

RESOLUTION NO. 77- 44

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIDGECREST MAKING THE FINDINGS AND APPROVING CHANGE OF ZONE DISTRICT BOUNDARIES NO. 77-9, A REQUEST FOR A SPECIAL ZONING EXCEPTION TO BUILD AN OFFICE BUILDING AND CHANGE THE ZONING FROM THE ONE-FAMILY RESIDENCE (R-1-10) DISTRICT TO THE PROFESSIONAL OFFICE (PO) DISTRICT AT 1240 SOUTH CHINA LAKE BOULEVARD, GEORGE AND PEGGY TURNER, APPLICANTS.

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) Zone District to the Professional Office District, recommended in Resolution No. 77-62 that a Special Zoning Exception be granted for a professional office at 1240 South China Lake Boulevard, subject to twenty-six (26) conditions as set forth in said Resolution; and

WHEREAS, on September 7, 1977, the City Council held a public hearing thereon, notice of time and place of such hearing having been given as provided by law; and

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WHEREAS, the City Council considered all the testimony, plans and comments offered at the time of public hearing and recommendation of the Planning Commission:

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGECREST 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 and Special Zoning Exception is approved subject to the following conditions:
 1. That all proposals of the applicant as indicated on the approved revised site plan be conditions of approval if not mentioned herein.
 2. That the site be developed in accordance with the approved revised 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, Allen Street and Norma Street.
6. That all parking and driveway areas be paved with a minimum of 2" of A.C. paving or 4" of concrete.
7. That all utilities serving the project be through underground installation.
8. That 29 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 operate under a current business license.
11. That the location of trash refuse facilities be screened from public view, subject to the approval of the staff.
12. 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.
13. That street lighting be installed as recommended by Southern California Edison and approved by the City Engineer.
14. That the project connect to the sewer system for sewage disposal.
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 and irrigation plan be provided for staff approval.
18. That landscaping and irrigation be installed and permanently maintained subject to the approved landscaping plan.
19. That any signs and lighting be constructed and installed in accordance with Ordinance No. 80 and subject to the approval of the staff.
20. That a concrete block wall be constructed on the northwest property line behind the front setbacks from Allen Street and Norma Street.
21. That off-site sewer facility charges be paid.
22. That construction be accomplished in accordance with City standards.

- 23. That the applicant improve to half-width South China Lake Boulevard to City standards.
- 24. That a cash deposit or bond be posted with the City for the cost of paving South Norma Street and Allen Street to half-width to City standards.
- 25. That the approval of this application expire on July 31, 1978, and that no extension of time be granted beyond this date.
- 26. That the correct dimensions for parking, backout area, the trash enclosure, walkways, the driveway, and public utility easements be shown on the site plan, subject to staff approval.

APPROVED AND ADOPTED this 7th day of September, 1977, by the following vote:

AYES: Councilmembers Green, Karlberg and Smith.

NOES: Vice-Mayor Chieze.

ABSENT: Mayor Edwards.

ABSTAIN: None.



DON CHIEZE, VICE-MAYOR

ATTEST:



JACQUELINE C. REED, City Clerk