



# 2024

## ANNUAL PROGRESS REPORT

### HOUSING ELEMENT & GENERAL PLAN

City of  
**RIDGECREST**  
California



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*Presented by Heather Spurlock, Community Development Manager, to the City of Ridgecrest Planning Commission on January 28, 2025.*

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## Section 1: INTRODUCTION

### 1.1 Annual Progress Reports

The General Plan is a community's vision for future growth. California law requires that the General Plan address mandatory elements of land use, circulation, housing, conservation, open space, noise, and safety. California Government Code sections 65400 and 65700 mandate that all cities and counties submit an annual report on the status and progress in implementing the General Plan. There is no standard form or format for the General Plan APR.

California housing law acknowledges that for the private market to address that state's housing needs adequately, local government must adopt plans and regulatory systems that provide opportunities for housing development and do not unduly constrain. California Government Code section 65400 also requires that each city and county prepare an Annual Progress Report (APR) on the status of the Housing Element of the General Plan and progress in its implementation, using forms and definitions adopted by the California Department of Housing and Community Development (HCD). The Housing Element APR fulfills statutory requirements to report certain housing information, including the local agency's progress in meeting its share of regional housing needs (i.e., applications, entitlements, permits, and certificates of occupancy), certain rezoning activities, actions taken towards competition of housing element programs and local efforts to remove governmental constraints to the development of housing (Government Code Section 65584.3(c) and 65584.5(b)(5)).

The General Plan and Housing Element APRs are required to be submitted by April 1 to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). This report has been prepared and processed following the requirements stated above.

## Section 2: 2024 GENERAL PLAN ANNUAL PROGRESS REPORT (APR)

### 2.1 Introduction

The current General Plan, Ridgecrest General Plan 2030, was adopted on December 2, 2009. The Ridgecrest General Plan includes land use, community design, circulation, open space and conservation, health and safety, and military sustainability elements. The Plan did not have the Housing Element, which is part of the General Plan but traditionally approved as a separate document. The 2023 Draft Housing Element update has been submitted to the California Department of Housing and Community Development (HCD). The Draft Housing Element has received the first comments from HCD. Staff and the Consultant are working to address HCD's comments and expect a final Housing Element soon.

### 2.2 City of Ridgecrest

Ridgecrest has a population of 28,138 with 10,948 households. The median household income is \$88,107, and the average home price in 2024 was \$289,000. The City of Ridgecrest has experienced a period of economic growth and vitality with the recruitment of several new retailers & hospitality development, ongoing public works and infrastructure projects, and the earthquake recovery efforts nearing completion at the adjacent China Lake Naval Air Weapons Station, the City's largest employers and the most modern naval land facility in the Western U.S.

Since its incorporation on November 29, 1963, the City has been the closest urban area to the Naval Air Weapons Station (NAWS) China Lake. Therefore, the City's General Plan contains an elective element, the Military Sustainability Element, to "ensure that future land uses are compatible with the continued operation of China Lake and avoid risks to life, property and the well-being of City residents from hazards associated with aircraft operations."

## 2.3 Elements of The Ridgecrest General Plan 2030

<p><b>Land Use</b> Chapter 3 <i>Mandatory Element as required under Government Code Section 65302(a)</i></p>	<p>This element establishes goals, policies, and implementation measures for development of public and private uses. Define general distribution and intensity of land uses for residential, commercial, industrial, institutional, public facilities, and open space.</p>
<p><b>Military Sustainability</b> Chapter 4 <i>Optional Element as discussed in Government Code Section 65303</i></p>	<p>This element identifies goals, policies, and implementation measures needed to ensure the City’s dual objective of achieving growth while protecting the flight corridors and military missions associated with Naval Air Weapons Station (NAWS) China Lake. Additionally, this element contains state-mandated elements, including land use, conservation, noise, and safety.</p>
<p><b>Community Design</b> Chapter 5 <i>Optional Element as discussed in Government Code Section 65303</i></p>	<p>This element establishes goals, policies, and implementation measures to guide evaluation of city structure and design. The element guides the visual aspects of the built environment to create the City identity and design. It provides guidance for City architecture, landscaping, landmarks, views and to improve the overall image of the City.</p> <p>This element also contains information for state-mandated elements of Land Use and Conservation.</p>
<p><b>Circulation</b> Chapter 6 <i>Mandatory Element as required under Government Code Section 65302(b)</i></p>	<p>This element contains the City’s goals, policies, and implementation measures to ensure an adequate and functional transportation and circulation system. The element addresses automobile travel (roads and highways), public transit, aviation, and trails for bicyclists and pedestrians. In addition to providing information for state-mandated elements, including Land Use and Noise, this element also includes congestion management requirements contained in Government Code Section 65088 et. seq.</p>
<p><b>Open Space and Conservation</b> Chapter 7 <i>Mandatory Element as required under Government Code Section 65302(d)</i></p>	<p>In addition to identifying goals, policies and implementation measures, this element provides direction regarding the conservation, development, and utilization of natural resources. This element also contains information for state-mandated elements, including Land Use, Conservation, and Open Space.</p>
<p><b>Health and Safety</b> Chapter 8 <i>Mandatory Element as required under</i></p>	<p>This element establishes goals, policies, and implementation measures to ensure public health, safety, and welfare related to natural and artificial hazards. More specifically, this element contains programs to protect the community from seismic, geologic, flood, and wildfire hazards. This</p>

<p><i>Government Code Section 65302(g)</i></p>	<p>element also contains information for state-mandated Noise Element.</p>
<p><b>Housing</b> (Separate Document) <i>Mandatory Element as required under Government Code Section 65302(c)</i></p>	<p>Even though the Housing Element is a part of the General Plan, a separate document containing the element was initially approved in June 2002, covering 2002 - 2007. This element was updated on May 6, 2015, covering 2015 - 2023. In addition to establishing goals and strategies to guide the development of housing in the City, this element, as approved, analyzes the housing needs to maintain, improve, and create housing for all economic segments of the City population. It ensures the adequate supply of land for affordable housing development within the City.</p> <p>The City has submitted a Draft Housing Element update to the California Department of Housing and Community Development and we expect an adopted Housing Element early in 2024.</p>

*Table 1 General Plan Elements*

## 2.4 Amendments to the General Plan, Zoning Map, and Zoning Ordinance

### **AMENDMENTS TO THE GENERAL PLAN AND ZONING MAP:**

No activity during reporting period.

### **AMENDMENTS TO THE ZONING ORDINANCE:**

<b>Ord. 24-02</b>	<b>Accessory Structures</b> Defined development standards for accessory structures in zones. (Not ADUs)
<b>Ord. 24-03</b>	<b>Medium Density Residential</b> Updated permitted and conditional uses within the medium density residential zone.
<b>Ord. 24-05</b>	<b>Residential Care Homes &amp; Employee Housing</b> Added permitted and conditional uses for residential care homes, SRO, and employee housing to residential zones.

*Table 2 Zoning Amendments*

## 2.5 General Plan Implementation Actions

GOAL/POLICY/PROGRAM	IMPLEMENTATION ACTION
<p><b>Land Use Element:</b>  <i>LU-1.4 Encourage Infill Development</i>  <i>LU-3 Commercial Development</i>  <i>LU-3.6 Grouping Commercial Development</i></p> <p><b>Community Design Element:</b>  <i>CD-3.3 Rehabilitation of Existing Site</i>  <i>Policy CD-2.7 Drought Tolerant Landscaping</i></p>	<p><b>SPR 24-04 Wendys</b>  <i>development of a new Wendy’s restaurant with a drive thru. The existing structure, formerly an Arby’s, will be demolished. The new structure will be 2,187 square feet with a building height of 20 feet. See Figure 5 for elevations</i></p> <p><b>SPR 24-03 Ridgecrest Medical Transport</b>  <i>site plan for the development of APN 508-020-02-1, a 3 acre vacant parcel with a zoning designation of general commercial, to construct a 4,800 sq. ft. metal building for office space, and parking for commercial vehicles.</i></p> <p><b>SPR 24-01 Onstott Storage</b>  <i>development of 3.22 acres of vacant land for storage units and recreational vehicle storage.</i></p> <p><b>SPR 24-02 China Lake &amp; Bowman</b>  <i>a request for the development of vacant land for commercial use. The proposed uses are 3 fast food establishments and 2 future retail uses. The modification is for the addition of a signalized intersection on Bowman Rd. and Sanders St.</i></p>
<p><b>Housing Element:</b>  <i>H-2.0 Code enforcement program enforcement to bring substandard units to compliance with city codes, and improve the overall housing conditions.</i>  <i>H-2.1 Enforcement of nuisance codes to promote property maintenance.</i></p>	<p><b>Abatement</b>            241 S Sunset            1337 S. McCall St</p>
<p><b>Land Use Element:</b>  <i>LU-2.2 Neighborhood Housing Mix. Encourage mixed density residential neighborhoods that contain a variety of housing types.</i>  <i>LU-2.11 Senior Housing Development. Encourage new senior housing developments in</i></p>	<p><b>Conditional Use Permit 24-01 High Desert Haven</b>  <i>an amendment to an existing CUP that approving High Desert Haven, a 77-unit residential care facility, for the property located at 1240 College Heights Blvd.</i></p>

<p>areas where public transportation, commercial services are easily accessible and in close proximity.  <i>LU-10.15 Medical and Emergency Services. Support the efforts of local medical providers to maintain an adequate level of services for Ridgecrest residents.</i>  <i>H-1.2 Encourage development of housing for the elderly.</i></p>	
<p><b>Land Use Element:</b>  <i>LU-1.4 Encourage Infill Development</i>  <i>LU-2.1 Housing Choices</i>  <i>LU-2.3 Local Housing Needs</i></p> <p><b>Housing Element:</b>  <i>Policy H-1.1 Provide a variety of residential development opportunities</i></p> <p><i>Policy H-1.8 Encourage development of housing opportunities for moderate income households to live in the city.</i></p> <p><i>Policy H-3.4 Locate higher density residential development in close proximity to public transportation, retail, services, and recreation.</i></p> <p><i>Policy H-3.6 Accommodate new residential development</i></p> <p><i>Policy H-5.1 Ensure that development standards for parking, open space, and other amenities do not add unduly to the cost of housing.</i></p>	<p><b>Tentative Tract Map Extensions</b>  <i>TTM 7345 11 lot subdivision</i></p> <p><i>TTM 7478 16 lot subdivision</i></p> <p><i>TTM 6912 24 lot subdivision</i></p> <p><i>TTM 6691 223 lot subdivision</i></p> <p><i>TTM 7358- 43 lot subdivision</i></p> <p><i>TTM 7359- 51 lot subdivision</i></p> <p><i>TTM 7360- 55 lot subdivision</i></p>
<p><b>Land Use Element:</b>  <i>LU-1.4 Encourage Infill Development</i>  <i>LU-1.3 Compact Development</i>  <i>LU-4.1 Olde Towne as Asset</i></p>	<p><b>General Plan Consistency Balsam Street Land Purchase</b>  <i>PC Reso 24-16</i>  <i>CC Reso 24-68</i></p>

<p>LU- 4.6 Olde Towne Design Enhancement</p> <p>LU- 4.7 Mutually Supportive Olde Towne Uses</p> <p>LU- 4.12 Improvements to Olde Towne</p>	
<p><b>Open Space &amp; Conservation Element:</b></p> <p>OSC-7.2 Recreational Facilities</p> <p>OSC-7.3 Park Facility Standards</p> <p>OSC-7.18 Increase Recreational Facilities</p> <p>OSC-10.1 Accommodate Special Needs</p>	<p><b>CDGB Leroy Jackson Park Fencing</b></p> <p>CC Reso 24-04</p> <p>CC Reso 24-66</p> <p><b>Aquatic Complex &amp; Pinney Pool Demo</b></p> <p>CC Reso 24-06</p> <p>CC Reso 24-57</p> <p>CC Reso 24-77</p> <p><b>Splash Pad</b></p> <p>CC Reso 24-21</p> <p>CC Reso 24-43</p> <p><b>Tennis Courts</b></p> <p>CC Reso 24-36</p> <p>CC Reso 24-72</p> <p>CC Reso 24-83</p> <p><b>CDGB Skate Park Shade</b></p> <p>CC Reso 24-48</p>
<p><b>Circulation Element:</b></p> <p>C-5.1 Public Transportation</p> <p>C-1.5 Transportation Improvement Financing</p>	<p><b>Unmet Transit Need</b></p> <p>CC Reso 24-01</p> <p>CC Reso 24-18</p> <p><b>Update and Implementation of the Transit Title VI Plan for 2024</b></p> <p>CC Reso 24-19</p> <p><b>Low Carbon Transit Operations Program- System Wide Free Fares for Transit Riders</b></p> <p>CC Reso 24-25</p>
<p><b>Health &amp; Safety Element:</b></p> <p>HS-3 Emergency Response</p>	<p><b>Flock Safety Readers</b></p> <p>CC Reso 24-07</p> <p><b>Sierra Sands School Resource Officer</b></p> <p>CC Reso 24-59</p>

	<p align="center"><b>Purchase of Police Equipment</b> 24-61</p>
<p><b>Circulation Element:</b> C-1.2 City Accessibility C-1.4 Coordination with Other Agencies C-1.6 Additional Funding Sources C-2.1 Maintain Existing Streets C-2.15 Street Improvements, Upgrades, and Maintenance C-6.5 Pedestrian Facility Standards</p>	<p align="center"><b>West Ward Projects</b> CC Reso 24-14 CC Reso 24-30</p> <p align="center"><b>Culverts Gold Canyon</b> CC Reso 24-11</p> <p align="center"><b>Bowman Channel Study, 2024 Measure V Paving and Design Mahan Ave.</b> CC Reso 24-16</p> <p align="center"><b>Measure V Paving</b> CC Reso 24-70</p>
<p><b>Land Use Element:</b> LU-2.1 Housing Choices LU-2.2 Neighborhood Mixing LU-2.3 Local Housing Needs</p> <p><b>Housing Element:</b> Policy H-1.8 Opportunities for Moderate-Income Households Goal H-4 Equal Opportunity for Residents</p>	<p align="center"><b>CC Ord. 24-03 R4 Medium Density</b> Updated permitted and conditional uses within the medium density residential zone.</p> <p align="center"><b>CC Ord. 24-05 Residential Care Homes</b> Added permitted and conditional uses for residential care homes, SRO, and employee housing to residential zones.</p>

Table 3 GP Implementation Actions

## Section 3: 2024 HOUSING ELEMENT ANNUAL PROGRESS REPORT

### 3.1 Introduction

The State of California requires each jurisdiction to address housing to combat statewide needs. The California Department of Housing and Community Development (HCD) allocates statewide housing needs to the Regional Council of Governments (COG). In turn, they allocate regional housing needs to each local jurisdiction. The Ridgecrest Housing Element is currently in review by HCD.

### 3.2 Housing Element Progress Report

The HCD Housing Element APR is prepared using forms and tables specified by the department. The completed forms are attached to this report. The Housing Element APR data is summarized in the following tables. This data represents housing development applications for the calendar year between January 1 and December 31, 2024.

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	408	13	11
2 to 4 units per structure	86	26	31
5+ units per structure	0	0	0
Accessory Dwelling Unit	7	7	3
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>501</b>	<b>46</b>	<b>45</b>

*Table 4 2023 Housing Units*

The Planning Commission of the City of Ridgecrest has approved the development of 408 single-family residential housing units through the extension of tentative tract maps. Commission also approved a tentative tract map for the development of 64 multifamily units. The planning staff has also approved 22 applications for multifamily developments ranging from 2 to 4 units.

Additionally, the Building Department has issued permits for 13 new single-family residential units, 26 multifamily units with 2 to 4 units per building, as well as seven accessory dwelling units. The department has also issued a certificate of occupancy to 11 single-family residential units, 31 multifamily units with 2 to 4 units per building, and three accessory dwelling units.

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	13	26

*Table 5 SB 9 Permits*

SB 9 allows for the construction of housing developments consisting of two residential units within single-family residential zones. These developments must now be considered ministerial without requiring discretionary review or a hearing. The streamlining of duplexes in single-family residential zones has resulted in a total of 13 applications, which will provide a total of 26 units.

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	37
Above Moderate		9
Total Units		46

Table 6 Affordability Summary

Housing unit affordability income levels are defined below:

- Very low-income households: 0-50 percent AMI
- Low-income households: 50-80 percent AMI
- Moderate-income households: 80-120 percent AMI
- Above-moderate households: above 120 percent

\*AMI means the median household income based on a household size of a geographical area of the state, as annually updated by HCD, pursuant to Health and Safety Code, section 50093.

In 2024, 37 single-family residential units were designated for moderate-income housing. These new units are generally infill development in existing neighborhoods, like Ridgecrest Heights. An additional 9 units were designated for above-moderate income. The Planning department received 24 housing applications for the development of potentially 498 housing units. Out of all the applications received, 17 were classified as ministerial and seven as discretionary.

Housing Applications Summary	
Total Housing Applications Submitted:	24
Number of Proposed Units in All Applications Received:	498
Total Housing Units Approved:	498
Total Housing Units Disapproved:	0

Table 7 Housing Application

<b>Ministerial and Discretionary Applications</b>	<b># of Applications</b>	<b>Units</b>
Ministerial	17	27
Discretionary	7	471

*Table 8 Approval Type*

The permitting and planning activities for 2024 were similar to those of the previous year. However, the most significant changes occurred in the area of duplexes, specifically those with two to four units. In 2023, six duplexes received occupancy permits, but that number increased dramatically to 31 units in 2024.

The completion of single-family residential units remained relatively low, with only 11 completed, which is comparable to the previous year. In contrast, in 2021, this number was as high as 53. We anticipate a decrease in entitled units moving forward, as tentative tract map extensions are no longer conducted on an annual basis.

## Section 4: REGIONAL HOUSING NEEDS ALLOCATION (RHNA) PLAN

### 4.1 Introduction

Kern Council of Governments (Kern COG) and each jurisdiction within the county prepare and adopt the Regional Housing Needs Allocation Plan with allocations for each jurisdiction. The Kern COG Sixth Cycle Regional Housing Needs Allocation Plan was adopted on August 8, 2022, with a final corrected plan on January 1, 2023, and covers the projection period from June 2023, to December 2031. The Plan has been approved by the California Department of Housing and Community Development (HCD). According to the adopted plan, the City of Ridgecrest has been allocated a total of 1,436 units for the period of 2023-2031.

### 4.2 RHNA Progress

This is the first full year in the 6<sup>th</sup> Cycle RHNA. HCD has included permitting activities from June 2023 in the 6<sup>th</sup> Cycle. Progress on meeting the RHNA allocation is displayed in the table below.

Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period 06/30/2023-12/30/2023	2023	2024	2025	2025	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	379	-	-	-	-	-	-	-	-	-	-	-	379
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	241	-	-	-	-	-	-	-	-	-	-	-	241
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	225	-	-	-	-	-	-	-	-	-	-	61	164
	Non-Deed Restricted		24	-	37	-	-	-	-	-	-	-		
Above Moderate		591	5	-	9	-	-	-	-	-	-	-	14	1361
Total RHNA		1,436												
Total Units			29	-	46								75	190
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														

	5												6	7
	Extremely low- Income Need		2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*	190		-	-	-	-	-	-	-	-	-	-	190	

Table 9 RHNA Progress

## Section 5: GOALS, POLICIES, AND OBJECTIVES

### 5.1 Introduction

The Planning Department has established their goals for the upcoming year. These goals consist of revising the Zoning Ordinance, updating the General Plan, and streamlining of the development process to facilitate housing development. The City has been awarded a grant from the Office of Local Defense Community Cooperation agency for an update to the Military Sustainability Element of the General Plan and a Housing Development Assessment Report.

### 5.2 Update Zoning Ordinance

- Commercial Landscaping Standards

### 5.3 Update General Plan

- Military Sustainability Element Update
- Housing Development Assessment Report

### 5.4 Zoning Map Update

- Professional office zone Graaf, Ward, Sanders Street and Ridgecrest Blvd.
- Multifamily rezoning for The Ridge and Oasis
- Misc. UR, A-4 and RSP rezoning

### 5.5 Development

- GIS Zoning Map
- ADU and Duplex Standard Plans (available soon)
- 2023 Housing Element Approval
- Kern Multijurisdictional Hazard Mitigation Plan