



CITY OF RIDGECREST
100 West California Avenue
Ridgecrest, CA 93555

MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION
City Council Chambers
Tuesday, February 28, 2006 at 7:00 p.m.

Commissioners: Chair Chuck Roulund, Commissioners Mike Biddlingmeier, Jim Smith, Howard
Laire, and Matt Feemster

Resolution 06-11

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES**
5. **PRESENTATION OF AWARD FOR RECOGNITION TO OUTGOING CHARIMAN ROULUND.**
6. **PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA**
7. **PUBLIC HEARINGS**
 - CONTINUED ITEMS**
 - 7.1 **Tentative Tract Map 6700** - a request to create 56 single family residential lots and 1 common sump lot located at the SW corner of Springer Avenue and College Heights Blvd., (APN 510-010-17), 15.25 Acres. Applicant: Tom Martin
 - 7.2 **Tentative Tract Map 6740** - a request to create 67 single family residential lots at the NW corner of Kendall Avenue and College Heights Blvd. (APN 510-010-12), 22.7 Acres. Applicant: Tom Martin
 - 7.3 **Tentative Tract Map 6775** - a request to create 76 single family residential lots located West of College Heights Blvd. between Kendall Ave. and Springer Ave. (APN 510-010-18), 24.3 Acres. Applicant: Tom Martin
 - NEW ITEMS**
 - 7.4 **Zone Change and General Plan Amendment ZC-06-01** from R-1 to R-4 and a **GPA-06-01** from Low Density to Medium Density for a proposed 264 units(3 bedroom) Condominium Project located at the NE corner of E. Bowman Rd. and S. Sunland St. (APN 080-020-03), the southern 14.5 Acres of TTM6710. Applicant: Taft Corporation
 - 7.5 **SPR-06-08** –A request to build a 57,000 sf, three story 93 room hotel with meeting rooms and a 3,100 sf conference room and an adjacent 20,000 sf, two story office building located on 4.92 acres in the Ridgecrest Business Park, 105 Sydnor Ave. The property is zoned Service Commercial and the project is known as the Spring Hill Suites Marriott. (APN 033-071-20 and a portion of 21). Applicant: K-Partners

- 7.6 **SPR-06-01** - Renegade Canyon Townhomes: a request to build 20-two story apartments, 1200 sf each with 2 car garages within 10 buildings located on 1.14 acres at 413 Norma St. in an R-3 zone. (APN 477-060-39 & 41) Applicant: Phoenix Management
 - 7.7 **SPR-06-05** - A request to build a 6,500 sf, 5 multi-tenant retail center on .91 acres located at the SW corner of Bowman Rd. and China Lake Blvd. in a General Commercial Zone. (APN-509-020-21). Applicant: DePierro Realty
 - 7.8 **SPR-06-06** - A request to build four multi-family units, two 648 sf and two 889 sf 2 bedroom within 2 manufactured buildings located on 12,800 sf lot 224 E UpJohn Ave. in an R-3 zone. (APN 478-084-12). Applicant: Bernard Rizzardini
 - 7.9 **Zone Change and General Plan Amendment ZC-05-01** from M-1 to R-3 and **GPA-05-01** from Commercial to Medium Density on 7.32 acres located on Erwin Ct., south of Graff Ave. and El Prado St., north of W. Ward Ave. (APN 453-013-02 and 453-013-11). Applicant: Larry Schiller
 - 7.10 **SPR-06-09** – A request to build a 15 unit (14-1 bedroom,1-2 bedroom and a community room) apartment complex on the west 1.1 acres of a 2.2 acre parcel currently zoned M-1. A zone change to R-3 is concurrently proposed. Project is known as Desert Willows Apartments at 1336 El Prado St. (APN 453-013-11).. Applicant: Community Action Partnership of Kern/MOE
8. **DISCUSSION ITEMS**
 9. **FUTURE AGENDA ITEMS & COMMENTS**
 10. **ADJOURN**