XI, Section 7, enables the City of Ridgecrest (the "City") to enact local planning and land use regulations;

WHEREAS, the authority to adopt and enforce zoning regulations is an exercise of the City's police power to protect the public health, safety, and welfare;

WHEREAS, the City desires to update its zoning code definitions in conformity with the California Planning and Use Law.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council approve the subject Ordinance Amendment based on the following findings:

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RIDGECREST, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The recitals above are true and correct and incorporated herein by reference.

SECTION 2. The Planning Commission of the City of Ridgecrest hereby recommends that the City Council adopt an ordinance approving the Zoning Ordinance Amendments as shown in Exhibit A.

SECTION 3. This Resolution is exempt from the California Environmental Quality Act (CEQA) under the following provisions of the CEQA Guidelines: Section 15061(b)(3) because there is no possibility that it may have a significant effect upon the environment; and under Section 15378, this Ordinance is not a project under CEQA because it will not cause a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment because it does not authorize any specific activity.

SECTION 4. This Resolution is effective upon its adoption.

APPROVED AND ADOPTED: This 8th day of June, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

L. Warren Cox, Chairman

ATTEST:

Heather Spurlock, Secretary

EXHIBIT A

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF RIDGECREST AMENDING THE RIDGECREST
MUNICIPAL CODE REGARDING ZONING CODE
DEFINITIONS**

WHEREAS, the City desires to ensure that residential development occurs in a prudently effective manner, in accordance with reasonable planning principles; and

WHEREAS, the City seeks to amend its definitions in conformity with Article 10.6. Housing Elements (commencing with Government Code Section 65582) and other provisions of state and federal law;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGECREST,
CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:**

SECTION 1. The recitals above are true and correct and incorporated herein by reference.

SECTION 2. Section 106-2 (Definitions) of ARTICLE I (IN GENERAL) of Chapter 106 (ZONING) of Ridgecrest Municipal Code is hereby amended by the addition of the following definitions (underlining denotes additions):

Supportive housing means housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Supportive services include, but are not limited to, a combination of subsidized, permanent housing, intensive case management, medical and mental health care, substance abuse treatment, employment services, and benefits advocacy.

Target population means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Transitional housing means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

SECTION 3. Section 106-2 (Definitions) of ARTICLE I (IN GENERAL) of Chapter 106 (ZONING) of Ridgecrest Municipal Code is hereby amended by the revision of the following definition (strikethrough denotes deletions, underlining denotes additions):

~~Family means an individual, or two or more persons related by blood or marriage or legal adoption, or a group not to exceed six persons (excluding servants), living together as a single housekeeping unit in a dwelling unit~~ one person living alone, or a group of two or more persons living together, whether or not related to each other by birth.

SECTION 4. This Ordinance is exempt from the California Environmental Quality Act (CEQA) under the following provisions of the CEQA Guidelines: Section 15061(b)(3) because there is no possibility that it may have a significant effect upon the environment; and under Section 15378, this Ordinance is not a project under CEQA because it will not cause a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment because it does not authorize any specific activity.

SECTION 5. Any provision of the Ridgecrest Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to the extent necessary to implement the provisions of his Ordinance.

SECTION 6. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or any part thereof is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase would be subsequently declared invalid or unconstitutional.

SECTION 7. The Mayor shall sign and the City Clerk shall attest to the passage of this Ordinance. The City Clerk shall cause the same to be published once in the official newspaper within fifteen (15) days after its adoption. This Ordinance shall become effective thirty (30) days after adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Ridgecrest at the regular meeting of this ___ day of _____, 2021.

Eric A. Bruen, Mayor

ATTEST:

Ricca Charlon, City Clerk

APPROVED AS TO FORM:

Lloyd Pilchen, City Attorney