

Community Services Department

James McRea, Director

January Monthly Report

- January 2007

The Economic Outlook Conference FEBRUARY 15, 2007

December was a short month due to the Holidays, but considerable planning and preparation for 2007 took place.

Economic Outlook Conference and Business Expo & Continental Breakfast will begin at 7:30 a.m.. Welcome by Ron Kicinski, President, Ridgecrest Chamber of Commerce and Steven Morgan, City of Ridgecrest Mayor Pro-Tempore. The program will contain presentations from:

IWV 2000 Corporation & China Lake Defense Alliance
Matt Anderson

Naval Air Warfare Center, Weapons Division
Brad Harlow, Deputy for Research and Engineering

*Long Term effects of "Center of Excellence" designation.
Base activities relevant to local economy.*

Searles Valley Minerals
Arzell Hale, Executive Director *Searles Valley Minerals*

Past, Present and Future

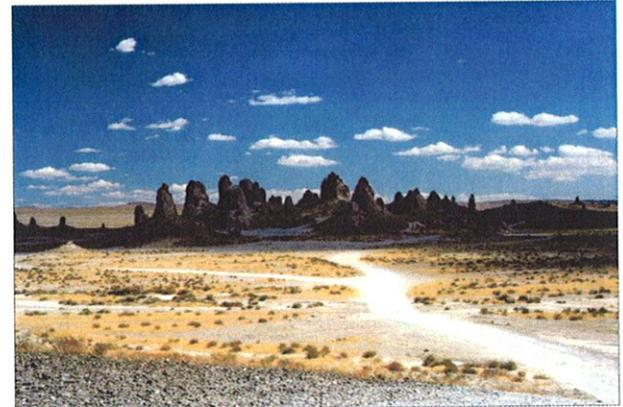
Kern County
Don Maben, Supervisor, 2nd District Chairman of the Board of Supervisors
Richard Chapman, President and CEO Kern Economic Development Corporation.

Sierra Sands Unified School District,
Joanna Rummer, Superintendent

Preparations for future

City of Ridgecrest
Harvey Rose, City Manager

Growth Plans.



James McRea

Public Services Director

Gary Parsons

Economic Development Manager

Matthew Alexander, AICP

City Planner

Bob Smith

Code Enforcement Officer

For More Information please contact;
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City of Ridgecrest Planning Department

During the latter part of December and first half of January, the Planning staff has been busy with the following projects:

PLANNING & ZONING COMMITTEE:

The P&Z Committee met on November 15, 2006 to interview Planning Consultants to prepare the City's General Plan update, an EIR and new Zoning Ordinance. The firm that received the unanimous support of the P&Z Committee, (and other members of the City's General Plan Consultant Selection Committee), was Matrix Design Group, (MDG). A recommendation to hire MDG shall be considered by the city council on January 17, 2007.

MDG was not only considered to be the best qualified and suited to assist in the preparation of a General Plan update / EIR and new Zoning Ordinance but also, far and away the low bidder. MDG's sticker price is \$295,000 - proposed to be spread out over two fiscal years. The other two consultants interviewed on December 15 were asking \$400,000 and \$720,000 respectively.

Some of the reasons contributing to MDG's "below market" rate for the amount of work proposed include the following: 1) MDG is already under contract with NAWS and has a large Ridgecrest area data base built, 2) our Planning staff has agreed to take on portions of the General Plan citizen review process normally undertaken by the consultant, and, 3) the City's current contractual agreement with Kern COG for GIS services has helped reduce costs.

The Ridgecrest General Plan update promises to be among the most highly visible municipal projects during the next 18 to 24 months.

The P&Z Committee held a meeting on December 21, 2006. The appropriateness of Tattoo Parlors to be permitted under the City's Home Occupation Permit was discussed. A staff report will be forthcoming at the P&Z Committee's next meeting scheduled for January 24, 2007.

PLANNING COMMISSION:

The Planning Commission shall meet on January 23, 2007. Two public hearing items shall be considered by the Planning Commission at that time:

1. Site Plan Review SPR-06-20 : Applicant: David Lewis by Kiran Mehra Architect

A request to build a 804 sf Coffee Shop with a drive thru with indoor and outdoor seating, in a CG-General Commercial zone on .22 acres corner lot at the NE corner of South China Lake Blvd and Robertson Ave, 335 So. China Lake Blvd. APN: 478-053-10 & 11, and,

2. Tentative Tract Map 6912: Applicant: John Baer

A request to create a 23 lot E-2 (10,000 s.f. min.) subdivision on 7.4 ac. located west of Brianna St and east of Del Rosa Drive. APN 510-041-(01-17), 510-042-(01-17), 510-043-(01-16)

At which time the Commission approved a five lot commercial Tentative Parcel Map located north of K-Mart between China Lake Blvd. and Chelsea Street. This division of land will facilitate a Grand Stay Hotel and Suites, (anticipated to submit a Site Plan application to the staff in the near future).

Code Enforcement Office Monthly Status Report

Date: January 12, 2007
 To: Jim McRea, Karen Gamble
 From: Bob Smith
 Re: Month of December 2006 Statistics

<u>Complaints:</u> 13	YTD 268
Initiated: 1	YTD 60
<u>Site Inspection Days:</u> 8	YTD 162
<u>Site Inspections:</u> 54	YTD 837
<u>Correspondence:</u> 13	YTD 292
<u>RV/Oversized Warnings:</u> 1	YTD 92
<u>Contacts:</u> 85	YTD 1591
Telephone Received: 27	YTD: 745
Citizen Phone Contacts Made: 51	YTD: 567
Citizen Walk-in: 0	YTD: 8
E-Mails: 0	YTD: 7
U.S. Mail: 0	YTD: 0
Field Contacts: 7	YTD: 261
<u>Pre-Abatement/Public Hearing Scheduled:</u> 0	YTD 0
<u>Abatements:</u> 0	YTD 0
<u>Demolitions/Voluntary Compliance:</u> 0	YTD 0
<u>Training:</u>	YTD 88
<u>Clean Up Projects:</u> 0	YTD 1
<u>Clean up pounds/tons:</u>	YTD 1
Total Cost:	YTD: \$269.80
<u>Miscellaneous Service Reports Opened:</u> 13	YTD 268
<u>Miscellaneous Service Reports Closed:</u> 5	YTD 183
<u>MSRs Percentage Closed</u> 522 of 587	88.9%
<u>CEO Cases Open:</u> 0	YTD 0
Cases Still Open: 0	
<u>Cases/Reports Closed</u> 0	YTD 1
Percentage Closed: 100%	
<u>Percentage of Compliance with no Citations:</u>	100%
<u>Citations Issued:</u> 0	YTD 0

Key Locations for Open Cases:

500 Block Las Posas, 1200 Blk W. Mariposa, 500 Blk Rio Bravo, 600 Blk Ginger, 500 Blk Scott Street, Ranger at Hood, Green Acres Park, 300 Blk Fountain, 100 Blk Sunset, 1200 Blk Rebecca, 1300 Blk S. Farragut, 1200 Blk S. Farragut

Synopsis:

Holiday Season slows complaint process; Work continued around the city

The Holiday season between Thanksgiving and the end of the year brought a mere 16 calls for service to the Code Enforcement Division. The extra time was put forth to good use as several properties in Ridgecrest have almost completed the abatement process that was issued to them.

The Code Enforcement Division is proud to report that no "Administrative Citation" was issued in the calendar year, and no Planning Commission hearings involving its cases had to be heard. This was due to the diligent work by the parties involved to abate their properties when requested to do so.

Keep of the good work citizens of Ridgecrest!

**On a lighter note:
Don't forget to pick up ALL of your signs
you place after your garage sales,
special events and elections. Thanks!**

