

ORDINANCE NO. 86-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIDGECREST, CALIFORNIA, APPROVING ZONE CHANGE 85-22, PART II, MAKING REQUIRED FINDINGS AND AMENDING THE ZONE PLAN MAP.

THE CITY COUNCIL OF THE CITY OF RIDGECREST DOES ORDAIN AS FOLLOWS:

Section 1. That the Planning Commission and the City Council have held public hearings on Zone Change 85-22, Part II, the Planning Commission has recommended approval of said zone change, and the City Council finds the requested zone change will achieve the objectives in Sections 20-1.1 and 20-23.8 of the City of Ridgecrest Municipal Code and is consistent with the City of Ridgecrest General Plan.

Section 2. The Zone Plan Map for Section 9 of Township 27 South, Range 40 East, M.D.B.M., is hereby amended in accordance with the following description to change the zone district boundaries from the present classification of Urban Reserve (UR) to General Commercial/Planned Unit Development (CG/PUD) for the following described property:

Parcels 2 and 3 of Parcel Map 6212 as recorded in Book 28 at page 79 in the office of the Kern County Recorder; and

to change the zone classification from Estate-Density Residential E-2 to Multi-Family Residential/Planned Unit Development (R-3/PUD) for the following described area;

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SAID SECTION 9;

THENCE ALONG THE WEST LINE THEREOF, NORTH 1°12'39" EAST, 110.92 FEET TO THE CENTERLINE OF SOUTH CHINA LAKE BOULEVARD;

THENCE ALONG SAID CENTERLINE, NORTH 51°33'28" EAST, 1,022.17 FEET;

THENCE LEAVING SAID CENTERLINE AT RIGHT ANGLES, NORTH 38°26'32" WEST, 55.00 FEET TO A POINT IN THE NORTHWEST LINE OF SAID SOUTH CHINA LAKE BOULEVARD AND THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED SUBJECT PARCEL;

THENCE CONTINUING NORTH 38°26'32" WEST, 315.00 FEET;

THENCE NORTH 1°12'39" EAST, 1,520.32 FEET TO THE SOUTH LINE OF BOWMAN ROAD;

THENCE ALONG SAID SOUTH LINE, NORTH 89°39'58" EAST, 842.68 FEET;

THENCE SOUTH 00°20'02" WEST, 11.91 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,055.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS SOUTH 89°39'58" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°59' 56", AN ARC LENGTH OF 423.48 FEET;

THENCE AT RIGHT ANGLES, SOUTH 38°26'32" EAST, 580.00 FEET TO THE AFOREMENTIONED NORTHWEST LINE OF SOUTH CHINA LAKE BOULEVARD;

THENCE ALONG SAID NORTHWEST LINE, SOUTH 51°33'28" WEST, 500.00 FEET TO THE TRUE POINT OF BEGINNING; and

to change the zone classification from the present classification of Estate-Density Residential E-2 to Single-Family Residential/Planned Unit Development (R-1/PUD) for the following described two (2) parcels:

PARCEL "A"

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 9;

THENCE ALONG THE WEST LINE THEREOF, NORTH 1°12'39" EAST, 110.92 FEET TO THE CENTERLINE OF SOUTH CHINA LAKE BOULEVARD;

THENCE ALONG SAID CENTERLINE, NORTH 51°33'28" EAST, 1,022.17 FEET;

THENCE LEAVING SAID CENTERLINE, AT RIGHT ANGLES, NORTH 38°26'32" WEST, 55.00 FEET TO A POINT IN THE NORTHWEST LINE OF SAID SOUTH CHINA LAKE BOULEVARD;

THENCE CONTINUING NORTH 38°26'32" WEST, 315.00 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED SUBJECT PARCEL;

THENCE SOUTH 87°02'26" WEST, 507.22 FEET TO THE EAST LINE OF SOUTH NORMA STREET;

THENCE ALONG SAID EAST LINE, TANGENT TO SAID CURVE, NORTH 1°12'39" EAST, 1,543.56 FEET TO THE SOUTH LINE OF BOWMAN ROAD;

THENCE ALONG SAID SOUTH LINE, NORTH 89°39'58" EAST 506.06 FEET;

THENCE LEAVING SAID SOUTH LINE, SOUTH 1°12'39" WEST 1,520.32 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL "B"

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 9;

THENCE ALONG THE WEST LINE THEREOF, NORTH 1°12'39" EAST, 110.92 FEET TO THE CENTERLINE OF SOUTH CHINA LAKE BOULEVARD;

THENCE ALONG SAID CENTERLINE, NORTH 51°33'28" EAST, 1,022.17 FEET;

THENCE LEAVING SAID CENTERLINE, AT RIGHT ANGLES, NORTH 38°26'32" WEST, 55.00 FEET TO A POINT IN THE NORTHWEST LINE OF SAID SOUTH CHINA LAKE BOULEVARD AND THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED SUBJECT PARCEL;

THENCE ALONG SAID NORTHWEST LINE, SOUTH 51°33'28" WEST, 612.54 FEET;

THENCE NORTH 82°49'45" WEST, 28.58 FEET TO A POINT IN A CURVE IN THE EAST LINE OF SOUTH NORMA STREET, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 955.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS SOUTH 52°47'00 WEST;

THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°25'39", AN ARC LENGTH OF 640.51 FEET;

THENCE LEAVING SAID CURVE AND EAST LINE, ALONG A SECANT LINE, NORTH 87°02'26" EAST, 507.22 FEET;

THENCE SOUTH 38°26'32" EAST, 315.00 FEET TO THE TRUE POINT OF BEGINNING.

All of the above described property is generally bounded by China Lake Boulevard, Bowman Road, Norma Street and Dolphin Avenue.

APPROVED AND ADOPTED this 5th day of February, 1986, by the following vote:

AYES: Mayor Bergens, Councilmembers Mower, Condos, Pearson, and Wiknich

NOES: None

ABSTAIN: None

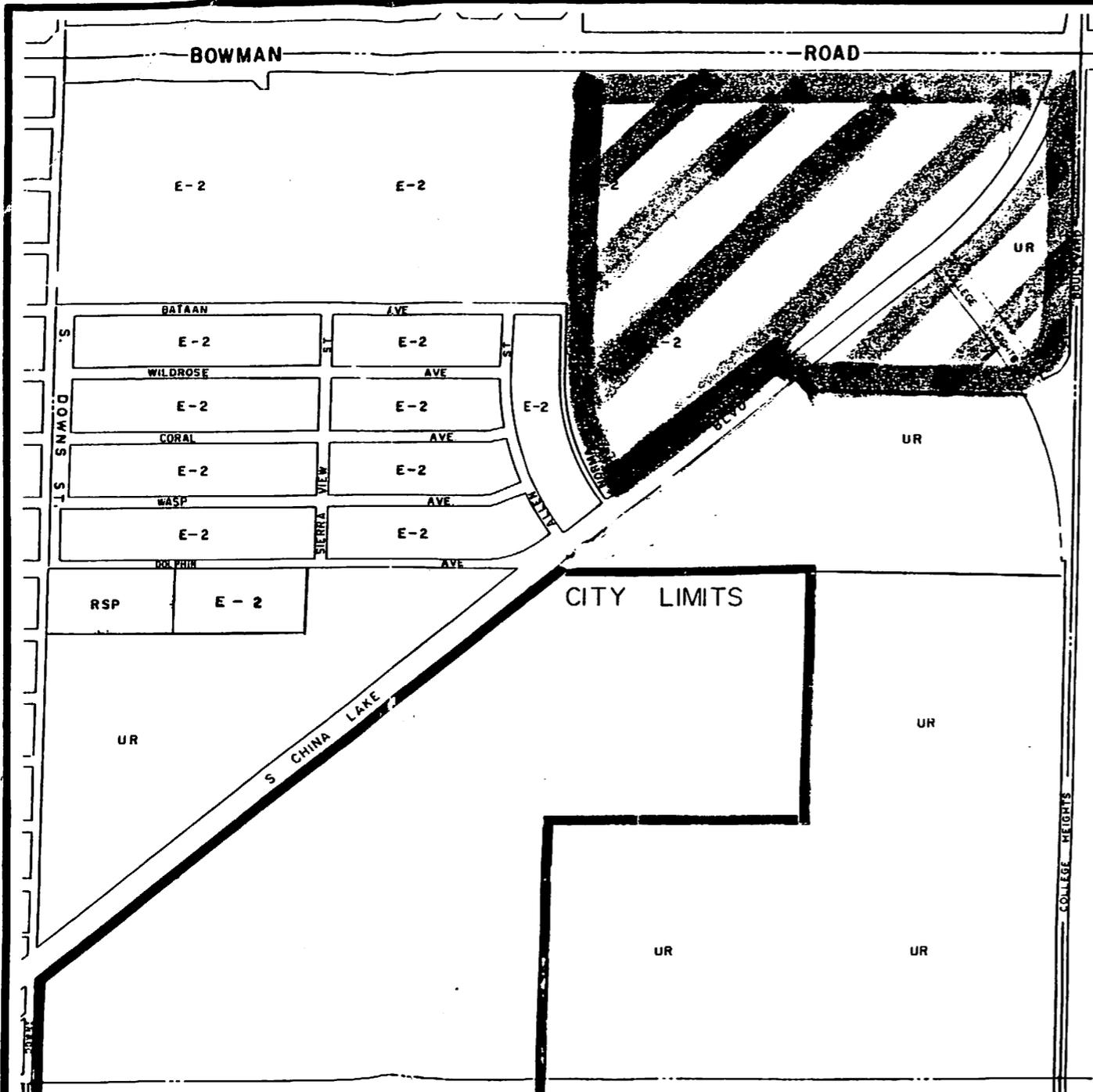
ABSENT: None


Anna Marie Bergens, Mayor

ATTEST:

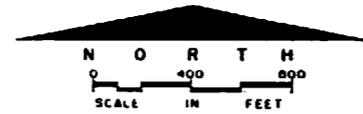

Joyce M. Taft, City Clerk

ZONE CHANGE 85-22, PART II



ZONE PLAN CITY OF RIDGECREST CALIFORNIA

APPROVED PLANNING COMMISSION DATE MARCH 31, 1984 ADOPTED CITY COUNCIL DATE APRIL 16, 1984



L E G E N D

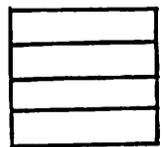
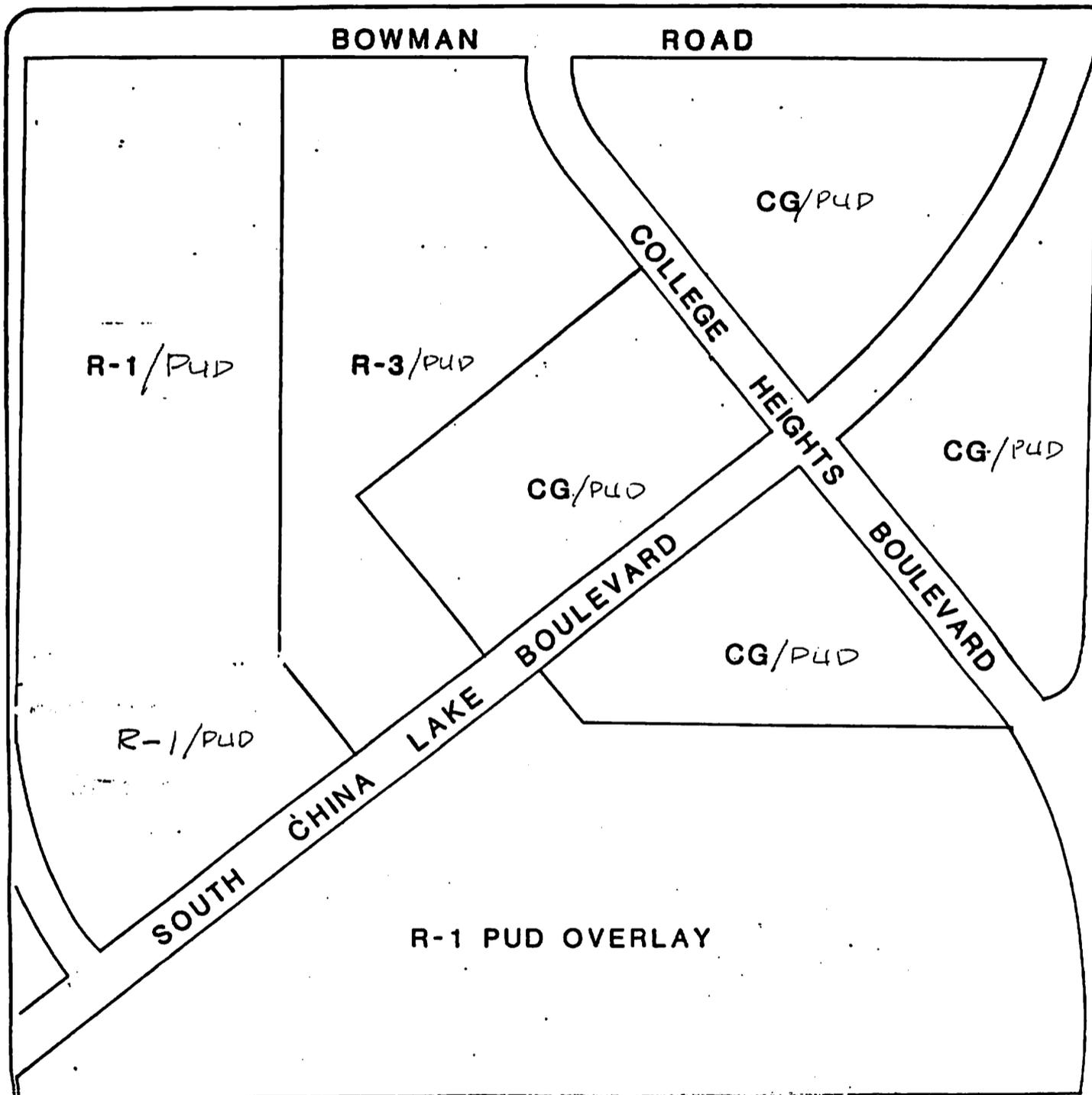
- "RSP" RECREATION, SCHOOLS & PUBLIC USE
- "UR" URBAN RESERVE
- "E" ESTATE RESIDENTIAL DISTRICTS
 - E-1 40,000 SQ FT MIN SITE AREA
 - E-2 10,000 SQ FT MIN SITE AREA
- "R" SINGLE FAMILY RESIDENTIAL DISTRICT
 - R-1 6,000 SQ FT MIN SITE AREA
 - R-2 3,000 SQ FT MIN SITE PER UNIT
 - R-3 2,000 SQ FT MIN SITE PER UNIT
 - R-4 1,000 SQ FT MIN SITE PER UNIT
- "M" MULTI FAMILY RESIDENTIAL DISTRICT
 - M-2 3,000 SQ FT MIN SITE PER UNIT
 - M-3 2,000 SQ FT MIN SITE PER UNIT
 - M-4 1,000 SQ FT MIN SITE PER UNIT
- "MHM" RESIDENTIAL MOBILEHOME DISTRICT
- "PO" PROFESSIONAL OFFICE DISTRICT
- "C" COMMERCIAL DISTRICTS
 - CN NEIGHBORHOOD COMMERCIAL
 - CG GENERAL COMMERCIAL
 - CS SERVICE COMMERCIAL
- "PUD" PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT
- "M" INDUSTRIAL DISTRICTS
 - M-1 LIGHT INDUSTRIAL
 - M-2 HEAVY INDUSTRIAL

A M E N D M E N T S

ORD NO	DATE	CHANGE	ORD NO	DATE	CHANGE
84-08	4-6-84	ADOPTED			
85-13-6	3-6	UR - E-2			

SECTION NO.
9

EXHIBIT "A"



PROPOSED ZONING

ARROW ENGINEERING INC.

ARCHITECTURE

ENGINEERING.

P.O. BOX 84
BISHOP, CALIF. 93514
(619) 872-4011

249 BALSAM ST.
RIDGECREST, CALIF. 93555
(619) 375-3333

APPROVED:

JOB NO.:

SHEET NO.: