

Chapter 2

EXISTING CONDITIONS

Study Area

Exactly, where is Old Town? This question was asked of the Old Town Action Plan Committee at their first meeting in January 2010. To stimulate discussion, the staff prepared four alternative Olde Towne Area Boundary Maps.

Map 2-1 : Alternative Study Areas Considered by OTAPC

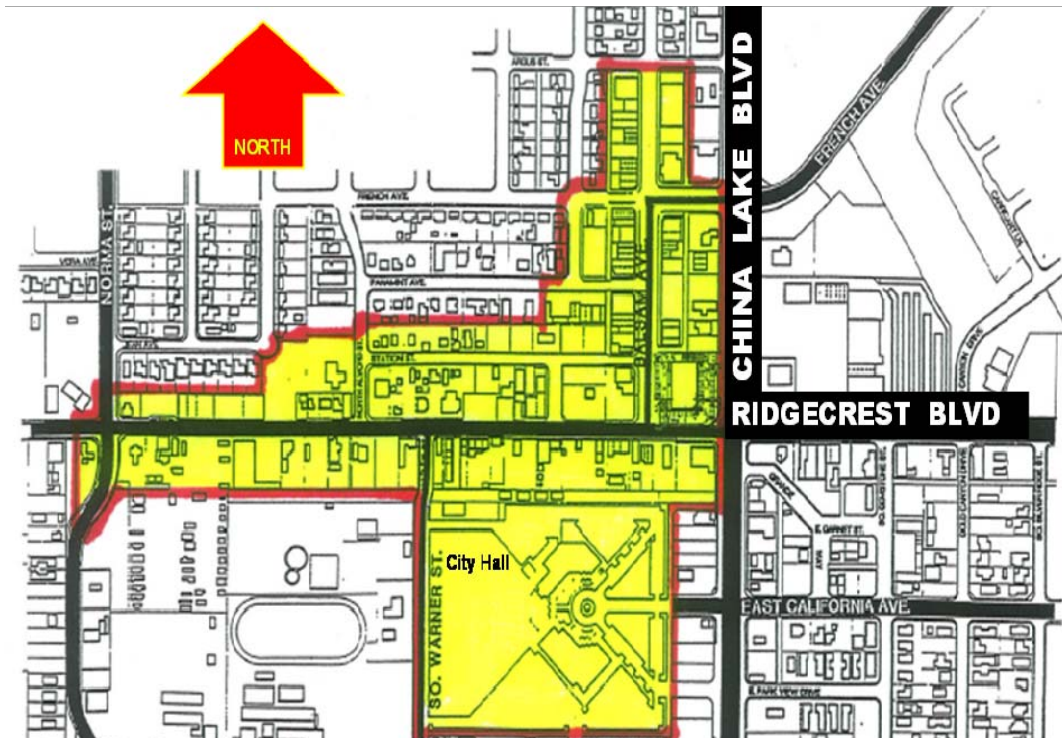


It is important to geographically define Olde Towne in order that specific surveys, graphic design and the entire image of what Olde Towne is and how it

relates to the rest of the City is placed in perspective. This does not mean that land areas outside the Study Area boundaries cannot be considered within the Action Plan. However, it was decided whether or not Ridgecrest's two Civic Centers, area housing, and commercial development easterly of China Lake Blvd. will or won't be part of Old Town.

On February 23, 2010, OTAPC agreed to define the Old Town Study Area as identified upon the map below.

Map 2-2 : Study Area Approved by OTAPC



This approved Old Town Study Area was selected because it is compact, including primarily the businesses located along Balsam from Ridgecrest blvd. to Argus, Ridgecrest blvd. from China Lake Blvd. westerly to Norma, two commercial blocks of Station Ave and the Ridgecrest City Hall/Kerr-McGee/Freedom Park Civic Center. Non-Residential land uses were preferred by the Committee for Old Town.

While most businesses along China Lake Blvd were excluded, consideration was given for those businesses fronting on China Lake Blvd. between French and Ridgecrest Blvd. This is to ensure that Olde Towne gateway-entryway signs may be provided from China Lake Blvd entering the study area via French and

Town is the Ridgecrest City Hall, lying to the immediate south of the downtown area.

Character and Appearance



Physically, the Old Town study area is oriented in an L-shaped fashion, east to west, along Ridgecrest Blvd., Station Ave. and Panamint Ave and north to south along Balsam Street, and to a lesser extent, China lake blvd.

Within this L-shaped downtown area, there are several distinct key features, each unique according to use, building type, building setback, and the method by which amenities (or lack thereof), such as sidewalks and other features, have evolved.

Overall, buildings are in fair condition in the study area. A windshield survey, conducted in August 2010, found that ___ percent were in good condition, with ___ percent in fair condition and ___ percent in poor condition. Fair condition was defined as buildings with problems limited to appearance (paint, gutters, broken windows). Poor condition referred to those buildings with structural problems.

While Ridgecrest doesn't retain a pedestrian oriented environment the City does retain a small town character in its central business district. Adjacent well maintained residential areas such as Balsam Street north of Argus Avenue and the presence of many mature trees.

Among the commercial buildings there is no particular style evident in Old Town.

Balsam Street currently has 110 foot right of way, from West Ridgecrest Blvd. to French Avenue, and a 90 foot right of way from French Avenue to Argus Street. This wide right of way permits angle parking for the Balsam Street businesses. Opportunities to reintroduce a center median, (with perhaps a different design from before) are present as well as enough space for pedestrian bulb-outs, (or expanded sidewalks at all intersections).

Balsam Street currently provides a strong magnet for retail activities and vacancy is low to non-existent for the businesses lying between Ridgecrest Blvd. and French Avenue.

Ridgecrest Blvd.


(additional text here)

Current Retail Activity

Trisha Stratton and Jake Easley prepared and distributed an OTAP Retail Survey, first handed out at the Economic Outlook Conference and later distributed to local businesses. Numerous Conference attendees completed the survey. Also, the Questionnaire was distributed to Old Town businesses. The survey is questions are repeated below.

Figure 2-1 : Retail Survey conducted in February, 2010

1. When do you prefer to shop for non-grocery items? check one box for each day				
	Before 11:00 AM	11:00 AM – 2:00 PM	2:00 – 5:00 PM	After 5:00 PM
Monday				
Tuesday				
Wednesday				
Thursday				
Friday				
Saturday				
Sunday				



2. How often do you eat out for the following meals? check one answer for each meal time				
	5 or more per week	2-4 times per week	Once per week	Less than once a week
Breakfast				
Lunch				
Dinner				

3. How often do you come to Olde Towne Ridgecrest for the following...? check one box for each category				
	5 or more per week	2-4 times per week	Once per week	Less than once a week
Non-Grocery				
Retail Shopping				
Eating Out				
Professional Care				
Professional Service				
Work				
Passing Through				

4. How far do you live from Olde Towne?				

	Live in Downtown	Less than 7 minutes	8 – 15 minutes	Over 15 minutes
My Residence distance				

5. Which Retail Businesses would you most likely patronize if they opened in Olde Towne? Check your favorite 4

Antiques		Book Store		Gifts/Souvenirs		Jewelery	
Baby/Children		Clothing/Botique		Health Foods		Music Store	
Bakery		Craft Store		Hobbies/Toys/Games		Shoe Store	
Beauty Supply		Gallery		Home Furnishings		Other_____	

6. What is your Gender ?		male			female	
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7. What is your age?	Under 18		18-24		25-44		45-54		55-64		Over 64
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8. How do you feel about the following statements? Check one box for each answer

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
I always try to buy products and services locally					
I feel safe in Olde Towne Ridgcrest during the day					
I feel safe in Olde Towne Ridgcrest during the night					
Olde Towne Ridgcrest businesses are open when I want to shop					
Olde Towne Ridgcrest sell at a fair price					
I like to bring out-of-town guests to Olde Towne Ridgcrest					
I am satisfied with Ridgcrest entertainment opportunities					

(survey results text and pie charts here)

Table 2-1 Building and Business Owners

Table 2-2 Rental Rates

Pedestrians

(additional text here)

Bicycles

(additional text here)

Parking

(additional text here)

Map 2-4 : Parking Areas

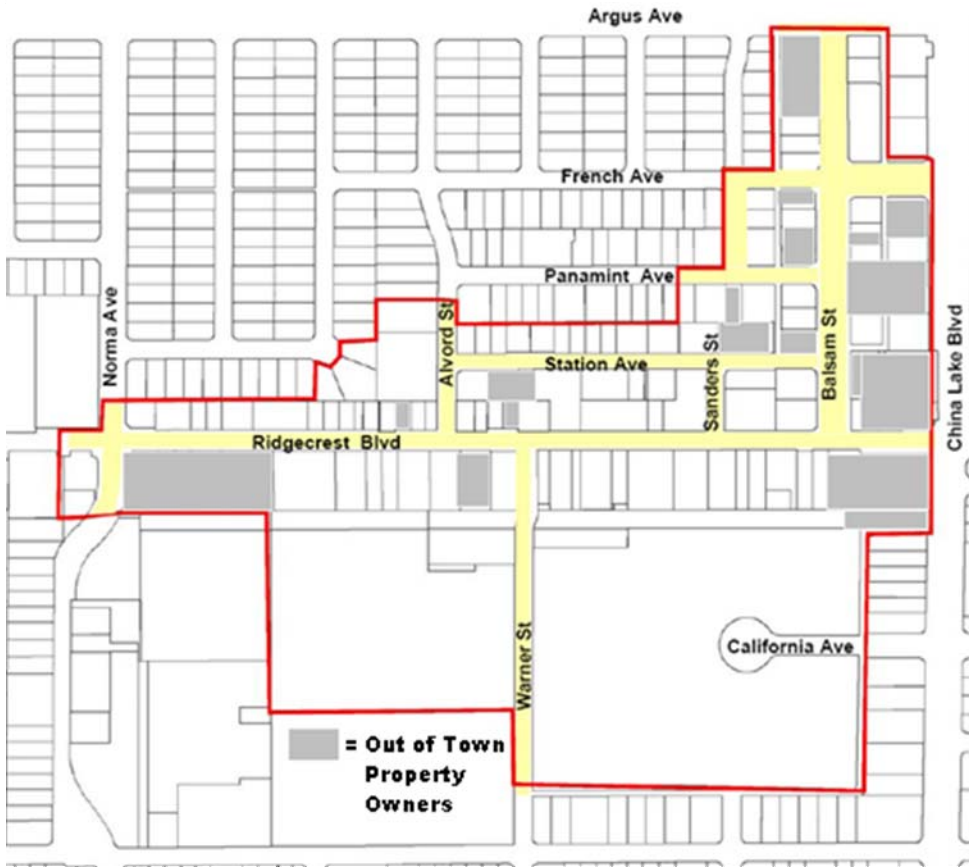


Table 2-3 On Street and Off Street Parking within the Study Area

Property Owners

(additional text here)

Map 2-5 : Out of Town Property Owners



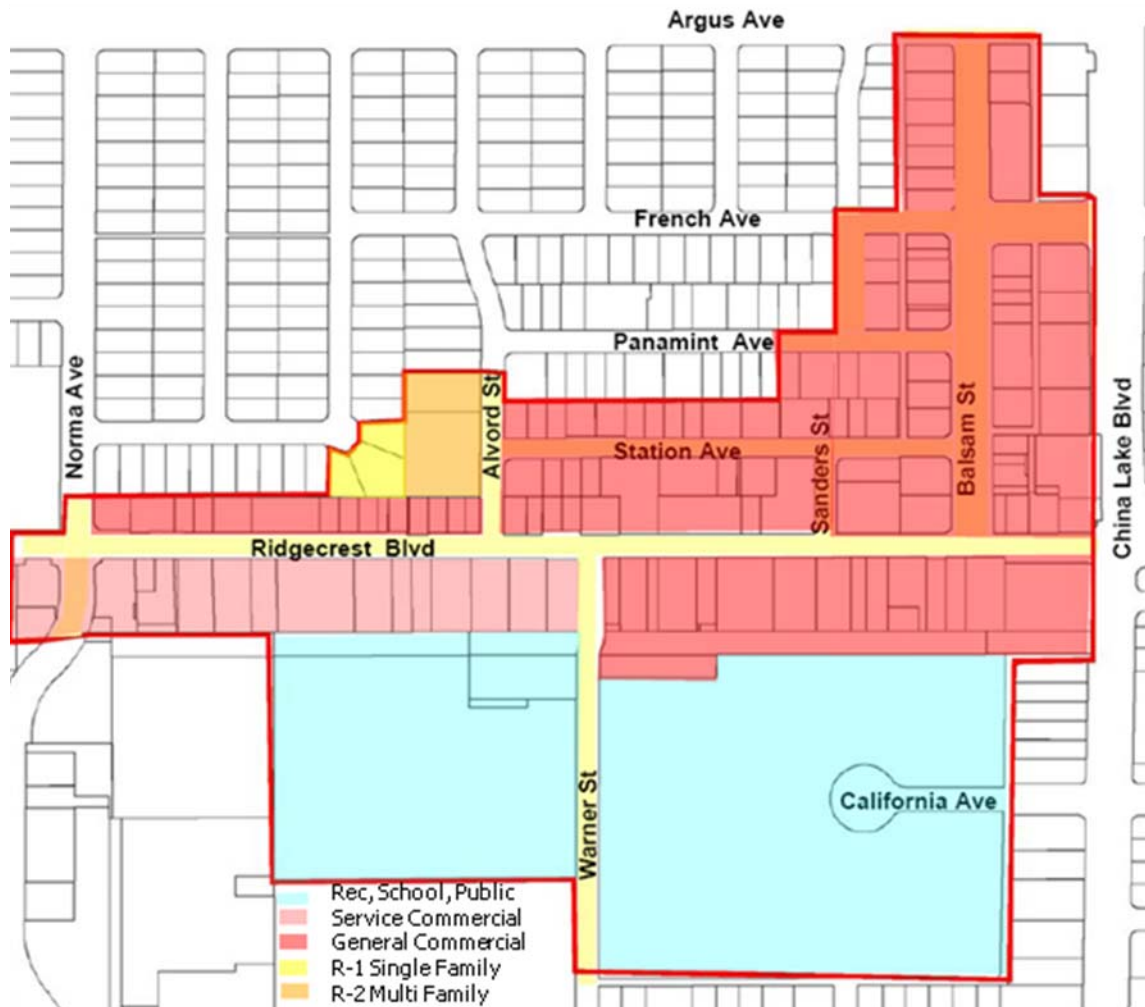
- 1 JOYCE W. BERRY
097 140 04 00
117 W. Adams Rd
Belmont, CA 93555
- 2 MICHAEL MCGEE
097 140 10 00
3177 W. Lombard St
Belmont, CA 93555
- 3 JOHN A. BERRY & MARILEE
097 140 13 00
Belmont, CA 93555
- 4 LORNA FOX
097 140 16 00
Belmont, CA 93555
- 5 ALBERT
097 140 20 00
Belmont, CA 93555
- 6 L. WARDEN COX
097 140 21 00
Belmont, CA 93555
- 7 TERRY KINON
097 140 26 00
Belmont, CA 93555
- 8 DANIEL ZWICKER
097 140 29 00
1200 N. Main St
Belmont, CA 94115
- 9 DAVID ROSE
097 140 31 00
PO Box 919
Belmont, CA 93555
- 10 RONALD C. CYNTHIA STANBELL
097 140 33 00
PO Box 919
Belmont, CA 93555
- 11 JITA BIZZARDINI
097 140 38 00
Belmont, CA 93555
- 12 RONALD & MATTHEW KROEMER
097 140 42 00
Belmont, CA 93555
- 13 JITA BIZZARDINI
097 140 43 00
Belmont, CA 93555
- 14 FREDERICK & SUSAN FABER
097 140 49 00
Belmont, CA 93555
- 15 MICHAEL MCGEE
097 140 51 00
Belmont, CA 93555
- 16 JITA BIZZARDINI
097 140 53 00
Belmont, CA 93555
- 17 MICHAEL MCGEE
097 140 08 00
2117 W. Lombard St
Belmont, CA 93555
- 18 MICHAEL MCGEE
097 140 11 00
3177 W. Lombard St
Belmont, CA 93555
- 19 NICK & KATHERINE YOUNG
097 140 12 00
Belmont, CA 93555
- 20 LORNA FOX
097 140 17 00
Belmont, CA 93555
- 21 JERRY BIZZARDINI & TERESA JAC
097 140 21 00
Belmont, CA 93555
- 22 L. WARDEN COX
097 140 24 00
Belmont, CA 93555
- 23 TERRY KINON
097 140 27 00
Belmont, CA 93555
- 24 DANIEL ZWICKER
097 140 30 00
1200 N. Main St
Belmont, CA 94115
- 25 MICHAEL MCGEE
097 140 33 00
Belmont, CA 93555
- 26 MICHAEL MCGEE
097 140 38 00
Belmont, CA 93555
- 27 MICHAEL MCGEE
097 140 42 00
Belmont, CA 93555
- 28 MICHAEL MCGEE
097 140 43 00
Belmont, CA 93555
- 29 GARY & TERESA JACOBS
097 140 49 00
Belmont, CA 93555
- 30 MICHAEL MCGEE
097 140 51 00
Belmont, CA 93555
- 31 JITA BIZZARDINI
097 140 53 00
Belmont, CA 93555
- 32 MICHAEL MCGEE
097 140 53 00
Belmont, CA 93555
- 33 LLOYD SHIR & HELEN
097 140 09 00
3177 W. Lombard St
Belmont, CA 93555
- 34 MICHAEL MCGEE
097 140 12 00
3177 W. Lombard St
Belmont, CA 93555
- 35 GAY & CAROL CONNOR
097 140 15 00
Belmont, CA 93555
- 36 MICHAEL CALAMANO
097 140 18 00
Leam Plac, CA 93545
- 37 TERESA JACOBS
097 140 22 00
Belmont, CA 93555
- 38 HERBERT & VIRGIL BIZZARDINI
097 140 25 00
Belmont, CA 93555
- 39 SYLVIA
097 140 26 00
Belmont, CA 93555
- 40 DAVID ROSE
097 140 31 00
Belmont, CA 93555
- 41 SHERIDAN & MARINA MARSH
097 140 34 00
Chico, CA 91710
- 42 TERESA JACOBS
097 140 38 00
209 W. Maple St
Belmont, CA 93555
- 43 MICHAEL MCGEE
097 140 42 00
Belmont, CA 93555
- 44 MICHAEL MCGEE
097 140 43 00
Belmont, CA 93555
- 45 JITA BIZZARDINI
097 140 49 00
Belmont, CA 93555
- 46 MICHAEL MCGEE
097 140 51 00
Belmont, CA 93555
- 47 MICHAEL MCGEE
097 140 53 00
Belmont, CA 93555
- 48 MICHAEL MCGEE
097 140 53 00
Belmont, CA 93555
- 49 LLOYD SHIR & HELEN
097 140 09 00
3177 W. Lombard St
Belmont, CA 93555
- 50 MICHAEL CALAMANO
097 140 12 00
Leam Plac, CA 93545
- 51 OSCAR DAVIS & ROSE DAVISON
097 140 15 00
Belmont, CA 93555
- 52 GUY & ROBERT
097 140 18 00
Belmont, CA 93555
- 53 ROBERT & ROBERT THOMP
097 140 21 00
Belmont, CA 93555
- 54 ROBERT & ROBERT THOMP
097 140 24 00
Belmont, CA 93555
- 55 SHARON STEPHENS AYOUB
097 140 27 00
Chico, CA 92687
- 56 CAROL ROBERT
097 140 31 00
Belmont, CA 93555
- 57 ROBERT & ROBERT THOMP
097 140 34 00
Belmont, CA 93555
- 58 ROBERT & LUCY MENDOZA
097 140 38 00
Belmont, CA 93555
- 59 BA 1111 LLC
097 140 42 00
Belmont, CA 93556
- 60 KENNETH & LAUREL HERWICK
097 140 43 00
Belmont, CA 93555
- 61 ROBERT & JO ANN FOSTER
097 140 49 00
Belmont, CA 93555
- 62 LINDA GIESBERG
097 140 51 00
2991 Maple St
Belmont, CA 95667
- 63 NANCY SARGENT
097 140 53 00
Belmont, CA 93555
- 64 MARY & TERRY BARNOWALE
097 140 53 00
Belmont, CA 93555
- 65 LLOYD SHIR & HELEN
097 140 09 00
3177 W. Lombard St
Belmont, CA 93555
- 66 MICHAEL CALAMANO
097 140 12 00
Leam Plac, CA 93545
- 67 GUY & ROBERT
097 140 18 00
Belmont, CA 93555
- 68 KENNETH & LAUREL HERWICK
097 140 43 00
Belmont, CA 93555
- 69 ROBERT & ROBERT THOMP
097 140 21 00
Belmont, CA 93555
- 70 MICHAEL CALAMANO
097 140 24 00
Belmont, CA 93555
- 71 MICHAEL CALAMANO
097 140 27 00
Belmont, CA 93555
- 72 CAROL ROBERT
097 140 31 00
Belmont, CA 93555
- 73 MICHAEL CALAMANO
097 140 34 00
Belmont, CA 93555
- 74 HENRY GORDON MARTIN STEWART
097 140 38 00
San Diego, CA 92134
- 75 BA 1111 LLC
097 140 42 00
Belmont, CA 93556
- 76 DAVID ROSE
097 140 43 00
Belmont, CA 93545
- 77 BA 217 LLC
097 140 49 00
Belmont, CA 93556
- 78 LINDA GIESBERG
097 140 51 00
2991 Maple St
Belmont, CA 95667
- 79 NANCY SARGENT
097 140 53 00
Belmont, CA 93555
- 80 NANCY SARGENT
097 140 53 00
Belmont, CA 93555
- 81 COUNTRY OF KEBN
097 140 61 00
139 Balmain St
Belmont, CA 93555
- 82 DONALD ZWICKER
097 140 91 00
San Francisco, CA 94115
- 83 PA 101 LLC
097 140 42 00
Belmont, CA 93556
- 84 COMMUNITY CHUR
097 140 11 00
201 N. Canal Labell Blvd
Belmont, CA 93555
- 85 COMMUNITY CHUR
097 140 14 00
Belmont, CA 93556
- 86 COMMUNITY CHUR
097 140 17 00
Belmont, CA 93555
- 87 ANN YOUNG
097 140 15 00
401 E. Lincoln St
Belmont, CA 93555
- 88 DONALD ZWICKER
097 140 27 00
603 Traver Ct
Belmont, CA 93555
- 89 DONALD ZWICKER
097 140 31 00
Belmont, CA 93555
- 90 DONALD ZWICKER
097 140 34 00
Belmont, CA 93555
- 91 DONALD ZWICKER
097 140 38 00
Belmont, CA 93555
- 92 DONALD ZWICKER
097 140 42 00
Belmont, CA 93555
- 93 DONALD ZWICKER
097 140 43 00
Belmont, CA 93555
- 94 DONALD ZWICKER
097 140 49 00
Belmont, CA 93555
- 95 DONALD ZWICKER
097 140 53 00
Belmont, CA 93555
- 96 GIBBY BOTTLER
097 030 09 00
1133 Biomedical Ave
Belmont, CA 93555
- 97 GIBBY BOTTLER
097 030 10 00
1133 Biomedical Ave
Belmont, CA 93555
- 98 GUY & ROBERT
097 030 11 00
Urbain City, CA 94587
- 99 LORNA FOX
097 030 11 00
Belmont, CA 93555
- 100 SARALES VALLEY MORGANIS ORE
097 030 13 00
Oxnard Park, KS 66210
- 101 GARY & TERESA JACOBS
097 030 21 00
Belmont, CA 93555
- 102 LORNA FOX
097 030 24 00
Belmont, CA 93555
- 103 GARY & CINDY ALLRED
097 030 31 00
Belmont, CA 93555
- 104 JOHN ROSE
097 030 34 00
Belmont, CA 93555
- 105 ROBERT & JUDY WILLY
097 030 41 00
Belmont, CA 93555
- 106 DEVERGENSE INC
097 030 41 00
Belmont, CA 93555
- 107 CHARLES GIBBY II
097 030 46 00
1441 E. Lima Ave
Belmont, CA 93555
- 108 CHARLES GIBBY II
097 030 50 00
Belmont, CA 93556
- 109 GUY & ROBERT
097 030 51 00
Urbain City, CA 94587
- 110 GIBBY BOTTLER
097 030 09 00
600 York Rd #200
Belmont, PA 19066
- 111 GUY & ROBERT
097 030 11 00
Urbain City, CA 94587
- 112 MICHAEL BIZZARDINI
097 030 11 00
Belmont, CA 93555
- 113 GUY & ROBERT
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Belmont, CA 93555
- 114 ROBERT & NORA FOX
097 030 24 00
Belmont, CA 93555
- 115 LORNA FOX
097 030 24 00
Belmont, CA 93555
- 116 JOHN ROSE
097 030 31 00
Belmont, CA 93555
- 117 CHARLES & NANCY DELODD
097 030 34 00
Belmont, CA 93555
- 118 JOHN & ROSA SANTOAGO
097 030 41 00
Belmont, CA 93555
- 119 DONALD ZWICKER
097 030 41 00
Belmont, CA 93555
- 120 CHARLES & CHEYLL BOTTLER
097 030 46 00
253 Warner St
Belmont, CA 93555
- 121 MICHAEL MCGEE
097 030 51 00
Belmont, CA 93555
- 122 ROBERT FOX
097 030 51 00
Belmont, CA 93590
- 123 DONALD ZWICKER
097 030 09 00
Belmont, CA 93555
- 124 GUY & ROBERT
097 030 11 00
Urbain City, CA 94587
- 125 DONALD ZWICKER
097 030 14 00
Belmont, CA 93555
- 126 MICHAEL MCGEE
097 030 21 00
Belmont, CA 93556
- 127 TARA MCGEE
097 030 24 00
Belmont, CA 93555
- 128 GUY & CINDY ALLRED
097 030 31 00
Belmont, CA 93555
- 129 AMELIA BIZZARDINI
097 030 31 00
Belmont, CA 93555
- 130 SARALES VALLEY MORGANIS ORE
097 030 34 00
Oxnard Park, CA 91403
- 131 JOHN & GAYCHELL RITA BOROUP
097 030 41 00
Belmont, CA 93555
- 132 DONALD ZWICKER
097 030 41 00
Belmont, CA 93555
- 133 TRISTAN INVESTMENTS 2008 LL
097 030 46 00
125 W. Child Ave
Belmont, CA 93555
- 134 CHARLES & PATRICIA STELAR
097 030 34 00
PO Box 36
Belmont, CA 93556

**OLDE TOWNE AREA
PROPERTY OWNERS LIST**
2 - 18 - 10

Land Use and Zoning

(additional text here)

Map 2-6 : Existing Zoning



Traffic

(additional text here)

Water

(additional text here)

Sewer

(additional text here)

Solid Waste

(additional text here)

Police

(additional text here)

Table 5

(additional text here)

Table 2-4 Crimes Reported within the Study Area
