

RESOLUTION NO. 81-22

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. 81-14 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 May 6, 1981 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 therein.
  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 all parking lot areas shall be paved with asphalt concrete (A.C.) or Portland Cement Concrete (Conc.). It is recommended that the structural section be designed by a registered, professional engineer to provide an optimum design.

5. That all new utilities serving the project be through underground installation.
6. That fifty-seven (57) parking spaces be provided on site.
7. That the applicant operate under a current business license for this address in accordance with the Business License Ordinance.
8. That the location of trash refuse facilities be screened from public view subject to the approval of the staff.
9. That all water facilities and fire hydrants necessary to serve the proposed project be in accordance with the Indian Wells Valley Water District standards and approved by the Water District, Fire Chief, and City Engineer.
10. That dumpsters be provided on the site for the collection of construction debris during the time of construction.
11. That a landscape and irrigation plan be provided by the applicant subject to the approval of the staff.
12. That landscaping and irrigation be installed and permanently maintained by the applicant subject to the approved landscaping plan.
13. That any signs and lighting be constructed and installed in accordance with Ordinance No. 80 and subject to the approval of the staff.
14. That the applicant install a 6-foot non-transparent fence along the east and south property lines.
15. That construction be accomplished in accordance with City standards.
16. That the proposed apartments be in accordance with the Kern County Air Pollution Control District and State Air Resource Board standards.
17. That the proposal conform to the standards of the Kern County Health Department and State Health standards.
18. That the proposal conform to Fire Code and Kern County Fire Department standards.
19. That the approval of this application expire on January 7, 1982.
20. 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.
21. That the developer construct Type "A" (8") curb and gutter with 5.5' wide sidewalk and grade to drain to the east on Upjohn Avenue, to the satisfaction of the City Engineer.

22. That the developer construct with minimum 2" A.C./4" A.B. to the centerline of Upjohn the full width of the property. (Submit engineered structural section.)
23. That the developer make an offer of dedication to the City of Ridgecrest for street purposes 45 feet wide on Upjohn Avenue.
24. That the developer dedicate the access rights along Upjohn Avenue to the City of Ridgecrest in accordance with Policy No. 79-7.
25. That the project connect to City sewers per City standards.
26. That off-site sewer facility charges be paid, 28 units @ \$90.00 each + \$2,520.00.
27. That all sanitary sewer improvements be subject to the approval of the City Engineer.
28. That driveways shall be installed in accordance with Standard S-4 and driveways shall be no closer than 5.0 feet from property line, minimum width of 24 feet.
29. That all driveway approaches slope evenly from the flow line to the property line.
30. That the developer relocate all obstructions including fire hydrants, trees, fences, water valves, etc., subject to the approval of the City Engineer.
31. That drainage and floor heights shall be to the satisfaction of the City Engineer.
32. That the applicant secure grading permits.
33. All conditions shall be met prior to a final inspection and an issuance of an occupancy permit.
34. City of Ridgecrest permit is required for any work in the City right-of-way.

APPROVED AND ADOPTED this 20th day of May 1981, by the following roll call vote:

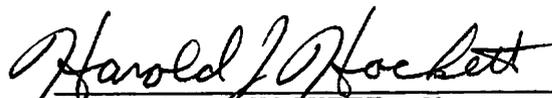
AYES: Mayor Hockett, Vice-Mayor Bergens, Councilmen Burnett, Cheshire and Grossman

NOES: None

ABSENT: None

ABSTAIN: None

ATTEST:

  
HAROLD J. HOCKETT, Mayor

  
JACQUELINE C. REED, City Clerk