

RESOLUTION NO. 80-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIDGECREST, CALIFORNIA, MAKING THE FINDINGS AND APPROVING CHANGE OF ZONE DISTRICT BOUNDARIES NO. 79-7, AS A SPECIAL ZONING EXCEPTION TO CHANGE THE ZONE CLASSIFICATION FROM THE URBAN RESERVE (UR) DISTRICT TO THE MULTI-FAMILY RESIDENTIAL (RM-2) ZONE DISTRICT FOR A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, AND TO CONSTRUCT A 28-UNIT APARTMENT COMPLEX, BAILEY AND FERGUSON, APPLICANTS.

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 Residential (RM-2) District, recommended in Planning Commission Resolution No. 80-5 that a Special Zoning Exception be granted for a 28-unit apartment complex at 201 East Upjohn Avenue, more specifically described as follows:

Parcel 1, Parcel Map 5024

WHEREAS, on February 6, 1980, 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 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 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 permits.
 4. That the applicant install curbs, gutters, and sidewalks to City standards on East Upjohn Ave., and grade to drain to the east, subject to approval of the City Engineer.

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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 be removed or relocated at the developer's expense.
8. That the project connect to the sewer system for sewage disposal.
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 Engineer.
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 for approval by the staff.
15. That landscaping and irrigation be installed and permanently maintained subject to the approved landscaping plan.
16. That the applicant offer for dedication 45 feet of East Upjohn Avenue to the City of Ridgecrest for road right-of-way.
17. That any signs and lighting be constructed and installed in accordance with Ordinance No. 80 and subject to the approval of the staff.
18. That construction be accomplished in accordance with City standards.
19. That the applicant improve to half-width East Upjohn Avenue to City standards.
20. That a 6 foot fence be installed along the east and south property lines.

- 21. That off-site sewer facility charges be paid.
- 22. That all driveways be redesigned to be 24 feet wide and top of driveway to start 5 feet from property line at both sides of property.
- 23. That approved plan show distance from building No. 113 to water line.
- 24. That approval of this application does not constitute a change of zone district boundaries.
- 25. That the approval of this application expire on January 7, 1981, at which time the applicant may apply for approval to continue the use.
- 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 two (2) parking spaces be designed to handicapped standards subject to staff approval.
- 29. That at least 5% of dwelling units be designed to handicapped standards.

APPROVED AND ADOPTED this 6th day of February, 1980
 by the following vote:

AYES: Mayor Chieze, Councilmembers Grossman, Hockett, Karlberg and Smith.

NOES: None.

ABSENT: None.

ABSTAIN: None.


 DON J. J. CHIEZE, MAYOR

ATTEST:


 JACQUELINE C. REED, CITY CLERK