

November Monthly Report

Public Services

Department

**Economic Development
Planning & Building
Code Enforcement**

ECONOMIC DEVELOPMENT

- Gary Parsons

The economy still remains strong. New construction has begun on several new projects within the Business Park including the Spring Hill Suites Hotel and Office Development, the new Taco Bell and Searles Lake Federal Credit Union buildings. The Rite Aide development is targeted to begin demolition in January of 2007 and The Wal-Mart public hearing process should begin in January with construction to begin if the development is approved in 2007. Construction continues at the corner of Bowman and China Lake Boulevard at the new retail building. Discussions have begun on several potential developments this month including the reuse of the old savon building located in the heritage center. Retail office space availability is now down below 8% city wide.

Housing development has slow down as we await the final results of BRAC. Although some small housing development and construction is still on going we expect only a small number of new homes to be built until we see the impact of any new families coming to our community as a result of BRAC.

The first part of the year should bring a number of new projects to the community with the construction of the second hotel and office development beginning as well as the new Navy Federal Credit Union building.

New and existing small business continue strong with several new small business start ups occurring as well as many existing business under going expansion.

The year 2007 will be a great one; one we can all look forward to until then
Happy holidays!

CITY PLANNING

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

PLANNING & ZONING COMMITTEE:

The P&Z Committee shall meet for the better part of the day on November 15, 2006 to interview Planning Consultants to prepare the City's General Plan update, an EIR and new Zoning Ordinance. The firms under consideration include: 1) Jones & Stokes, 2) Hogle-Ireland / Michael Brandman Associates and 3) Matrix Associates.

PLANNING COMMISSION:

The Planning Commission met on December 12, 2006. 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).

ANNUAL PLANNING CASES REPORT:

The following table indicates the number of applications submitted and processed by the Planning Division during 2006:

City of Ridgecrest Planning Cases, 2006	
Home Occupation permits	83
Conditional Use permits	1
General Plan Amendments	12
Zone Changes	12
Zoning Ordinance Text Amendments	13
Lot mergers / Lot Line Adjustments	8
Tentative Parcel Maps	12
Sign Permits	20
Site Plan Reviews	20
Temporary Use permits	0
Variances	1
TOTAL NUMBER OF PLANNING APPLICATIONS	182

Code Enforcement Office Monthly Status Report

Date: December 6, 2006
To: Jim McRea, Karen Gamble
From: Bob Smith
Re: Month of November 2006 Statistics

<u>Complaints:</u> 20	YTD 255
Initiated: 9	YTD 59
<u>Site Inspection Days:</u> 18	YTD 146
<u>Site Inspections:</u> 126	YTD 783
<u>Correspondence:</u> 20	YTD 279
<u>RV/Oversized Warnings:</u> 6	YTD 91
<u>Contacts:</u> 123	YTD 1503
Telephone Received: 64	YTD: 718
Citizen Phone Contacts Made: 42	YTD: 516
Citizen Walk-in: 2	YTD: 8
E-Mails: 2	YTD: 7
U.S. Mail: 0	YTD: 0
Field Contacts: 13	YTD: 254
<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> 8	YTD 88
<i>Pandemic Flu Conference</i>	
<u>Clean Up Projects:</u> 0	YTD 1
<u>Clean up pounds/tons:</u>	YTD 1
<i>Total Cost:</i>	YTD: \$269.80
<u>Miscellaneous Service Reports Opened:</u> 20	YTD 255
<u>Miscellaneous Service Reports Closed:</u> 6	YTD 178
<u>MSRs Percentage Closed</u> 480 of 539	89.05%
<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%

Citations Issued: 0

YTD 0

Key Locations for Open Cases:

900 block of Dolphin; 200 Blk of Locust; 200 blk Hayden; 300 blk Robalo; 1300 blk Farragut; 1200 blk Farragut; 400 blk Margalo; 500 blk Suzanne; 700 block Beth Lane; 600 block White Oak; 800 Blk White Oak; 1100 Block Willow; Downs at Ward; China Lake at Rader; Green Acres MH Park; Felspar at Downs; 600 block Ward; 900 Block Boston.

Synopsis:

Sign Ordinance to be enforced beginning in January

The three-year moratorium place in effect with the City of Ridgecrest sign ordinance comes to pass in January, 2007. Efforts by the Code Enforcement Department will begin to identify those businesses and buildings that do not comply with the new ordinance that was passed in March 2003. A plan is in place to begin the enforcement, which will start shortly after the turn of the year.

Construction Sites Begin to look unkempt



Sign Ordinance Issues are on the rise

