



**CITY OF RIDGECREST**  
100 West California Avenue  
Ridgecrest, CA 93555

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION  
City Council Chambers  
Tuesday, July 11, 2006 at 6:00 p.m.

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

Resolution 06-52

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**

**CONTINUED ITEMS**

- 6.1 **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
- 6.1.a **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' ±.
- 6.2 **Applicant: Benchmark Opinions:** 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.
- 6.2.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-3) for TTM 6870 and a General Plan Amendment GPA-06-03 from Medium Density (MD) to Low Density (LD) for TTM 6869;
- 6.2.b **TPM 11524:** A request to create four R-1 parcels ranging from 12.15 ac to 14.65 ac for Tentative Parcel Map 11524 on 60.3 ac;
- 6.2.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 on 42.17 ac;
- 6.2.d **TTM 6870:** Create a three story 150 unit Condominium Complex with units ranging from 1,125 sf to 1,375 sf for Tentative Tract Map 6870 on 17.59 ac;

**NEW ITEM:**

- 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. 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

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