

RESOLUTION NO. 79-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIDGECREST, CALIFORNIA, MAKING THE FINDINGS AND APPROVING CHANGE OF ZONE DISTRICT BOUNDARIES NO. 79-1, A REQUEST FOR A SPECIAL ZONING EXCEPTION TO REZONE PARCEL 2 OF PARCEL MAP 5024 FROM THE EXISTING URBAN RESERVE (UR) ZONE TO THE MULTI-FAMILY RESIDENTIAL (RM-2) ZONE DISTRICT, AND TO CONSTRUCT A 14-UNIT APARTMENT COMPLEX, BILL FERGUSON, APPLICANT

WHEREAS, the City of Ridgecrest Planning Commission, in lieu of granting a Change of Zone District Boundaries from the Urban Reserve (UR) District to the Multi-Family Residence (RM-2) District, recommended in Planning Commission Resolution No. 79-24 that a Special Zoning Exception be granted for a 14 unit apartment complex, more specifically described as follows:

Parcel 2 of Parcel Map 5024; Multi-Family Residence (RM-2).

This site is generally located in the 200 block of the south side of East Upjohn.

WHEREAS, on March 21, 1979, 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 has held a public hearing and considered all the testimony, plans and comments offered at the time of public hearing and recommendaiton 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 condiitons:

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 as amended by the staff and utility agencies.
3. That the applicant secure the necessary building permits.
4. That the applicant install curbs, gutters, and sidewalks to City standards on East Upjohn Street.

5. That the applicant secure grading and encroachment permits.
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 all obstructions and utilities, if required, be removed or relocated at the expense of the developer.
9. That the location of trash refuse facilities be screened from public view subject to the approval of the staff.
10. 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.
11. That street lighting be installed as recommended by Southern California Edison and approved by the City staff.
12. That dumpsters be provided on the site for the collection of construction debris during the time of construction.
13. That the site drain to a public street, alley or drainage easement subject to the approval of the City Engineer.
14. That a landscape and irrigation plan be provided by the applicant subject to the approval of the staff.
15. That landscaping and irrigation be installed and permanently maintained by the applicant subject to the approved landscaping plan.
16. That any signs and lighting be constructed and installed in accordance with Ordinance No. 80 and subject to the approval of the staff.
17. That utility easements be provided as deemed necessary by the utility companies, not to exceed 20 feet in width.
18. That all sanitary sewer improvements be subject to the approval of the City Engineer.
19. That the project connect to the sewer system for sewage disposal, subject to the approval of the City Engineer.
20. That construction be accomplished in accordance with City standards.
21. That the applicant improve to half-width East Upjohn Street to City standards.

- 22. That the proposal conform to Fire Code and Kern County Fire Department standards.
- 23. That the proposal conform to the standards of the Kern County Health Department and State health standards.
- 24. That the applicant obtain and install street signs stating, "Not a City maintained street," subject to the approval of the staff.

APPROVED AND ADOPTED this 21st day of March, 1979, by the following vote:

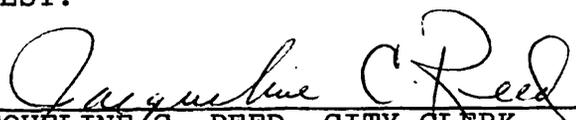
AYES: Vice-Mayor Smith, Councilmembers Grossman, Hockett and Karlberg.

NOES: None.

ABSENT: Mayor Chieze.

  
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DON J. J. CHIEZE, MAYOR

ATTEST:

  
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JACQUELINE C. REED, CITY CLERK