

RESOLUTION NO. 77-61

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIDGECREST MAKING THE FINDINGS AND APPROVING CHANGE OF ZONE DISTRICT BOUNDARIES NO. 77-10, A REQUEST FOR A SPECIAL ZONING EXCEPTION TO CHANGE THE ZONE CLASSIFICATION FROM THE EXISTING ONE-FAMILY RESIDENCE (R-1-10) DISTRICT TO THE MULTI-FAMILY (RM-2) DISTRICT FOR THE WEST 205.057 FEET OF PARCEL 1 OF PARCEL MAP 1773, BILL FERGUSON, APPLICANT.

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. 77-78 that a Special Zoning Exception be granted for 28-unit apartment building at 141 West Upjohn Avenue, subject to twenty-three (23) conditions as set forth in said Resolution; and

WHEREAS, on October 25, 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

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

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 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 and demolition permits.
 4. That the applicant secure grading and encroachment permits.

5. That the applicant install curbs, gutters and sidewalks to City standards on Upjohn Avenue for the frontage of the apartment building site.
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 a minimum of 56 parking spaces be provided on site for the apartment building, subject to staff approval.
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 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.
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 80 and subject to the approval of the staff.
20. That construction be accomplished in accordance with City standards.
21. That the applicant pave Upjohn Avenue from the curb to the existing paving to City standards.

- 22. That the apartment building be moved ten feet west, and that the resulting 20-foot sideyard be developed as a driveway for vehicle access to the parking area at the rear of the site, subject to staff approval.
- 23. That a 6-foot, non-transparent fence be constructed and maintained along the east and south property lines.

APPROVED AND ADOPTED this 16th day of November, 1977 by the following vote:

AYES: Mayor Edwards, Councilmembers Green, Karlberg and Smith.

NOES: None.

ABSENT: Councilmember Chieze.



 TED B. EDWARDS
 Mayor

ATTEST:



 JACQUELINE C. REED
 City Clerk