

RESOLUTION NO. 79-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIDGECREST APPROVING CHANGE OF ZONE DISTRICT BOUNDARIES NO. 78-13, AS A SPECIAL ZONING EXCEPTION TO CONSTRUCT A DENTAL OFFICE BUILDING, LOCATED AT 840 N. NORMA STREET, J. BRENT HANSEN, APPLICANT

WHEREAS, the City of Ridgecrest Planning Commission, in lieu of granting a Change of Zone District Boundaries from the Multi-Family Residential (RM-2) and the One-Family Residential (R-1-6) at 840 N. Norma Street, more specifically described as Lot 1 and 2 of Parcel Map No. 1320; and

WHEREAS, the City Council held a public hearing on June 6, 1979, time and place having been advertised as provided by law; and

WHEREAS, the Planning Commission has considered the application, and being able to make the required findings, recommends approval;

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

- A. That said Special Zoning Exception is required to achieve the objective of the Zoning Ordinance No. 80 as 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 permits.
 4. That the applicant install curbs, gutters, and sidewalks to City standards on North Norma and West Drummond Avenue.
 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 on 4" A.B. or 6" concrete, or the applicant may submit an alternate paving section subject to the approval of the City Engineer.
 7. That all utilities serving the project be through underground installation.
 8. That ten (10) parking spaces be provided on site with one (1) being to handicapped access standards.
 9. That all obstructions and utilities, if required, be removed or relocated at the expense of the developer.
 10. That the applicant operate under a current business license for this address.

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 staff.
14. That dumpsters be provided on the site for the collection of construction debris during the time of construction.
15. That the site drain to a public street, alley, or drainage easement subject to the approval of the City Engineer.
16. That a landscape and irrigation plan be provided by the applicant subject to the approval of the staff.
17. That landscaping and irrigation be installed and permanently maintained by the applicant subject to the approved landscaping plan.
18. That any signs and lighting be constructed and installed in accordance with Ordinance No. 80 and subject to the approval of the staff.
19. That utility easements be provided as deemed necessary by the utility companies, not to exceed 20 feet in width.
20. That all sanitary sewer improvements be subject to the approval of the City Engineer.
21. That a waiver of protest should be signed for the project to connect to the sewer system for sewage disposal upon formation of a sewer assessment district, subject to the approval of the City Engineer.
22. That construction be accomplished in accordance with City standards.
23. That the applicant improve to half-width North Norma Street to City standards and West Drummond Avenue to be paved from the lip of the gutter to the existing paving with cold mix and that staff is instructed to write a memorandum to the City Council recommending a waiver of protest for West Drummond Avenue for improvement to City standard to half-width.
24. That the proposed office building be in accordance with the Kern County Air Pollution Control District and State Air Resource Board standards.
25. That the proposal conform to Fire Code and Kern County Fire Department standards.

- 26. That the proposal conform to the standards of the Kern County Health Department and State health standards.
- 27. That the applicant incorporate barrier-free design pursuant to the standards adopted by the California State Architect in all applicable buildings and site improvements to assure that they are accessible to and usable by physically handicapped persons.
- 28. That a waiver of protest be signed for a future island curb on Drummond Avenue.
- 29. That a portion of the corner radius at North Norma Street and West Drummond Avenue be deeded to the City or that Figure 205-D from the State Architect's standards be used for design.
- 30. That the applicant shall execute a deed restriction covenant subject to the approval of the City Attorney that shall restrict the development of Lot No. 2 to being architecturally compatible with the approved site plan of Lot No. 1 and that any site plan review for Lot No. 2 shall be subject to review and approval by the Planning Commission.

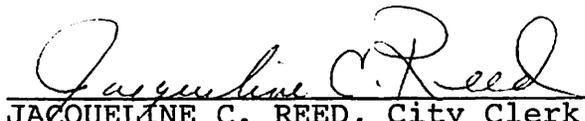
APPROVED AND ADOPTED this 6th day of June, 1979, by the following vote:

AYES: Mayor Chieze, Councilmembers Grossman, Hockett, Karlberg & Smith.
 NOES: None.
 ABSENT: None.
 ABSTAIN: None.



 DON J. J. CHIEZE, Mayor

ATTEST:



 JACQUELINE C. REED, City Clerk