

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT



SEPTEMBER MONTHLY REPORT

Community Economic & Development Director's Report



The month of September was month of working on some new and lot of existing Development projects.

These included the Wal-Mart's EIR, Rite Aid, National Heath Services, Willows Apartments and several others. The department is still seeing a large number of private



developments being considered throughout the city and has been involved in a large number of meetings to aid these individuals in the development and planning.



The department has also begun work on a landscape and lighting district plan for the business park and throughout the city. DDA's were produced on two new parcels in the business park.



City Planning

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

PLANNING & ZONING COMMITTEE:

The P&Z Committee met on October 3, 2006:

Two items were discussed and acted upon:

General Plan - Request for Proposals:

A joint City of Ridgecrest General Plan / Indian Wells Valley Specific Plan RFP prepared by Kern County and a City of Ridgecrest General Plan RFP were discussed by the Committee and those in attendance.

Staff recommended against hiring a consultant jointly with the County suggesting that the City should prepare their own General Plan. Following lengthy discussion it was the consensus of the Committee and those in attendance that the City should proceed with our own General Plan.

Zoning / General Plan Map inconsistencies and/or possible errors:

Carole Vaughn informed the Committee that there are some Zoning Map and/or General Plan Map errors or inconsistencies. The staff indicated that it will respond to possible errors or inconsistencies when made aware of the problem.

The Committee directed the staff to contact the City's realtors asking for a list of Zoning or General Plan Map errors that are believed to exist.





PLANNING COMMISSION:

Approved by the Planning Commission on September 26, 2006:

1. 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,
2. 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,
3. 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,
4. 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,
5. 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.

Continued by the Planning Commission on September 26, 2006 until November 11, 2006:

6. 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.

Approved by the Planning Commission on October 10, 2006:

7. A request by Bernie Connolly build a 11,600 sf Office Park in three single story office buildings, in a CG-General Commercial zone on 1.43 acres located at the SE corner of E. Drummond Ave. and Chelsea St.

Code Enforcement Office Monthly Status Report

Date: October 11, 2006
To: Gary Parsons, Karen Gamble
From: Bob Smith
Re: Month of September 2006 Statistics

<u>Complaints:</u> 3	YTD 208
Initiated: 0	YTD 42
<u>Site Inspection Days:</u> 6	YTD 111
<u>Site Inspections:</u> 21	YTD 558
<u>Correspondence:</u> 9	YTD 250
<u>RV/Oversized Warnings:</u> 0	YTD 83
<u>Contacts:</u> 67	YTD 960
Telephone Received: 26	YTD: 593
Citizen Phone Contacts Made: 34	YTD: 466
Citizen Walk-in: 0	YTD: 6
E-Mails: 0	YTD: 5
U.S. Mail: 0	YTD: 0
Field Contacts: 7	YTD: 216
<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> 3	YTD 187
<u>Miscellaneous Service Reports Closed:</u> 1	YTD 83
<u>MSRs Percentage Closed</u> 385 of 519	74.1%
<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

Code Enforcement Office

Report



Key Locations for Open Cases:
900 Block N. Norma St., 1000 Las Cruces; 200 Block Desert Candles

Synopsis:

Code Enforcement Looking into Tree Abatement

The Ridgecrest Code Enforcement Division will be looking at areas across the city that have trees which extend over the streets of Ridgecrest which can cause damage to vehicles and pedestrians.

Regulations require trees to be cut up to 17 feet over streets and 8 feet over city sidewalks. Several areas in town are in violation. The Code Enforcement Division will begin to have resident cut back their trees in the coming weeks.

