

PLANNING COMMISSION
RESOLUTION PC-09-07
PZC-09-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST APPROVING PRE-ZONE CHANGE PZC-09-01 LOCATED ON 40.6 ACRE NORTH OF THE NW CORNER OF KENDALL AVE AND S. NORMA FROM KERN COUNTY E- 20 AC. MIN. ZONING TO E-2 (10,000 S.F. MINIMUM LOT SIZE). APN 510-010-06 & 07 APPLICANT: (TAFT CORPORATION).

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

SECTION 1. FINDINGS

On May 12, 2000 the Planning Commission held a public hearing and duly and regularly considered the application of PZC 09-01, a request to Pre-Zone APN 510-010-06 & 07 from E (20) [Kern County Single Family Residential Zone District – minimum 20 acre lot size] to E-2 [City of Ridgecrest Estate Residential Zone District – minimum 10,000 sq. ft. lot sizes] to facilitate a request for Annexation #17-1 to annex the property into the City of Ridgecrest located in the East ½ of the Northwest Quarter of Section 16, Township 27 South, Range 40 East M.D.B.& M. County of Kern.

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

- (a) The pre-zone change is consistent with the applicable plan in that the General Plan designates the area to be used for Estate Single Family use and the Pre-Zone Change is compatible with the objectives, policies, uses and programs of the plan, subject to the annexation of these parcels by the City of Ridgecrest.
- (b) The area is physically suited for the Pre-Zone classification proposed in that the request is compatible with surrounding land uses.
- (c) The proposed Pre-Zone change is:
 - 1. Not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitats; therefore a mitigated negative declaration has been approved for the project per Resolution PC-09-06.
 - 2. Not likely to cause serious public health problems.
- (d) The proposal conforms to the requirements of Chapter 20 of the Ridgecrest Municipal Code.

SECTION 2. DESCRIPTION

The application for the proposed Pre-Zone change is hereby recommended for approval as shown in attached Exhibit A .

SECTION 3. APPROVAL

Pre-Zone Change PZC-09-01 is hereby approved having found that it is the best interest of the public and is compatible with surrounding land uses.

APPROVED AND ADOPTED this 12th day of May, 2009, by the following vote:

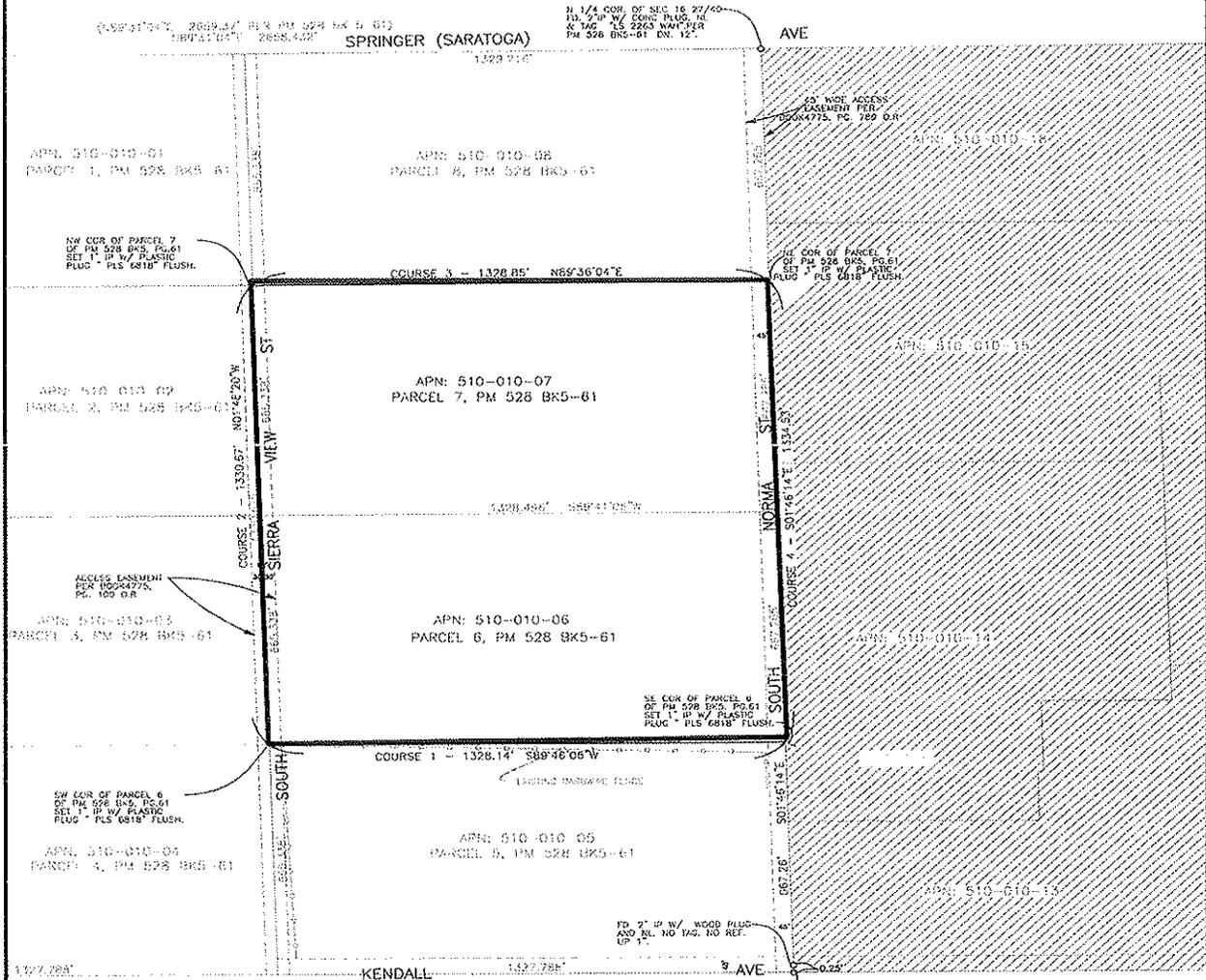
AYES: Jeglum, Beres, Kauffman, Patin, Porter
NOES: None
ABSENT: None
ABSTAIN: None


Nellavan Jeglum, Chairman

ATTEST:


Jim McRea, Secretary

Exhibit A PC-09-01

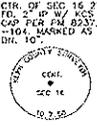
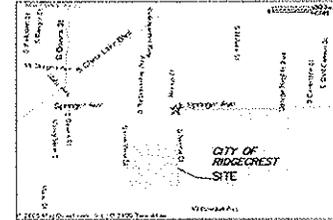


LEGEND:

- ANNEXATION AREA
- SET 1" I.P. W/ PLASTIC PLUG PLS 6818 FLUSH
- MONUMENT FOUND AS NOTED
- PRIOR ANNEXATION (ZONING or E-2)
- CITY OF RIDGECREST
- IMPROVED / UNIMPROVED ROADS
- ASSESSOR'S PARCEL BOUNDARY
- TOTAL ACREAGE = 40.628 AC

SCALE: 1" = 300'

VICINITY MAP:



REV.	DATE	DESCRIPTION	BY

**CHANGE OF JURISDICTIONAL BOUNDARY
CITY OF RIDGECREST, CA.**

DRAWN BY:	ABP	DATE:	06/30/08
CHECKED BY:	KL	DRAWING NO.:	RC40/ANX-001
JOB NO.:	ZE-ANX/08-02	SHEET:	1 of 1