



CITY OF RIDGECREST
100 West California Avenue
Ridgecrest, CA 93555

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION
City Council Chambers
Tuesday, August 22, 2006 at 6:00 p.m.

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

Resolution 06-60

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
- 4a. APPROVAL OF MINUTES – AUGUST 8, 2006
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 August 22nd Planning Commission Meeting.
- 6.1.a **ZC-06-02 and GPA-06-02:** Zone Change from Urban Reserve (UR) to Single Family Residential (R-1 6,000 sf), Estate Density Residential (E-3 7,500 sf) and (E-2 10,000 sf) and a General Plan Amendment from Rural Residential (RD) to Low Density Residential (LDR) and Estate Density Residential (ED).
- 6.1.b **TTM 6798:** A request to create Tentative Tract Map 6798, a 242 lot subdivision (Mountains' Edge) with 46 (E-2 10,000 sf min.) lots, 87 (E-3 7,500 sf min.) lots and 74 (R-1 6,000 sf min.) lots and one 2.9 ac sump/park lot.
- 6.2 **Applicant: AMG & Associates** The applicant has redesigned the original submittal application from all R-1 to a combination of R-1 and Commercial.
Project is located on 7.8 acres located at the NE corner of Richmond St. and E. Upjohn Ave., APN 343-370-03 and 04
Zone Change ZC-06-07 and GPA-06-06 ZC from General Commercial (CG) to Single Family Residential (R-1) and GPA from Commercial /Professional Office (C) to Low Density Residential (LD) on the Easterly 300'±
Future purpose of project is to submit an R-1 Tract consisting of a 34 lot subdivision on the easterly portion and a 10 lot CG subdivision averaging ½ acre lots on the westerly 190' ±.
- 6.3 **Applicant: AMG & Associates: SPR-05-11 Larkspur Family Apartments** Please note the only item being considered will be the Site Plan. A Mitigated Negative Declaration was approved January 18, 2006 by the City Council. **PC continued this time for clarification from the City Council on soils test.**
The request is for: 81 Unit Family Housing Complex with a Community Center. The project is

located on 6.09 acres, 150 feet south of the S.E. corner of W. Church Ave. and S. Downs Street at 340 S. Downs St. APN 477-030-24

NEW ITEMS

- 6.4 Applicant: Heller Development: Site Plan Review SPR-06-13 Gateway Project:**
A Request to Build a 112 Unit Multi-Family Residential complex in 2 Story, 4- PLEXS in a R-2 zone consisting of (32- 3 bedrm units, 67 - 2 bedrm units, 13- 1 bedrm units, and a 4000 sq.ft. recreation hall) on 7.6 acres; located 800' north of the NW corner of Ridgecrest Blvd., and Gateway Blvd; APN: 396-400-06, & 07

7. DISCUSSION ITEMS

8. FUTURE AGENDA ITEMS & COMMENTS

9. ADJOURN