

RESOLUTION NO. 77-1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIDGECREST, CALIFORNIA, MAKING THE FINDINGS AND APPROVING AN EXTENSION OF TIME FOR A SPECIAL ZONING EXCEPTION FOR THE PARCEL GENERALLY LOCATED AT 1240 SOUTH CHINA LAKE BOULEVARD.

WHEREAS, the City of Ridgecrest Planning Commission, in lieu of granting a Change of Zone District Boundaries from the One-Family Residential (R-1-10) District to the Professional Office (PO) District, recommended in Resolution No. 76-104 that an extension of time for a Special Zoning Exception be granted for a professional office building located at 1240 South China Lake Boulevard, more specifically described as follows:

Lots 153 and 154 of Tract 2193, recorded in Book 10 of Maps, Page 188, Kern County Records; and

WHEREAS, on December 15, 1976, 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 all the testimony, plans and comments offered at the time of public hearing and the recommendation of the Planning Commission;

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

- (a) That said Special Zoning Exception is required to achieve the objectives of the Zoning Ordinance, Ordinance No. 80, as prescribed in Section 102 thereof.
- (b) That said application for an extension of time for said 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 approved 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 Boulevard, South Norma Street, and South Allen Street.

6. That all parking and driveway areas be paved with a minimum of 2" of A.C. paving.
7. That all utilities serving the project be through underground installation.
8. That sixteen (16) parking spaces be provided on site.
9. That all obstructions and utilities be removed or relocated at the developer's expense.
10. That the applicant pave to half width South China Lake Boulevard, South Norma Street, and South Allen Street.
11. That the applicant secure a City Business License.
12. That the location of trash refuse facilities be screened from public view subject to the approval of the City Administrator, franchised refuse collector and the applicant.
13. That all water facilities and 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 dumpsters be provided on the site for the collection of construction debris during the time of construction.
16. That the site drain to a public street, alley, or drainage easement subject to the approval of the City Engineer.
17. That a landscape plan be provided.
18. That landscaping be installed and permanently maintained subject to the approved landscaping plan.
19. That all signs be submitted to the staff for approval.
20. That a block wall be constructed along the north property line.
21. That the second building be omitted and the second lot (Lot 153) be kept vacant except for landscaping and parking as approved by the staff.
22. That the applicant is responsible for construction of the curb, gutter, and sidewalk, and islands at the intersection of Dolphin Street, South Allen Street, and South China Lake Boulevard, according to Design No. 2.

23. That this Special Zoning Exception shall expire on December 31, 1977.

APPROVED AND ADOPTED this 5th day of January, 1977
by the following vote:

AYES: Mayor Edwards, Councilwoman Green, Councilmen Chieze,
Karlberg and Smith.

NOES: None.

ABSENT: None.

ABSTAIN: None.

Ted B. Edwards
TED B. EDWARDS, MAYOR

ATTEST:

Jacqueline C. Reed
JACQUELINE C. REED, CITY CLERK