

RESOLUTION NO. 80-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIDGECREST MAKING THE FINDINGS AND APPROVING CHANGE OF ZONE DISTRICT BOUNDARIES-SPECIAL ZONING EXCEPTION NO. 80-5, A PROPOSAL TO REZONE THE SOUTH 55.11 FEET OF THE NORTH 85.11 AND THE WEST 100 FEET OF THE EAST 270 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION NO. 28, FROM THE EXISTING MULTI-FAMILY RESIDENTIAL (RM-3) ZONE DISTRICT TO THE SERVICE COMMERCIAL (CS) ZONE DISTRICT, MIGUEL A. AVITIA, APPLICANT.

WHEREAS, the City of Ridgcrest Planning Commission, in lieu of granting a Change of Zone District Boundaries from Multi-Family Residential (RM-3) Zone District to the Service Commercial (CS) Zone District, recommended in Resolution No. 80-35 that a Special Zoning Exception be granted for a seventeen (17) stall parking area at 117 Reeves Avenue, subject to twenty-one (21) conditions as set forth in said Resolution; and

WHEREAS, on April 16, 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 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 as approved by the Planning Commission Resolution No. 80-35.
 3. That the applicant install curb, gutter, sidewalk on Reeves Avenue to City standards, subject to approval of the City Engineer.
 4. That the applicant secure grading and encroachment permits.
 5. That all parking, 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 new utilities serving the project be through underground installation if a new service is proposed.
7. That seventeen (17) parking spaces be provided on site.
8. That all obstructions and utilities, if required, be removed or relocated at the expense of the developer to include relocation of the electrical meter box to the exterior of the structure.
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 applicant improve the full-width of the alley east of proposed parking lot, with 2" A.C./4" A.B., and construct an alley driveway approach at Reeves Avenue.
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 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 construction be accomplished in accordance with City standards.
18. That the applicant pave to half-width Reeves Avenue with 2" A.C./ 4" A.B.
19. 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.
20. That all driveways slope to property line.

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21. That the applicant install a 5 foot opaque fence along the south and west boundary, subject to staff approval.

APPROVED AND ADOPTED this 16th day of April, 1980, by the following vote:

AYES: Mayor Hockett, Councilmembers Bergens, Burnett, Cheshire and Grossman

NOES: None

ABSENT: None


HAROLD HOCKETT, MAYOR

ATTEST:


JACQUELINE C. REED, CITY CLERK