



CITY OF RIDGECREST
100 West California Avenue
Ridgecrest, CA 93555

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION
City Council Chambers
Tuesday, May 9, 2006 at 6:00 p.m.

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

Resolution 06-34

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**

NEW ITEMS

6.0 Staff memo regarding proposed General Plan Amendments

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**

6.5 GPA-06-11: General Plan Amendment is being proposed by the City of Ridgecrest to correct an inconsistency in the General Plan and Zoning Maps on parcels APN: 508-020-12 and 13 located at the SW corner of Church Ave. and Downs St. for a total of 4.59 ac. The current zoning is Multi-Family Residential (R-4) and the Current General Plan is Low Density (LD). The City proposes to change the General Plan to Medium Density (MD) to bring the Zoning and General Plan into compliance. **Applicant: City of Ridgecrest**

6.6 ITEMS TO BE CONTINUED TO MAY 23rd PC MEETING:

6.6.a ZC-06-05 and GPA-06-04: Zone Change from Single Family Residential (R-1) and Low-Density Multi-Family Residential (R-2) to Planned Unit Development (PUD) and Single Family Residential (R-1) and a General Plan Amendment from Medium Density Residential (MD) to Low Density Residential (LD);

TTM 6867 a request to create a 190 lot Planned Unit Development (PUD) subdivision with lots ranging from 4867 sf to 10,000 sf for a Tentative Tract Map 6867; Project is located on 51.31 ac located at the NW corner of Sanders St. and Las Flores Ave. APN: 067-040-12 & 13. **Applicant: Dr. Shibu Basuthaker**

6.6.b ZC-06-08 and GPA-06-07: Zone Change from Low-Density Multi-Family Residential (R-2) to Single Family Residential (R-1) and General Plan Amendment from Medium Density Residential (MD) to Low-Density Residential (LD);

TTM 6790 a request to create a 44 lot Single Family Residential (R-1) subdivision; Project is located on 11.08 ac at N Downs St. South of W Las Flores Ave. APN: 067-050-21 **Applicant: PAM Development**

6.6.c ZC-06-09 and GPA-06-08: Zone Change from Low-Density Multi-Family Residential (R-2) to Single Family Residential (R-1) and a General Plan Amendment from Medium Density Residential (MD) to Low-Density Residential (LD);

TTM 6805 a request to create a 45 lot Single Family Residential (R-1) subdivision; Project is located on 9 ac on W Bowman Rd. at Sanders. APN: 480-010-15 **Applicant: PAM Development**

6.6.d ZC-06-10 and GPA-06-09: Zone Change to change the North 5.97 ac from Estate Density (E-1) to Recreation, Schools and Public Use District (RSP) and change the South 11.73 ac from Estate Density (E-1) to Low-Density Multi-Family Residential (R-2) and a General Plan Amendment from Estate Density (ED) to Medium-Density Residential (MD) and a General Plan Amendment on the North 5.97 ac from Estate Density (ED) to Parks and Schools (PS) and the South 11.73 ac from Estate Density (ED) to Medium Density (MD); Project is located on 17.7 ac at the NW corner of Mahan St. and Las Flores Ave. APN: 455-100-08. **Applicant: PAM Development**

6.6.e ZC-06-07 and GPA-06-06: Zone Change from General Commercial (CG) to Single Family Residential (R-1) and from Commercial/Professional Office (C) to Low Density Residential (LD). Future purpose of project is to submit a Single Family Residential (R-1) Tract consisting of a 35 to 45 lot subdivision. Project is located on a 7.8 ac at the NE corner of Richmond St. and E UpJohn Ave. APN: 343-370-03 and 04. **Applicant: AMG**

7. **DISCUSSION ITEMS**
8. **FUTURE AGENDA ITEMS & COMMENTS**
9. **ADJOURN**