

Community Economic

&

Development

Department

# CEDD MONTHLY REPORT

The month of August has seen the approval of building plans for the new Marriot Hotel & Office project within the Business Park. Construction is now being scheduled for the beginning of October.

Two additional parcels are in the negation process within the Business Park. Staff has begun work on the development of the City and Business Pak Landscaping and Lighting District.

The Rite-Aide project has submitted building plans for a Building Plan Check to our Building Department and awaits site review by Kern County Plan Check. Demolition is currently planned for October.

Other new Economic Development projects are being proposed near Ridgecrest Boulevard and Downs as well as new retail on China Lake Boulevard.

First drafts sections of the Wal-Mart EIR have been received by staff and are now undergoing review and comment.

Construction continues on Searles Lake Federal Credit Union project.

Other new projects being proposed are a new Grandstay Hotel to be located on China Lake Boulevard between the Business Park and K-Mart. This project is an extended stay 56 unit project. Also currently planned on the site are several retail sites.

Housing projects this month have included a request for development assistance by Shibu Basuthakur with his project The Esplanade and by The Willows apartment project.

# CITY PLANNING

During the latter part of August the Planning staff has been busy with the following projects:

## **PLANNING & ZONING COMMITTEE:**

**Approved by the P&Z Committee on August 23, 2006:**

The P&Z Committee's Scope as follows:

1. Resolve issues that become deadlocked at Planning Commission level.
2. The Steering Committee for the City of Ridgecrest General Plan Update.
3. Available early-on to meet and confer with developers as a sounding board for feedback regarding projects needing General Plan Amendments or Zoning Changes.
4. Dynamo initiator for big picture programs involving physical planning, (examples include: BLM land swap, Bowman Creek Linear Park Master Plan, Design Program for China Lake Blvd, Olde Towne Design guidelines).



## **CITY COUNCIL:**

**To be considered by the City Council on September 20, 2006:**

1. A request by the City of Ridgecrest for A GENERAL PLAN AMENDMENT GPA-06-11 FROM LOW DENSITY RESIDENTIAL (LD) TO MEDIUM DENSITY RESIDENTIAL (MD) ON 4.59 ACRES LOCATED AT THE SOUTHWEST CORNER OF CHURCH AVE. AND DOWNS ST.
2. A request by the PAM Companies for A GENERAL PLAN AMENDMENT FROM COMMERCIAL/PROFESSIONAL OFFICE (C) TO LOW DENSITY RESIDENTIAL (LD) ON 3.01 ACRES,
3. A request by the PAM Companies for a rezoning ON THE WEST 1.5 AC FROM LOW-DENSITY MULTI-FAMILY RESIDENTIAL (R-2) TO SINGLE FAMILY RESIDENTIAL (R-1) AND ON THE EAST 1.5 AC FROM PROFESSIONAL OFFICE (PO) TO R-1,



4. A request by Dr. Shibu Basuthaker for a General Plan Amendment and Zone Change on ON 51.31 AC LOCATED AT THE NW CORNER OF SANDERS ST. AND LAS FLORES AVENUE,
5. A request by the PAM Companies for a rezoning and a General Plan Amendment for 11.08 AC LOCATED ON DOWNS ST., SOUTH OF LAS FLORES AVE. AND NORTH OF ARGUS AVE. FROM MULTI-FAMILY (R-2) TO SINGLE FAMILY (R-1) AND GENERAL PLAN AMENDMENT FROM MEDIUM DENSITY (MD) TO LOW DENSITY (LD), and,
6. A request by Benchmark Opinions for a rezoning 50.45 ACRES LOCATED AT THE NE CORNER OF SPRINGER AVENUE AND NORMA STREET (URBAN RESERVE) TO E-3 ESTATE RESIDENTIAL / 7,500 S.F. MINIMUM LOT SIZE.



### **PLANNING COMMISSION:**

#### **Approved by the Planning Commission on August 22, 2006:**

1. An AMG Associates Site Plan Review for a 81 Unit Family Housing Complex with a Community Center located on 6 acres at 340 South Downs Street was approved by the Planning Commission on August 22, 2006,



#### **To be considered by the Planning Commission on September 26, 2006:**

2. A General Plan Amendment, Zone Change and Subdivision proposal by Carol Vaughn for the approval of 242 single family lots on 79.6 acres located at the northwest corner of Mahan Street and Springer Avenue.
3. A request by Heller Development for site plan approval for a 112 unit multi-family residential project located on 7.6 acres 800 feet north of the northwest corner of Ridgecrest Blvd., and Gateway Blvd,
4. A request by PAM Companies to create a 51 lot single family subdivision on 13.06 acres located at the southeast corner of Drummond Ave and N. Inyo Street,
5. A request by Dave Sjaastad: to create a 3 Estate Density (10,000 sf min) lot subdivision on 1.2 acres located at the northeast corner of Sydnor Ave and Carolyn Street,
6. A request by AMG to create a 12 lot General Commercial (GC) subdivision on 4.60 ac. located at the SW corner of Ridgecrest Blvd and Downs Street, and,
7. A request by the Desert Empire Fair for a 1 year extension and a revision to the approved TPM 11182 to create a three lot division on 81.5 acres.

	CASE NO.		APPLICANT	APN #	Size	ADDRESS/LOCATION	PROJECT DESCRIPTION	Application Complete, Fees collected.	By	DISPOSITIO
<b>PC ACTION TAKEN</b>										
1	<b>ZC GPA</b>	<b>06-01 06-01</b>	Taft	080-020-03	14.5 ac	NE corner or Bowman & Sunland	From R-1 to R-3TTMr6710 remainder & from LD to MD	5200	ph	4/11/06 appr'd w/conditions,no vote 5/10, appealed PZ; b CC Aug 2 aapr. CC
1	<b>SPR 06</b>	<b>11</b>	Taft Corp	080-020-30 remainder parcel		NW cor Bowman and Forest Knoll	TTM 6893 Condo	3620	ma	4/11/06 appr'd w/conditions,no vote 5/10, appealed PZ; b CC Aug 2
2	<b>VAR</b>	<b>06-01</b>	Eloy Rodriques		7400 sf	320 N Helena	garage being constructed 2' from PL, need 3' variance	1210	ph	4/11 PC DENIED Ap ,Appr'd CC 8/2
3	<b>ZC GPA</b>	<b>05-01 05-01</b>	Schiller	463-013-02, 453-013-11	7.32 ac	S. of Graff between Inyo & Downs	Fr. M1 to R3 with GPA fr. Industrial to Med. Resid.for Desert Willow Apts SPR-06-09	Fee expt		PC appr'd to CC 8/2
4	<b>ZC GPA</b>	<b>06-05 06-04</b>	Dr. Shibu Basuthakur	067-041-12,13	51.31 ac	NW cor Las Flores & Sanders	R-2 to R1 w/GPA MD to LD R-1 to R1/PUD RSP to R1/PUD w/GPA PS to LD (see TTM 6867)	5200	ph	App'd 6/13 TO CC 9
4	<b>06</b>	<b>6867</b>	Dr. Shibu Basuthaker	067-040-12,13	51.31 ac	NW corner Las Flores & N. Sangers	190 lots	2980 500	ph	App'd 6/13 to ZC/GF 9/20 <b>NEED SPR</b>
5	<b>ZC GPA</b>	<b>06-08 06-07</b>	PAM	067-050-21	11.08	Agnus & Downs "Helena"	R-2 to R-1 44 lots TTM 6790	5200	ph	5/9 PC aprv'd 6/13 to 9/20
5	<b>06</b>	<b>6790</b>	PAM	067-050-21	11.08	Argus and Downs	R-2 to R-1 44 lots w ZC GPA	2980 500	ph	5/9 PC aprv'd 6/13 to GPA CC 8/16



## PENDING PC ACTION

3	ZC GPA	06-02 06-02	Carol Vaughn	508-010-04-08	79.6 ac	NW corner Mahan and Springer	From UR to R-1 TTM6798 RD to LDR	5200	ph	5/09 PC cont 6/27to to 9/26
3	06	6798	Carol Vaughn	508-010-04 - 08	79.6 ac	NW corner Mahan & Springer	243 lots and 2 park/basin lots (w/ZC & GPA-06-02)	2980 500	ph	5/09 PC cont 6/27to to 9/26
4	ZC GPA	06-07 06-06	AMG	343-370-03,04	7.8	NE cor Richmond Upjohn	GC to R-1 & GPA C to LD no TTM# yet	5700	ph	5/9 PC NO BIOTA/M cont 6/13,7/11cc vot <b>PC 8/22</b>
5	SPR	05-11	AMG			340 S Downs	81 unit family apt project Larkspur		ma/gp	Appld CC 1/18/06 R for PC approval 7/ <b>8/22 PC</b>
1/6/00	SPR	-06-13	Heller Dev	396-040-07,08	112 units	NW corner Ridgecrest and Sunland	112 unit Apt Condo on 7.64 ac	3620 500	ph	CON to SCH 6/20 N to SCH 7/20 <b>PC 8/2</b>
6/16/06	TPM	11584	Dave Sjaastad	453-020-39	1.2	NE cor Sydnor & Carolyn	create 3 parcels in E-2	1010 60	ph	<b>PC 9/26</b>
6/17/06	TPM	11562	AMG	508-020- 04,05,06	5.37	RC/Downs SW cor	SW cor RC/Downs create 12 CG lots	1010 500	ph	PC 9/26
8/21/06	TTM	11182 Ext	Desert Empire Fair Grounds	343-014- 26,28,19		Richomond/Radar	divide 3 parcels	760	ph	8/1 sub pmt
5/4/06	TTM	6908	Pam Co.	456-010- 02,03,08	13.06	Drummond at Inyo and Downs	51 lots	2986 credit 500	ph	
8/8/06	ZC GPA	06-12	PAM	343-070-24	13.04	SW cor Richmond/Upjohna	GPA :C to LD ZC : RHM & GC to R-1	5200	ph	NEED SCH MAILING
8/8/06	TTM	6927	PAM	343-070-24	13.04	SW cor Richmond/Upjohna	56 lots w/GPA/ZC	3620	ph	NEED SCH MAILING
8/8/06	SPR	-06-17	Bernard Connolly	396-500-02	1.43	SE cor E. Drummond Ave. & Chelsea	11,600 sf Professional office	2510	ph	tentative <b>10/10 PC</b>

**ACTIVE NON PC  
ITEMS**

	<b>LM</b>	<b>-06-03</b>	Dye/C5	419-072-03,04,05 419-073-01		1551,1555 China Lake	Merge 4 lots	210	ph	Recording To Cnty 7/
	<b>LM</b>	<b>06-05</b>	Mark Ball	081-072-28,29		900 Randall	Merge 2 lots	210		Recording to Cty 7/2 up by applicant
	<b>LLA</b>	<b>06-06</b>	K-Partners Marriott	033-071-20,21		105 Sydnor	Adjust lot lines for Marroitt			sent to Eng for review back needs major workRECEIVED PAR MAP WAIVER?
	<b>LM</b>	<b>06-04</b>	Roberta Laignel	081-052-18,19		1625 porter	merge 2 lots	210	ph	Recording sent to Ct
	<b>LLA</b>	<b>06-07</b>	EJ Ent. Jon Mule	418-030-03,04		1409,11,13,15	merge 2 lots	210	ph	To Eng for review 7/ appvd, hand car to r
	<b>LM</b>	<b>06-08</b>	Becker			1501 N. Inyo	merge 4 lots	210	ph	
8/10/06	<b>LLA</b>	<b>06-09</b>	EJ Ent. Jon Mule	418-030-03,04,	4 lts	1409,11,13,15	adjust 4 lots	210	ph	
6/16/06	<b>SPR</b>	<b>06-14</b>	United Rentals	453-031-02		1241 Inyokern	Add Silo batch to existing	680 60	ph	Site visit w/MA ok to notice
6/18/06	<b>SPR</b>	<b>06-16</b>	Eloy Rodriquez	418-062-12	3 units	710 Atkins	Add 728 sf to existing triplex in R3	680 60 25	ph	In house ?
6/30/06	<b>SPR</b>	<b>06-15</b>	Micheals Interiors	418-110-02	2980 sf	1519 Norma	Add 2980 sf storage	680 60	ph	In house Ste visit w/

7/12/06

SGN

06-17

Pacific Tile  
Jacobs

531 W. Upjohn

**PROJECTS ON HOLD**

	<b>ZC</b>	<b>05-05</b>	Pam Co.	455-100-06 E-2 455-100-09 E-1	Ac. 32.96 112.7	SE corner of Mahan and Ridgcrest	From E-1,E-2 to E-3 Hidden Lakes 466 lots TR 6691	2350 + 500		HOLD for Enviromen
	<b>CUP</b>	<b>05-29</b>	Cingular Wireless/Parsons			1529 McLean Way	Cell Tower at R/C Business Park	1800		

**WITHDRAWN OR  
DEAD**

	<b>ZC GPA</b>	<b>06-11 06-10</b>	PAM	033-050-24	38	Chelsa No of Business Park	R-3 and CS to M1 GPA to I	5200	ph	Agency sent 4/10 4 OWNER WITHDREV
	<b>GPA</b>	<b>06-12</b>	CRS LLC	418-010-05	5.96	NE cor Ward and Sierra View	R-2/MD to R-1/LD	5200	ph	OWNER WITHDREV process 5200 refund ck clears
7/20/06	<b>TTM</b>	<b>6903</b>	CRS LLC	418-010-05	5.96	Sierra View at Ward	27 R-2 lots	2980 500Cks retn HOLD	ph	SCH 7/27
	<b>GPA ZC</b>	<b>05-02 05-06</b>	Pam Co.	343-070-24	13 .04 ac	South of Upjohn, East of So.Richmond, North or Bowman	From RHM/CG to R-3 PUD w/GPA Comm. to Med Resid. Sunpoint East 216 units	5200 + 500		6/9 PC OWNER WITHDREW
	<b>ZC GPA</b>	<b>06-10 06-09</b>	PAM	455-101-08,06	17.7 & 20 ac	NW Cor R/C and Mahan with 125 ac	E-1 to RSP & R-2 E-2 to E-3 GPA to PS &	5200	ph	5/9 PC Part of Hidde NO BIOTA OWNER WITHDRW

Code

Enforcement



## Code Enforcement Office Monthly Status Report

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Date: September 5, 2006  
To: Gary Parsons, Karen Gamble  
From: Bob Smith  
Re: Month of August 2006 Statistics

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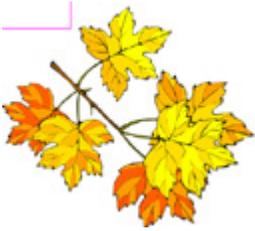
<b><u>Complaints:</u></b> 32	YTD 205
Initiated: 2	YTD 42
<b><u>Site Inspection Days:</u></b> 17	YTD 105
<b><u>Site Inspections:</u></b> 68	YTD 537
<b><u>Correspondence:</u></b> 41	YTD 241
<b><u>RV/Oversized Warnings:</u></b> 5	YTD 83
<b><u>Contacts:</u></b> 127	YTD 893
Telephone Received: 73	YTD: 567
Citizen Phone Contacts Made: 43	YTD: 432
Citizen Walk-in: 1	YTD: 6
E-Mails: 1	YTD: 5
U.S. Mail: 0	YTD: 0
Field Contacts: 32	YTD: 209
<b><u>Pre-Abatement/Public Hearing Scheduled:</u></b> 0	YTD 0
<b><u>Abatements:</u></b> 0	YTD 0
<b><u>Demolitions/Voluntary Compliance:</u></b> 0	YTD 0
<b><u>Training:</u></b> 0	YTD 80
<b><u>Clean Up Projects:</u></b> 0	YTD 1
<b><u>Clean up pounds/tons:</u></b>	YTD 1
Total Cost:	YTD: \$269.80
<b><u>Miscellaneous Service Reports Opened:</u></b> 32	YTD 184
<b><u>Miscellaneous Service Reports Closed:</u></b> 9	YTD 82
<b><u>MSRs Percentage Closed</u></b> 384 of 516	74.4%
<b><u>CEO Cases Open:</u></b> 0	YTD 0
Cases Still Open: 0	
<b><u>Cases/Reports Closed</u></b> 0	YTD 1
Percentage Closed: 100%	
<b><u>Percentage of Compliance with no Citations:</u></b>	100%
<b><u>Citations Issued:</u></b> 0	YTD 0

**Key Locations for Open Cases:**

600 Block Felspar, 300 Block Helena, 400 Block Reeves, 200 Block S. Gold Canyon, 300 Block E. Robertson, 700 Block La Paloma, Ginger at Sunset, 600 Blk. Maime, Willow at Downs, 100 Block Valley, 1000 Block W. Willow, 800 Block Balsam, 100 Blk. S. Silveridge, Upjohn at Norma, SB Sunset at Upjohn, 500 Block Vera, 200 S. Orchard, 1400 Blk. W. Upjohn, 600 Blk MaryAnn, 800 Blk. Lakeland, 1100 Blk. Randall, 100 N. China Lake, 300 N. Mono, 1600 Blk. McCall, 1000 Blk Coronado, 300 Blk., E. Upjohn Hood at Downs, 600 Blk. Regency Ct., 1000 Blk. Las Cruces,

**Synopsis:**

**Summer fires down just over 500 percent**



Efforts to keep weeds under control this past summer season have paid off. Even though two fires is two too many, it was down from the 11 reported fires in the summer of 2005.

We haven't totally abated weed-like fire hazards, but for the most part our enforcement has at least educated the community to watch their properties more carefully.

As we go into the Fall season, we will remind the community that the falling leaves must be cleared in a reasonable amount of time. Dry leaves are a combustible source and they also can block the gutters of our city by keeping the water flow from its natural state.



**This structure was not permitted by the City of Ridgecrest and is in violation of several ordinances.**

