

RESOLUTION NO. 74-41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIDGECREST MAKING FINDINGS AND APPROVING A SPECIAL ZONING EXCEPTION FOR LOTS 95 & 96 TRACT 1275, LOCATED AT 459 SOUTH CHINA LAKE BOULEVARD

WHEREAS, the Ridgcrest City Planning Commission in lieu of granting a change of zone district boundaries from Highway Commercial (CH) District to General Commercial (CG) District recommended in Resolution No. 74-63 that a Special Zoning be granted for the conversion of a motel to a professional office building at 459 South China Lake Blvd., subject to nineteen (19) conditions as set forth in said Resolution; and

WHEREAS, On June 6, 1974, the City Council held a public hearing thereon, notice of time and place of said hearing having been given as provided by law; and

WHEREAS, the City Council has held a public hearing and considered the testimony offered at the time of the public hearing and the recommendations of the Planning Commission:

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGECREST RESOLVES:

(1) That said Special Zoning Exception is required to achieve the objectives of the Zoning Ordinance, Ordinance No. 80, as prescribed in Section 102 thereof.

(2) That said application and Special Zoning Exception is approved subject to the following conditions:

1. That all proposals of the applicant as indicated on the approved site plan be conditions of approval if not mentioned herein.
2. That the site be developed in accordance with the staff recommended site plan.
3. That the applicant secure the necessary building permits.
4. That the applicant secure grading and encroachment permits.
5. That the applicant install curbs, gutters and sidewalks, to City standards on South China Lake Blvd., and Upjohn Avenue.
6. That all parking and driveway areas be paved with a minimum of 2" of A.C. paving.
7. That Twenty (20) parking spaces be provided on site.
8. That all obstructions and utilities be removed or relocated at the developer's expense.

- 9. That the applicant dedicate and improve the 2 feet on Upjohn Avenue to City standards.
- 10. That the applicant secure a City Business License.
- 11. That the project connect to the sewer system for sewage disposal.
- 12. That the location of trash refuse facilities be subject to the approval of the City Administrator, franchised refuse collector and the applicant.
- 13. That all water facilities or fire hydrants necessary to serve the proposed project be in accordance with the Indian Wells Valley County Water District standards and approved by the Water District, Fire Chief and City Engineer.
- 14. That street lighting be installed as recommended by Southern California Edison and approved by the City Engineer.
- 15. That the patio that exists near the office be removed.
- 16. That the applicant maintain landscaping on the site.
- 17. That a 6 foot block wall be constructed on the north property lines on the point where the existing block wall ends, in accordance with City standards.
- 18. That the dumpster be enclosed or hidden from public view.
- 19. That the approval of this application does not constitute a change of zone.

APPROVED AND ADOPTED THIS 6th DAY OF June, 1974, by the following vote:

AYES: Mayor Shacklett, Councilmen Edwards, Mettenburg, and Wilson.

NOES: None

ABSENT: Councilwoman Green.

Rex E. Shacklett  
REX E. SHACKLETT, Mayor

ATTEST:

Ernest A. Thompson  
ERNEST A. THOMPSON, City Clerk

