

RESOLUTION NO. 80-4

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIDGECREST MAKING THE FINDINGS AND APPROVING CHANGE OF ZONE DISTRICT BOUNDARIES NO. 79-6, A REQUEST TO CHANGE THE ZONE CLASSIFICATION FROM THE EXISTING ONE-FAMILY RESIDENTIAL (R-1-6) DISTRICT TO THE PROFESSIONAL OFFICE (PO) DISTRICT, BY CONSTRUCTING AN OFFICE BUILDING UNDER SPECIAL ZONING EXCEPTION, FOR LOT 89, TRACT 1252, HAROLD G. COOK, APPLICANT.

WHEREAS, the City of Ridgecrest Planning Commission, in lieu of granting a Change of Zone District Boundaries from One-Family Residential (R-1-6) Zone District to the Professional Office (PO) District, recommended in Resolution No. 79-111 that a Special Zoning Exception be granted for a professional office at 1310 North Norma Street, subject to thirty-one (31) conditions as set forth in said Resolution; and

WHEREAS, on January 2, 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.
  3. That the applicant secure the necessary building and/or demolition permits.
  4. That the applicant install curbs, gutters and sidewalks to City standards on Ward 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 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.
7. That all utilities serving the project be through underground installation.
8. That at least four (4) parking spaces be provided on site with one (1) space to handicapped specifications subject to staff approval.
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, with the parking area draining to Ward Avenue.
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 the applicant offer for dedication necessary footage at the corner of Ward and Norma to the City of Ridgecrest for construction of handicapped ramp.
19. That any signs and lighting be constructed and installed in accordance with Ordinance No. 80 and subject to the approval of the staff.
20. That utility easements be provided as deemed necessary by the utility companies, not to exceed 20 feet in width.

January 2, 1980

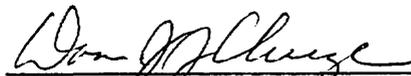
21. That all sanitary sewer improvements be subject to the approval of the City Engineer.
22. That off-site sewer facility charges be paid.
23. That the project connect to the sewer system for sewage disposal, subject to the approval of the City Engineer and applicant pay necessary reimbursement.
24. That construction be accomplished in accordance with City standards.
25. That the applicant sign a waiver of protest for improvements to half-width of Ward Avenue to City standards.
26. That the proposed PO Building be in accordance with the Kern County Air Pollution Control District and State Air Resource Board standards.
27. That the proposal conform to Fire Code and Kern County Fire Department standards.
28. That the proposal conform to the standards of Kern County Health Department and State health standards.
29. The approval of this application does not constitute a Change of Zone District Boundaries.
30. 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.
31. Driveway on Norma Street be eliminated.

APPROVED AND ADOPTED this 2nd day of January , 1980,  
by the following vote:

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

NOES: None.

ABSENT: None.

  
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DON J. J. CHIEZE, MAYOR

ATTEST:

  
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JACQUELINE C. REED, CITY CLERK