

Community Economic & Development Director's Report



This month was one of work on the Wal-Mart EIR and the Rite-Aid project as the community awaits the Base Business Plan, most developers are also on hold as well. Projects in construction are the Taco Bell and the new five



store retail building at Bowman and China Lake. Searles Lake Federal Credit Union and two new developments are now being planned for China Lake which will become public by the first of the year providing more retail space the community.



A new 24,000 sq. ft. office building will soon be under construction with yet more space being developed in the near future both in and out of the business park to total over 50,000 sq. ft.



Despite the new retail space being developed, the purchase of Sierra Vista Mall by Sierra Sands Unified School District, we will see a further reduction in vacant retail space in the community, as low as 8%, a big change from the bad days of the late 90's.

The viewfinders event was again a great success this year bringing more visitors than last year to the community.

Attached is a report of some of the many activities the city has been involved with as economic development shows great growth and success. This has resulted in excellent gains in sales tax and TOT as well as one time money with sales of land in the business park now totally over two million dollars.

ECONOMIC DEVELOPMENT ACTIVITY FROM 2000-2006

PROJECT NAME	Private Sector	City Project	Begun Talking	Project Complete	Project In Process
NDTI		X		X	
Walgreen's		X		X	
Rite-Aid		X			X
Marriott		X			X
Hilton		X			X
2 Office Buildings		X			X
Restaurant		X			X
Taco Bell		X			X
Grand Stay & 7 Retail Outlets	X				X
Home Depot		X		X	
4 Store Complex	X				X
Wal-Mart	X				X
5 New Stores in Old Walmart	X				X
Econo Lodge Remodel		X		X	
Ridgecrest Cinemas		X		X	
Globe Project		X			X
National Health Services		X			X

PROJECT NAME	Private Sector	City Project	Begun Talking	Project Complete	Project In Process
Navy Credit Union		X			X
Beanster's	X			X	
Starbucks	X			X	
Ashley Home Furnishings	X			X	
Dart	X			X	
Rose Garden Inn		X		X	
Farris Restaurant	X			X	
China Express	X			X	
China Lake Buffet	X			X	
Lugos Restaurant	X			X	
Community Action Partnership Child Care	X			X	
Great American BBQ	X			X	
Toyko House	X			X	
Hospital Expansion	X			X	
Alta One	X			X	
Immanuel Daycare & Church	X			X	
Pizza Factory	X				X
Storage on Norma	X			X	
Relocation of Ridgecrest Motorcycle Shop (RMC)	X			X	

PROJECT NAME	Private Sector	City Project	Begun Talking	Project Complete	Project In Process
Nickolette		X		X	
2 Doctor's Offices		X			X
Searles Lake Federal Credit Union		X			X
Pony Express (Norma)	X			X	
Mon Reve	X			X	
Dollar Tree	X			X	
3 New Light Industrial Buildings in Inyokern Industrial Park	X				X
USO		X			X
New Defence Contractor Building		X			X
Remodel of Albertson's	X			X	
New Small Commercial Building @ Wal-Mart Center	X				X
Guns 4 Us	X			X	

ADDITIONAL PROJECTS	Private Sector	City Project	Begun Talking	Project Complete	Project In Process
1800 Units of Housing (ENTITLEMENT)	X			X	
300 Units of Housing (BUILT)				X	
BRAC Support		X			X
Reduction in existing vacant Retail Space by 20%		X		X	
New Event - View Finders		X		X	

Color Code

Currently Under Construction

Currently Development Negotiations Phase

CITY PLANNING

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

PLANNING & ZONING COMMITTEE:

The P&Z Committee met on October 25, and November 16, 2006:



1) October 25, 2006 Planning & Zoning Committee Meeting:

DISCUSSION OF PLANNING PROCEDURES / NAWS / CITY OF RIDGECREST

John O’Gara gives a brief overview of the NAWS process for a project proposal. John O’Gara would asked to bring everyone’s attention to Senate Bill 1468

FOLLOW UP REPORT ON GENERAL PLAN ZONING CONSISTANCIES

Staff reported to the committee that letters and maps have been distributed to Real Estate Agents in anticipation that many will be able to assist with their knowledge of the zoning issues. There have been no responses as of yet.

OUTDOOR LIGHTING

Jerry Taylor requests that an item be added to the agenda for the next meeting – Outdoor Lighting Control Ordinance.

2) November 16, 2006 Planning & Zoning Committee Meeting:

GENERAL PLAN UPDATE PROGRESS REPORT

Staff reported that they anticipate five qualified Planning and Environmental Consultants to submit proposals for the Ridgecrest General Plan / EIR and new Zoning Ordinance, (the proposals are due on

November 20th). The P&Z Committee agreed to serve as the oral review board to screen the consultants in order to make a recommendation to the City Council. Friday, December 15th was selected as the date to hold interviews.

REPORT ON RECOMMENDED ROLE FOR P&Z EX-OFFICIO MEMBER

The following position description for the ex-officio member(s) was approved by the Committee:

An ex-officio member of the P&Z is a member or representative of an agency (or interest) that is invited to participate in an advisory role to the voting members of the P&Z (city representatives).

An ex-officio member has the opportunity to provide and receive comments in a timely fashion in matters involving their agency and the City in pertinent matters pertaining to growth, zoning, and other matter of interest.

An Ex-Officio member can provide information and/or recommendations that could be of value to the full Committee within the decision making process.

OUTDOOR LIGHTING CONTROL ORDINANCE (DARK SKIES)

The Committee considered the Dark Skies Ordinance enacted by the City of Tucson and Pima County, Arizona. Jerry Taylor indicated that the Dark Skies Organization was coming out with a model ordinance that should be less complicated and less rigorous than the Tucson/Pima County ordinance. The model ordinance should be available in early 2007. The Committee agreed to wait and see how the model ordinance might fit the City of Ridgecrest.

HOME OCCUPATIONS

Staff reported that they had received a request by a resident to amend the City's Home Occupation Ordinance to permit Beauty salons to be operated at home under certain restrictions. Two beauticians with beauty shops located at commercial locations protested such an arrangement. The unanimous consensus of the Committee was to maintain the City's current prohibition on commercial beauticians operating from home.



PLANNING COMMISSION:

The Planning Commission met on October 24, and November 14, 2006:

1) Planning Commission actions on October 24, 2006:

APPROVED a request by PAM Companies to change the zoning from RMH and CG to R-1 and change the general plan from C to LD and TTM 6927: A request to create a 56 lot Single Family Density (R-1) subdivision Tentative Tract Map 6927; Project is located on 13.04 ac at the SW corner of Upjohn Ave and Richmond St. APN: 343-070-24.

APPROVED a request by Miguel, LLC, Dru Hawkins by Superior Construction - Site Plan Review SPR-06-19 A request to build a 8,075 sf single story office building, in a CG-General Commercial zone on .72 acres located at the SW corner of South China Lake Blvd and Miguel Ct, 555 So. China Lake Blvd. APN: 480-010-07

2) Planning Commission actions on November 14, 2006:

ACTIONS taken on behalf of a General Plan Amendment, Re-Zoning, and Tentative Tract Map for 79.6 acres located at the Northwest Corner of Mahan Street and Springer Avenue, (APN 508-010-04 thru 08), Carole Vaughn, applicant are as follows:

- 1. Approve a recommendation to the Ridgecrest City Council to DENY a General Plan Amendment to the Land Use Designation on the subject property from Rural Density to Estate Density,**
- 2. Approve a recommendation to the Ridgecrest City Council to APPROVE a Zone Change on the subject property from Urban Reserve, (UR) to Estate Density, (E-1), 40,000 sq. ft. minimum residential lot size, including the approval of a Mitigated Negative Declaration on behalf of the Zone Change, and,**
- 3. Continue the application for the Tentative Tract Map.**

APPROVE an application by AMG & Associates for TPM 11562, a request to create a redesigned 10 lot General Commercial (GC) subdivision on 4.60 ac. located at the SW corner of Ridgecrest Blvd and Downs St. APN 508-020-06.

APPROVE a request for a 1 year extension by Neil Christman TTM 6221 to the approved TTM 6221 dated November 18, 2003. TTM 6221 is a request to create a 51 lot subdivision with lots ranging from 20,000 s.f. to 40,000 s.f. in size located west of College Heights Blvd and east of Warner St. between Springer Ave. and Dolphin Ave on 40 acres. Original APN 509-020-12 and 13.

APPROVE a request by Desert Willow Apartments, (TPM 11557), to create a (2) 1.26 ac parcel subdivision on 2.5 acs. Zoned R-3 located at the north end of El Prado Street which is north and east of Inyo street and Ward Ave. APN 453-013-11.

APPROVE a request by Katie Slater, (TPM 11650), to create a 2 Estate Density (10,000 sf min) subdivision on .5 acs. located at 724 S. Allen ST. APN 479-051-06.

HOUSING UNIT STATUS REPORT:

Please be advised that the City has approved 1,539 residential subdivision lots and 227 apartment units for a total of 1,766 dwelling units during 2006. By comparison, the total number of dwelling units approved in Ridgecrest between 2002 to 2005 was 540.

This means that during 2006, the number approved housing units were up 1,308 % over the average annual rate during the past four years.

Code Enforcement Office Monthly Status Report

Date: November 7, 2006
To: Gary Parsons, Karen Gamble
From: Bob Smith
Re: Month of October 2006 Statistics

<u>Complaints:</u> 27	YTD 235
Initiated: 8	YTD 50
<u>Site Inspection Days:</u> 17	YTD 128
<u>Site Inspections:</u> 99	YTD 657
<u>Correspondence:</u> 9	YTD 259
<u>RV/Oversized Warnings:</u> 2	YTD 85
<u>Contacts:</u> 94	YTD 1380
Telephone Received: 61	YTD: 654
Citizen Phone Contacts Made: 8	YTD: 474
Citizen Walk-in: 0	YTD: 6
E-Mails: 0	YTD: 5
U.S. Mail: 0	YTD: 0
Field Contacts: 25	YTD: 241
<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> 0	YTD 80
<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> 35	YTD 222
<u>Miscellaneous Service Reports Closed:</u> 89	YTD 172
<u>MSRs Percentage Closed</u> 474 of 519	91.3%
<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 Blk Oasis; 200 Blk Fire Opal; 1700 Blk S. China Lake; Carolyn at Inyo; 1200 Blk Mariposa; Ridgecrest at Downs; 1100 Blk N. Randall; 200 Blk Mesquite; 600 Blk E. Church; 200 Blk E. Wilson; 900 Blk N. Norma; 1000 Blk Canejo; 1600 Blk S. Mayo; 200 Blk W. Upjohn; Ward at Downs; 900 N. Randall; 100 Blk S. Norma; 600 Blk Maryann; Las Flores at Downs; 1100 Blk Yorktown; 600 Blk E. Ridgecrest Blvd.; 600 Blk S. China Lake; Ridgecrest at China Lake; 400 Blk N. China Lake; 500 Blk Suzanne; 2000 Blk Coral Sea; 600 Blk Calvert; Benson at Alvord; 300 Blk E. Church (3); 600 Blk E Church; 100 Blk W. Church;

Synopsis:

Code Enforcement will step up efforts to enforce major blighted area

With the end of the year approaching and the BRAC process picking up steam, the code enforcement efforts in the city will be stepped up across the city. Among the areas to be focused on will be the major blighted business areas in the industrial, north and downtown sections of town. These efforts will provide a long-lasting effect on the City of Ridgecrest and the perspective residents who will soon be coming to make a home. Also on the radar will be the planning and implementation phase of the sign ordinance that was passed three years ago and goes into affect in January 2007.

WORK CONTINUES ON MOBILE HOMES IN BOULDER POINT COMMUNITY



While work is being completed, some homes have been cleared to live in, proving the enforcement effort is strong when compliance is voluntary.

BLIGHTED AREA OFF BALSAM A CONCERN TO RESIDENTS AND BUSINESSES

