

RESOLUTION NO. 79-98

11-13-79

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST APPROVING CONDITIONAL USE PERMIT-PLANNED UNIT DEVELOPMENT 79-13, SPECIFIC DEVELOPMENT PLANS FOR WHERRY HOUSING, PHASE "P", CHINA LAKE INVESTMENTS, APPLICANT

WHEREAS, China Lake Investments has made an application for a Conditional Use Permit-Planned Unit Development, which requires approval of specific development plans for Phase "P"; and

WHEREAS, on November 13, 1979, the Planning Commission held a public hearing thereon, notice of time and place having been given as provided by law; and

WHEREAS, the staff recommended the application be approved; and

WHEREAS, testimony in favor of the application was offered at the time of public hearing by Mr. Jack Knighton; and

WHEREAS, no letter in favor of the proposal was noted by the Planning Commission; and no letter in opposition to the proposal was noted by the Planning Commission; and

WHEREAS, no other comments pertaining to the proposal were offered by the audience; and

WHEREAS, this Commission has considered all of the plans, comments, testimony, and evidence offered at the time of public hearing, which are necessary to approve the application:

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RIDGECREST RESOLVES:

That this Commission approves Conditional Use Permit - Planned Unit Development 79-13, specific development plans for Wherry Housing, Phase "P", 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 all parking and driveway areas be paved with a minimum of 2" of A.C. paving over 4" of A.B. or 6" of concrete or the applicant may submit an engineered pavement section subject to the approval of the City Engineer.

6. That all utilities serving the project be through underground installation.
7. That all obstructions and utilities, if required, be removed or relocated at the expense of the applicant.
8. That the applicant secure a City business license for rentals.
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 the site drain to a public street, alley or drainage easement subject to the approval of the City Engineer.
13. That a landscape and irrigation plan be provided by the applicant subject to the approval of the staff.
14. That landscaping and irrigation be installed and permanently maintained by the applicant and his successors in interest subject to the approved landscaping plan.
15. That the applicant offer for dedication N. Gold Canyon Street to the City of Ridgecrest for road right-of-way.
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 subject to the approval of City Engineer.
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 street name signs and traffic control signs be provided and installed as deemed necessary by the staff at the expense of the subdivider.
22. That conditions, covenants, and restrictions pertaining to

this phase be filed with the Planning Commission prior to the filing of a final tract map.

- 23. That the proposal conform to Fire Code and Kern County Fire Department standards.
- 24. That the proposal conform to the standards of the Kern County Health Department and State Health standards.
- 25. 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.
- 26. A sidewalk shall be installed on Southside Gold Canyon Street, east of Sandora Ave., and on the east side of Sandora Street.
- 27. The parking area between units Nos. 14 and 15 shall be changed so that the conflict with the property line is resolved.

APPROVED AND ADOPTED this 13th day of November, 1979, by the following vote:

AYES: Chairman Auld, Commissioners Bonner, Eggleston, Webb and Witcher

NOES: None

ABSENT: None

ATTEST:

Howard Auld

 HOWARD AULD, CHAIRMAN

Ronald E. Brummett

 RONALD E. BRUMMETT, SECRETARY