

CITY OF RIDGECREST PLANNING COMMISSION AGENDA

City Council Chambers
100 West California Avenue
Ridgecrest, CA 93555



April 25, 2023
6:00 PM
REGULAR MEETING

PLANNING COMMISSION:

Warren Cox, Chairman; Bill Farris Jr., Vice Chairman; Vanessa Hayman, Commissioner;
Bernie Mondragon, Commissioner; Megan Richter, Commissioner.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

Draft Minutes- Dated 3-28-23

PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

PUBLIC HEARINGS

1. Continued Item Site Plan Review (SPR) 21-06 & General Plan Amendment (GPA) 22-01 & Zone Change 22-01- A request for a zone change and general plan amendment to residential high-density and medium density multi-family to accommodate the development of SPR 21-06 a phased development of 361 multi-family units, and a clubhouse. APN 479-010-15 Applicant: Seton Pacific

COMMISSIONER COMMENTS/COMMITTEE REPORTS

STAFF ITEMS

ADJOURNMENT

This agenda is available on the City of Ridgecrest Planning Department website at <https://ridgecrest-ca.gov/AgendaCenter/Planning-Commission-11>

ADDITIONAL INFORMATION

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (760) 499-5063. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28CFR 35.102-35.104 ADA Title II)

HEARING MATERIALS

Any writings or documents distributed to a majority of the members of the Planning Commission regarding any open session item on this agenda will be made available for public inspection in the City Clerk's Office located at 100 W. California Avenue, during normal business hours. These writings or documents will also be available for review at the meeting.

Persons unable to attend a hearing may submit comments regarding a scheduled item to Planning Commission, 100 W. California Avenue, Ridgecrest, CA 93555. Written comments received by the close of the business day prior to the hearing will be brought to the attention of the Planning Commission and made part of the official record.

PUBLIC PARTICIPATION

Pursuant to Government Code section 54954.3 members of the public are afforded the opportunity to address the Commission. This time has been set aside for the public to address the Commission on items NOT listed on the agenda. The Commission will not act upon these items at this meeting other than to review and/or provide direction to staff.

APPEALS AND APPEAL PERIOD

The decisions of the Planning Commission may be appealed to the City Council. The appeal shall be filed with the City Clerk within ten (10) calendar days of the date of the Planning Commission decision. No appeal to the City Council may be taken by any person or entity not appearing either in person or in writing before the Planning Commission.

City of Ridgecrest Public Meeting Protocol

City of Ridgecrest Planning Commission meetings are OPEN to public attendance.

TO PARTICIPATE please call, email, or send mail to the contact info provided below:

The public may use one of the following alternatives for participating in person:

- Watch meetings on-line:
All of our meetings are streamed live at <https://ridgecrest-ca.gov/369/Watch> or on YouTube at <https://www.youtube.com/cityofridgecrest/live> and are also available for playback after the meeting.
- Call in for public comments:
To participate with verbal comments, please call (760) 499-5010. This phone line will allow only one caller at a time, so if the line is busy, please continue to dial. We will be allowing a 20-30 second delay between callers to give time for media delays and callers to dial in. If you wish to comment on multiple items you will need to call in as each item is presented.
- Submit written comments:
We encourage submittal of written comments supporting, opposing, or otherwise commenting on an agenda item, for distribution to the City Council prior to the meeting. Send emails to hspurlock@ridgecrest-ca.gov; written correspondence may be sent to Heather Spurlock, City Planner, 100 W. California Ave., Ridgecrest, CA 93555. Please specify to which agenda item your comment relates. All communication, whether it is a formal letter or an online informal email, is read by the Planning Commission.

Please click on the link below to access the Planning Commission Agenda, Minutes and Video web page. <https://www.ridgecrest-ca.gov/AgendaCenter/Planning-Commission-11>

If you have any questions please contact me.

Heather Spurlock
City Planner
(760) 499-5063

CITY OF RIDGECREST

PLANNING COMMISSION DRAFT MINUTES

City Council Chambers
100 West California Avenue
Ridgecrest, CA 93555



March 28, 2023
6:00 PM
REGULAR MEETING

PLANNING COMMISSION:

Warren Cox, Chairman; Bill Farris Jr., Vice Chairman; Vanessa Hayman, Commissioner; Bernie Mondragon, Commissioner; Megan Richter, Commissioner.

CALL TO ORDER 6:00 PM

ROLL CALL

Present: Cox, Farris, Mondragon

Absent: Hayman, Richter

Staff: F. Booth, Code Enforcement; T. Reed, Deputy City Manager & Public Works Director; H. Spurlock, City Planner

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

M/S Farris/Mondragon Motion approval of agenda. Motion carried by rollcall vote of: 3 Ayes; 2 Absent.

APPROVAL OF MINUTES

Draft Minutes- Dated 2-28-23

M/S Mondragon/Farris. Motion approval of minutes. Motion carried by roll call vote of: 3 Ayes; 2 Absent.

PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA

Opened at 6:02 PM None Made. Closed at 6:02 PM

PUBLIC HEARINGS

Opened 6:02 PM

1. Abatement- 230 S. Locust St. APN 343-223-06 Property Owner Soto, Conchita R.
F. Booth presented staff report.
No public comment
M/S: Cox/Mondragon motion approval of abatement. Motion carried by roll call vote of: 3 Ayes; 2 Absent.
2. Site Plan Review (SPR) 23-01 & Tentative Parcel Map (TPM) 12503- TPM 12503 proposes to subdivide the 4-acre parcel into 5 parcels SPR 23-01 proposes the uses of Parcels 1, 3, and 4 for fast food and Parcels 2, and 5 for retail use. APN 480-010-12 Applicant: Cornerstone Engineering
H. Spurlock presented staff report.
No public comment made.
M/S: Cox/Farris motion approval of resolution. Motion carried by roll call vote of: 3 Ayes, 2 Absent.

3. Site Plan Review (SPR) 21-06 & General Plan Amendment (GPA) 22-01 & Zone Change 22-01- A request for a zone change and general plan amendment to residential high-density and medium density multi-family to accommodate the development of SPR 21-06 a phased development of 361 multi-family units, and a clubhouse. APN 479-010-15 Applicant: Seton Pacific
Item continued to April 25, 2023 regular Planning Commission meeting.

Public Hearings Closed 6:19 PM

COMMISSIONER COMMENTS/COMMITTEE REPORTS

STAFF ITEMS

ADJOURNMENT 6:23 PM



CITY OF RIDGECREST

100 W. California Ave. · Ridgecrest, CA 93555 · (760) 499-5063

STAFF REPORT

TO: Planning Commission

Date: April 25, 2023

Subject: General Plan Amendment (GPA) 22-01, Zone Change (ZC) 22-01 and Site Plan Review (SPR) 22-06

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 23-10 recommending that the City Council adopt a Resolution approving the General Plan Amendment (GPA) 22-01, adopt an Ordinance approving Zone Change (ZC) 22-01 and approve the Mitigated Negative Declaration (MND) prepared for the project; and adopt Resolution No. 23-09 approving Site Plan Review (SPR) 21-06 subject to compliance with the Conditions of Approval and adopt a Mitigated Negative Declaration prepared for the project.

PROJECT LOCATION:

The irregularly shaped 21.34 gross acre (20.13 net acre) parcel of land is located on the east side of South Downs Street south of Rader Avenue extending to Bowman Road (APN 479-01-15).

Aerial View of the Project Site



PROJECT DESCRIPTION:

The project, commonly called Villa Crest Apartments, consist of several entitlement applications as described below:

General Plan Amendment (GPA) 22-01

The Land Use Map of the General Plan designate the subject property as RM (Residential Medium- Density) with a density range of 5.1–14.0 dwelling units per acre. The submitted site plan for the project area (21.34 gross acres) indicate that the applicant intend to construct 361 multi-family residential units and a clubhouse with a manager's quarters on the property which exceeds the maximum density allowed under the General Plan Land Use Element. Therefore, the applicant is requesting a General Plan Amendment from RM to RH (Residential High-Density, 14.1–29.0 dwelling units per acre) in order to accommodate the proposed development.

Additionally, the General Plan Land Use Diagram indicate a portion of the property as P (Public Park) meaning an area identified for possible outdoor recreation facilities that serve local and regional users. The applicant is also requesting the removal of the P (Public Park) designation from the General Plan Land Use Diagram.

Zone Change (ZC) 22-01

The applicant is requesting a zone change from current R-2 (Low-Density Multi-Family Residential District) to R-3 (Medium Density Multi-Family Residential District) subject to approval of the requested General Plan Amendment. If approved, new zoning would accommodate the 361 multi-family units and the clubhouse building with a manager's quarters proposed by the applicant.

Site Plan Review (SPR) 21-06

The undeveloped irregularly shaped parcel of land contains 21.34 gross acres (20.13 net acres). The proposed project consists of 361 multi-family units and a clubhouse building with a manager's quarters to be developed in three phases.

Phase 1 of the project is located on the south side of Rader Avenue east of Downs Street on 9.07 acres. The applicant intends to construct 113 multi-family residential units including a clubhouse with manager's quarters above, children's play area and 339 parking spaces of which 114 will be in carports.

Phase 2 is located immediately south of Phase 1 and consist of 140 multi-family residential units on 6.59 acres. A total of 305 parking spaces of which 140 spaces in carports are also proposed with this phase of the proposed development.

Phase 3 contains 5.68 acres of the remainder of the total project area. This phase of the development proposing to add 108 multi-family residential units and 246 parking spaces of which 108 spaces to be located within carports.

All units are proposed with either 2-bedroom unit or 3-bedroom unit. Several types of two-story buildings are distributed throughout the project area. The proposed clubhouse is a two-story structure with facilities, rental office, and a two-bedroom manager's quarters above.

All proposed buildings are designed with stucco exterior, wrought iron exterior staircases, and contain a concrete tile roof. All buildings are 27-feet 4-inches in height except the clubhouse building which is at a height of 26-feet 9-inches.

Plans indicates landscaping and trash enclosures to be distributed throughout the project area. Project generated drainage flow will be ultimately carried to a bioretention basin located within the Bowman Wash located along the southerly boundary of the project area.

The following table summarizes key elements of the project proposal:

Phasing & Bldg. Type	# of Bldgs.	# of Units	# of 2-bedroom units	# of 3-bedroom units	Parking	
					# of spaces required	# of spaces provided
Phase 1						
A	4	64	32	32		
B	1	16	16	0		
C	2	24	24	0		
D	1	8	4	4		
E	1*	1	1	0		
Guest parking						23
Total	9	113	77	36	267	339
* Clubhouse, rental office and 2-bed room manager's quarters above						
Phase 2						
A	4	64	32	32		
B	4	64	64	0		
C	1	12	12	0		
Guest parking						28
Total	9	140	108	32	324	305**
Phase 3						
A	1	16	8	8		
B	3	48	48	0		
C	3	36	36	0		
D	1	8	4	4		
Guest parking						22
Total	8	108	96	12	244	246
** deficit provided within Phase 1						

PROJECT DATA:

Applicant:
 Seton Pacific Company
 300 B-Street
 Turlock, CA 95380

Owner/Applicant:
 Joe Wu
 SJCA 4, LLC
 300 B-Street
 Turlock, CA 95380

Architect/Plan Preparer:
 Moreland Development Services (MDS)
 Civil Engineering
 702 Hillcrest Circle
 Vacaville, CA 94688

PROJECT INFORMATION

Project Site	Existing Land Use	Vacant land	
	Existing Zoning	R -2 (Low-Density Multi-Family Residential)	
	General Plan Land Use Designation	RM (Residential Medium Density, 5.1 - 14.0 du/acre)	
	Access	South Downs Street and Rader Avenue	
	Site Area	21.34 gross acres/20.13 net acres (APN 479-01-15)	
	Environmental	Mitigated Negative Declaration (MND)	
Off Site	Land Use	Zoning	
North	Existing single-family homes	R-1	Single-Family Residential District
Southwest	Vacant (198-unit multifamily residential project approved)	R-3	Medium Density Multi-Family Residential District
South	Existing bike path and Bowman Wash, Bowman Road	E-2	Estate (across Bowman Road)
East	Vacant land	R -2	Low-Density Multi-Family Residential
West	Single family residences across South Downs Street	R-1	Single Family Residential

Photographs of the Site

Looking Southeast from South Downs Street and Rader Avenue



Looking East along Rader Avenue



Looking East from South Downs Street along Bike Path



BACKGROUND:

Site Plan Review (SPR) 18-06 was submitted in July 2018 seeking approval to construct 301-unit multi-family residential project on the subject property. After reviewing the submittal, the Planning Department issued a letter dated July 30, 2018, informing the applicant that the submittal is considered incomplete due to various reasons including, but not limited to, lack of a complete project description, a phasing map, a traffic study and more details on public improvements.

A revised application dated July 23, 2021, received by the city and due to the considerable time lapsed, a new case number, Site Plan Review (SPR) 21-06, has been assigned to the new submittal. Once again, the city deemed the submittal incomplete on October 18, 2021, and requested additional information including, but not limited to, a clarification of ownership of the property, submittal of a General Plan Amendment and a Zone Change application to address several issues, updated studies and address several concerns related to the site plan.

The city received a revised submittal package on August 23, 2022, and the following analyses is based on this submittal.

ANALYSES:

General Plan Amendment (GPA) 22-01

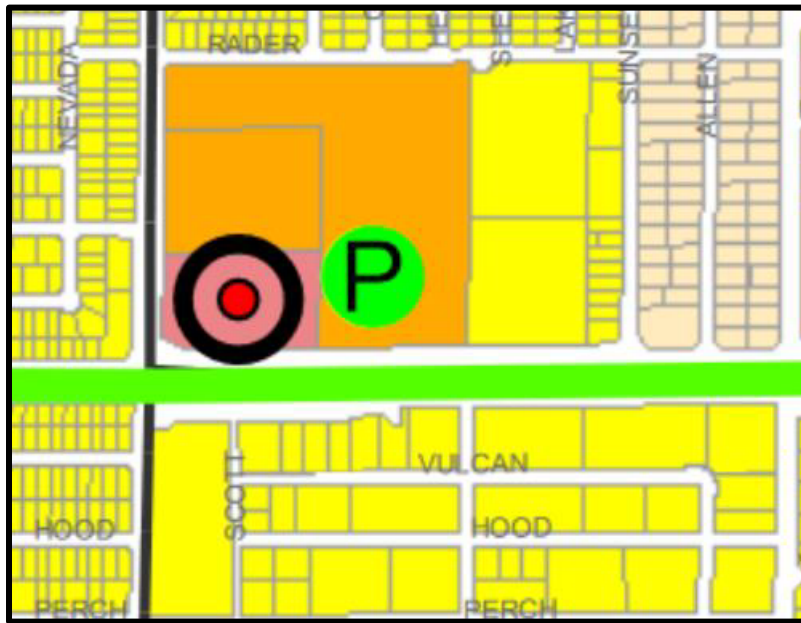
As indicated in the above project description, GPA 22-01 seeks approval to change the current RM (Residential Medium Density, 5.1 - 14.0 du/acre) to RH (Residential High-Density, 14.1–29.0 dwelling units per acre). If approved, this could facilitate up to 619 units on the subject property. However, the applicant is seeking approval to develop 361 multi-family residential and a clubhouse with a manager's quarters.

Additionally, the General Plan Land Use Diagram indicate a portion of the property as P (Public Park) meaning an area identified for possible outdoor recreation facilities that serve local and regional users. The applicant is requesting the removal of the P (Public Park) designation from the General Plan Land Use Diagram.

Land Use element is one of the mandated elements (Government Code Section 65302) of the General Plan. Jurisdictions such as the City of Ridgecrest are allowed to amend each element of the General Plan no more than four times during a calendar year. The City's General Plan Goal LU-9, Policy LU-9.3 restates this requirement and requires such amendments to be approved by both the Planning Commission and the City Council following a public hearing. The proposed GPA 22-01 is the first request to amend the General Plan Land Use Element within the calendar year 2023.

The General Plan Land Use Map below indicate the property southwest of the site as RM (Residential Medium Density, 5.1 -14.0 per acre) and CV (Commercial Village). Additionally, the southerly portion of the property contains a special notation as a Village Commercial Center. The Planning Commission and the City Council considered a request from the property owner of this property and approved GPA 17-01 and Zone Change 17-01 in September 2018 changing the Land Use Designation of the property to RH (Residential High Density), removed the special notation of the Village Commercial Center from the Land Use Diagram, and changed the zoning to R-3 (Medium-Density Multi-Family Residential District). Currently, the city is in the process of updating the General Plan Land Use Map and the Zoning Map.

Existing General Plan Land Use Map of the Project Site



The following matrix provides a comprehensive analysis indicating how the request is consistent with specific goals and policies of the adopted Ridgecrest General Plan 2030:

Goal/Policy	How the request complies with the adopted Goal/Policy
<p>Goal LU-1: To ensure that Ridgecrest’s future growth will proceed in an orderly manner, provide for an appropriate mix of land use opportunities, encourage and provide incentives for infill development, prevent urban sprawl, and promote the efficient and equitable provision of public services.</p>	<p>The proposed GPA would ultimately facilitate development of an infill housing development, located adjacent to two major arterials, and public services capable of serving the project are located adjacent to the subject site.</p>
<p>Policy LU-1.2: Residential High Density (RH). This designation established areas for multi-family dwellings in urbanized areas with access to public transportation and residential serving uses (i.e., coffee shops and drug stores). Uses typically allowed include duplexes, triplexes, townhomes and apartments near schools, parks and other public services.</p> <p>Maximum Density: 14.1-29.0 DU/A Minimum Lot Size: 1,500 Sq. Ft.</p>	<p>The proposed GPA would lay the foundation for ultimate development of a 361 multi-family residential units and a caretaker’s unit that is located within an increasingly urbanizing area of the city with good access to public transportation and commercial and public services including schools and parks that are located nearby. Removal of the notation P (Public Park) would allow the entire parcel to be developed with much needed affordable housing within the city. The proposed density is well within the 14.1 – 29.0 dwelling units per acre allowed under the land use designation.</p>

<p>Goal LU-2: To provide a variety of housing types and densities throughout the city to address the housing needs of various age and socio-economic groups.</p>	<p>The proposed GPA would allow development of 361-unit multi-family residential and a caretaker's unit that would help to address the City's desire to provide wide range of housing options available to its residents.</p> <p>The Kern Council of Governments (Kern COG) prepares and publish Regional Housing Needs Allocation (RHNA). Member agencies such as the City of Ridgecrest are expected to provide Land Use policies and programs that supports the forecasted development patterns. The Kern COG's 6th Cycle RHNA allocation for the city by income category is as follows:</p> <table data-bbox="876 598 1323 808"> <tr> <td>Very Low Income Units</td> <td>379</td> </tr> <tr> <td>Low Income Units</td> <td>241</td> </tr> <tr> <td>Moderate Income Units</td> <td>225</td> </tr> <tr> <td>Above Moderate-Income Units</td> <td>591</td> </tr> <tr> <td>Total Units</td> <td>1,436</td> </tr> </table> <p>The City is responsible for providing land use and zoning for the proposed capacity for a total of 1,436 units. The city is in the process of updating its Housing Element of the General Plan to accommodate the allocation.</p> <p>The proposed GPA would contribute to providing appropriate Land Use framework for development of much needed housing in the city.</p>	Very Low Income Units	379	Low Income Units	241	Moderate Income Units	225	Above Moderate-Income Units	591	Total Units	1,436
Very Low Income Units	379										
Low Income Units	241										
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Above Moderate-Income Units	591										
Total Units	1,436										
<p>Policy LU-2.1: Housing Choices: The City shall promote land use designs that provide variety of places where residents can live, including apartments, condominiums, townhouses, and single family attached and detached.</p>	<p>Ultimate development of the project site as anticipated under the accompanying entitlement applications would result in diversifying the available housing types and would be developed with a multi-family residential development of 361-units and a caretaker's unit. Therefore, the proposal would promote the intent of this policy.</p>										
<p>Policy LU-2.3: Local Housing Needs: The City shall work to meet the increase of local housing needs for low- and moderate-income households. The city will work with developers and local housing advocacy groups to meet the City's regional share of low- and moderate-income housing.</p>	<p>The proposed GPA would eventually facilitate the development of a multi-family housing project that would increase the variety of available housing including low- and moderate-income housing within the city.</p>										
<p>Policy LU-2.6: Medium and High-Density Residential Locations: The City shall encourage the development of higher density housing near commercial services,</p>	<p>The proposed GPA would ultimately provide for development of a higher density multi-family housing near commercial services, arterial streets, and public transportation. The proposed site is bounded by Downs</p>										

employment centers, principal arterial routes, and public transportation.	Street to the west and Bowman Road to the south which are considered as major arterials in the city.
GOAL H-1: Facilitate provision of a range of housing by location, type, and price to meet the growth needs of the city.	The ultimate development of the project site would result in diversifying the available housing types within the city and thereby, promote the intent of this goal.
POLICY H-1.1: Provide a variety of residential development opportunities, ranging from low density to high density, as designated on the General Plan Land Use Map.	Ultimate development of the project site would result in developing a 361-unit multi-family project and a caretaker's unit within the city. This would contribute to diversifying the available housing within the city.
POLICY H-1.8: Encourage developments of housing opportunities for moderate-income households to live in the City.	The proposed GPA would provide for a land use category that would eventually result in developing low- to moderate-housing for variety of income groups in the city.
POLICY H-3.3: Strive to distribute housing constructed expressly for lower- and moderate-income households throughout the city and to not be concentrated in any single area in the City.	The proposed GPA would ultimately result in developing a 361-unit multi-family housing project and a caretaker's unit within an area where such developments are currently not available.
POLICY H-3.4: Locate higher density residential development in close proximity to public transportation, retail, services, and recreation.	As stated in Policy LU-2.6 above, the subject site of the proposed GPA is bounded by Downs Street on the west and Bowman Road further to the south; both are considered as major arterials. Retail services are located along the Bowman Road.
POLICY H-3.6: Accommodate new residential developments, which is coordinated with the provision of infrastructure and public services.	Infrastructure and public services are readily available to the site for ultimate development of a 361-unit multi-family residential project and a caretaker's unit.

Request for Removal of P (Parks) notation from the General Plan Land Use Diagram

As stated above, the Land Use Diagram of the Land Use Element of the Ridgecrest General Plan 2030 identify portion of the subject site with a P (Park). Table 7-1, Ridgecrest Park/Facility Standards & Future Growth of the Open Space & Conservation Element of the Ridgecrest General Plan 2030 indicates that the city intends to provide one acre of neighborhood parks per 1,000 persons and four acres of community/regional parks per 1,000 persons. On Page 7-65 of the Ridgecrest General Plan 2030, a table provides an inventory of parks, sports complexes, use facilities and community centers. This list includes the city maintained existing neighborhood

parks including Freedom Park (19.8 acres), Hellmers Park (5 acres), Pearson Park (4.5 acres), Moyer Park (0.5 acres) and Upjohn Park (6 acres); and community and regional parks that include Kerr McGee Youth Sports Complex (11.7 acres), Leroy Jackson Park Sports Complex (56 acres) and still developing Bowman Linear Park (25.4 acres) that includes the Class 1 Bicycle Path.

The U.S. Census Bureau indicates that the City of Ridgecrest had a population of 27,959 as of April 1, 2020. Based on that, the Bureau estimates the city's population at 28,105 as of July 1, 2021. Based on the July 1, 2021 population estimate, the city needs to provide approximately 28 acres of neighborhood parks and the city is providing 35.8 acres of neighborhood parks. The city estimates it has approximately 134 acres of combined neighborhood parks and community recreational centers exceeding the expected goal of 112 acres of the General Plan.

The city collects a Park Development Impact Fee intended for acquisition and maintenance of parks among other things. Currently, multi-family projects are expected to pay a fee of \$1,082 per multi-family dwelling unit. Also, the development will be required to be annexed into a lighting, landscaping maintenance and flood control facilities district.

Acquisition of a private property for development of a park at this location is not expected at the time due to budgetary constraints.

Zone Change (ZC) 22-01

Section 20-25 of the Zoning Ordinance recognizes the need for changes to zoning districts especially following an amendment to the General Plan. It further states that changes to district boundaries can be initiated by owners of the property. The applicant is requesting a Zone Change in order to be consistent with the requested General Plan Amendment (GPA) 22-01 discussed above. Section 20-25.4 of the Zoning Ordinance states that the Planning Commission shall hold a noticed public hearing on the application and make its recommendation to the City Council.

Section 20-25.6 of the Zoning Ordinance states that the Planning Commission shall review evidence

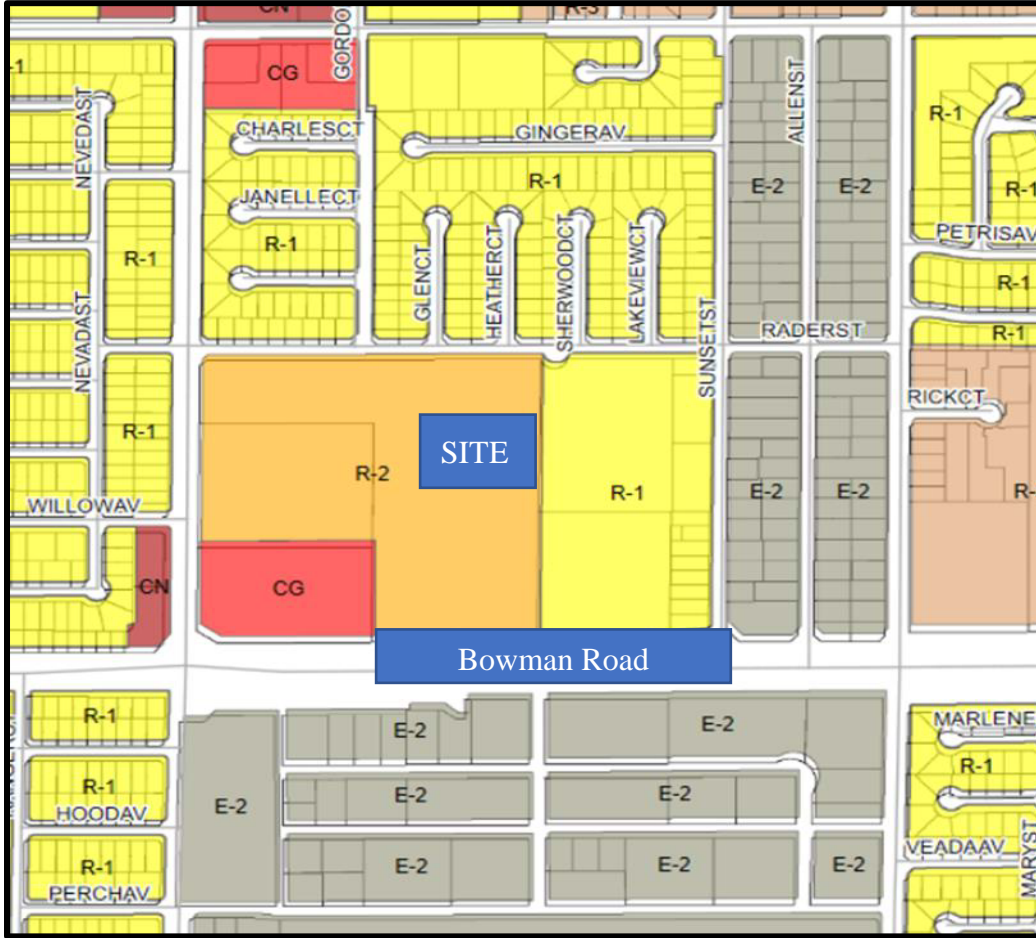
- Why and how the proposed change is necessary to achieve the objectives of the zoning chapter, and
- How or why the proposed change is consistent with the stated purpose and goals of the General Plan, and for the zone classification.

The proposed zone change is necessary in order to implement the proposed General Plan Land Use designation. The proposed General Plan Land Use designation of RH (Residential High Density) provides for a density of 14.1 – 29.0 dwelling units per gross acre. The proposed zoning designation of R-3 (Medium-Density Multi-Family Residential District) is consistent with the proposed land use designation of RH.

The proposed R-3 zoning would allow multi-family residential dwellings as a permitted use within the district and therefore, the proposed ZC 22-01 is consistent with the proposed General Plan Land Use designation.

The proposed Zone Change is also consistent with stated goals of the General Plan and the zone district because it provides the necessary framework to develop the site with a 361-unit multi-family residential project and a caretaker's unit.

Zoning Map of the Project Site



(Note: The R-2 and CG zoning of the area southwest of the project site has been changed to R-3. City will update the Zoning Map to reflect approved changes.)

Site Plan Review (SPR) 21-06

General Plan and Zoning Consistency

As stated above, the applicant is requesting a General Plan Amendment to redesignate the project site as RH (Residential High-Density, 14.1–29.0 dwelling units per acre), remove the special notation of P (Parks) from the General Plan Land Use Map and rezone the subject property from R-2 (Low-Density Multi-Family Residential District) to R-3 ((Medium-Density Multi-Family Residential District). The submitted Site Plan Review request indicate that the applicant intends to develop the 21.34 gross acre site with 361 multi-family residential units and a caretaker's residence above a clubhouse. If approved, the new General Plan Land Use designation of RH could allow a maximum 619 units on the subject property. However, the applicant is seeking approval to construct 361 multi-family units and a caretaker's residence. Therefore, the proposal is well within the limits allowed by the General Plan Land Use Element. Since the site contain 21.34 gross acres, the proposal exceeds the minimum lot size of 6,000 square feet (Section 20-10.4 of the Zoning Ordinance) set by the Zoning Ordinance for R-3 zone. Additionally, Section 20-10.9 – Site Density of the Zoning Ordinance require minimum site area of

2,000 square feet per dwelling unit and the proposal far exceeds this requirement (465 units allowed). How the SPR is complying with additional requirements of the Zoning Ordinance including set backs and building height are addressed in other parts of this report. Since the SPR approval is subject to approval of the requested GPA and ZC, Condition No. 1 indicates that the SPR approval shall not become effective until the effective date of approval of GPA 22-01 and ZC 22-01, whichever is later.

Approval Time Period

The applicant has not applied for additional time to develop the property beyond those time periods allowed under the Zoning Ordinance. Section 20-22.7 of the Zoning Ordinance states that Site Plan Review applications are approved for an initial time of 18 months. City's current practices allow two additional time extensions, year at a time, granted by the Planning Commission after a public hearing. Staff suggested that the applicant obtain additional time to complete the project by submitting a Development Agreement. However, the applicant decided not to apply for such relief. Therefore, Condition No. 1 states that the approval is subject to current time periods allowed by the Zoning Ordinance and other city practices if extension of time granted.

Phasing, access, and parking

SPR 21-06 proposes to develop the project in three phases (see the summary chart in the Project Description above).

Phase 1

Phase 1 consist of 9.07 acres located along the southside of Rader Avenue and east of Downs Street and proposing to develop 113 multi-family units including a two-bedroom caretaker's unit, a clubhouse building with a rental office and a children's play area.

Two access points located along Rader Avenue which will provide vehicular access not only to the Phase 1 development but also to all subsequent phases of the proposed development. An emergency access road of 24 feet in width is proposed from the south edge of Phase 1 to the southerly end of the entire development (Phase 1 through 3) and continuing east-west to along the southerly property line. However, the approved plans for the project to be located to the southwest of the proposal (Red Rock) does not include a continuation of this access. Condition No. 26 requires the applicant to connect this access to an existing paved street. Additionally, the entire development is proposed with two driveway access points on Rader Avenue, the Police and Fire Departments may also require this emergency access as a Condition of Approval for the project. Conditions are added requiring the compliance with all Police and Fire Department requirements.

To provide aesthetically pleasing entrance to the project as well to enhance access points, Condition No. 27 requires a decorative treatment such as pavers or colored concrete on project entrances along Rader Avenue, to a minimum depth of 10 feet from the property line.

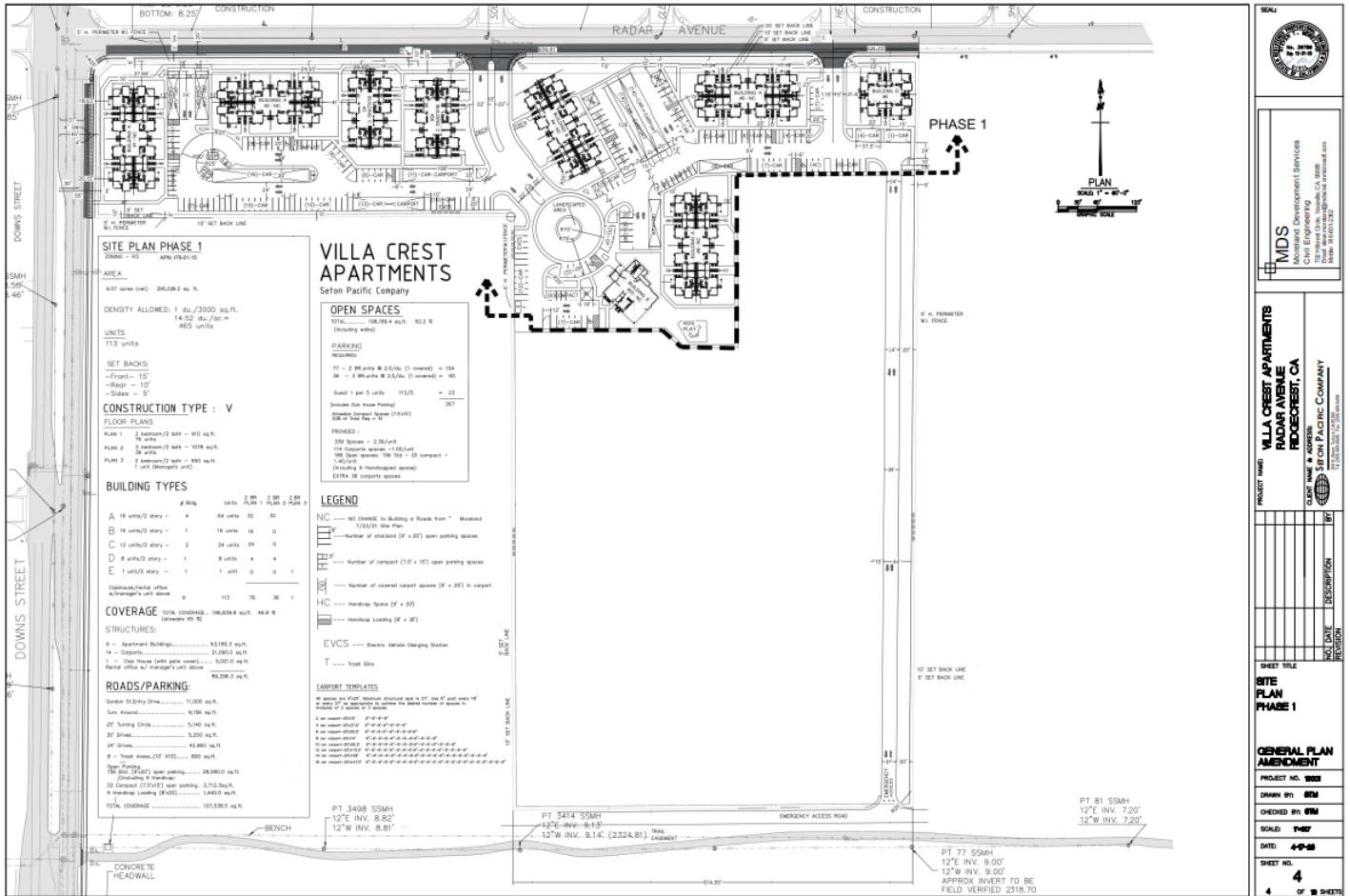
Both access points located on Rader Avenue meets the minimum width of 20-feet required in Section 20-20.11 (b) and (c) of the Zoning Ordinance.

Section 20-10.11, Yard Requirements of the Zoning Ordinance require a minimum of 15-foot front yard setback, no less than 12-feet in any event. Phase 1 site plan indicate a varying building setback of 18.63 feet to 20.15 feet along Downs Street and 15 feet to 37.69 feet along Rader Avenue. Proposed carports for Phase 1 are located

along Rader Avenue frontage and provide a required setback of 15 feet. Proposed Building #6 located along the east property line is located required minimum side yard setback of five (5) feet from the east property line. Condition No. 1 state that the project approval is based on the site plan that indicates compliance with the required setbacks.

Based on the number of two- and three-bedroom units proposed and guest parking requirements of the Zoning Ordinance, a total of 267 parking spaces are required for the Phase 1 development. The site plan indicates 339 parking spaces to be developed with the Phase 1 exceeding the minimum required. The applicant is required to include a typical parking space with dimensions and double striping on the site plan (see Condition No. 28).

Phase 1 Site Plan

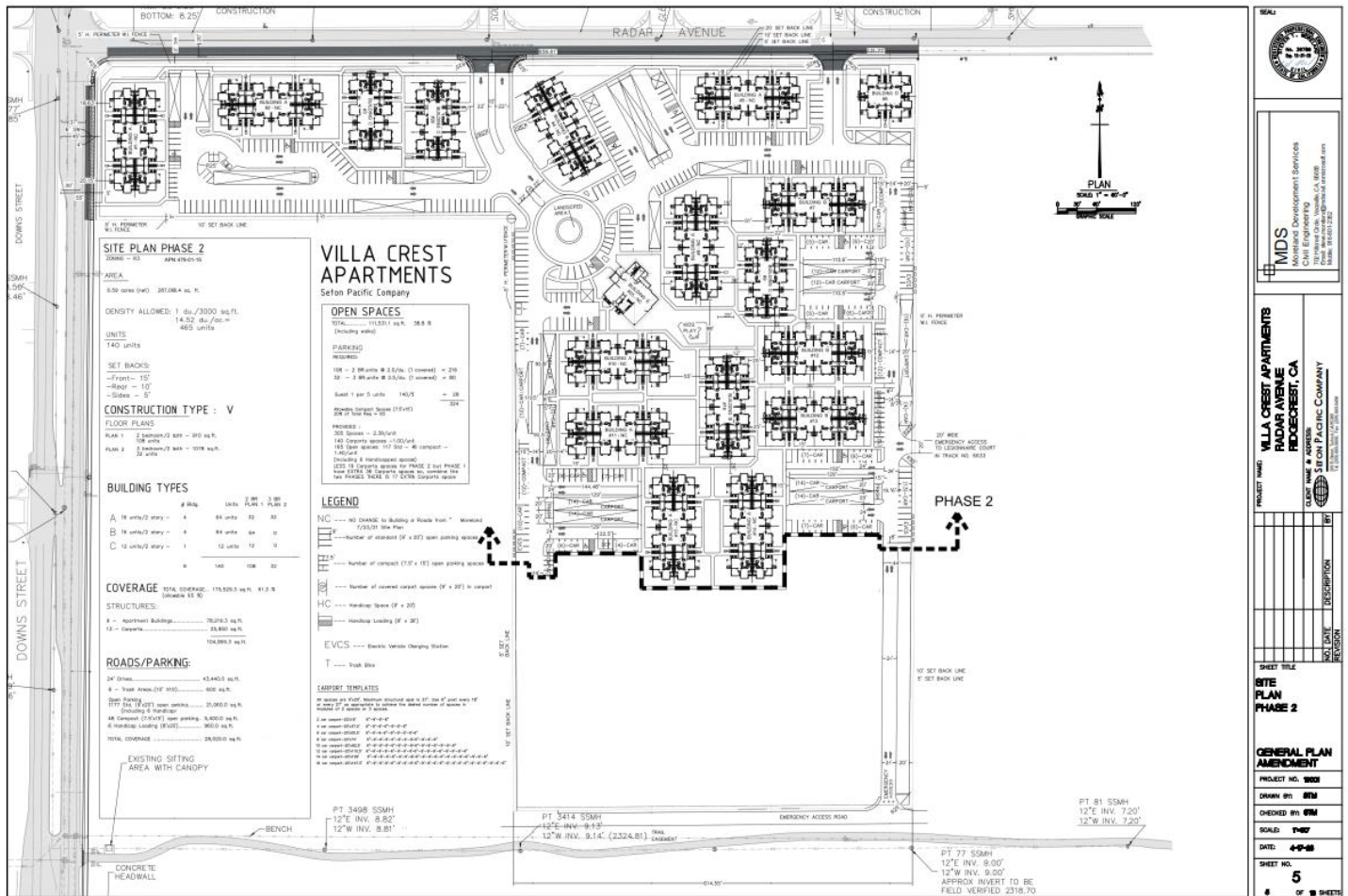


Phase 2

Located immediately south of the Phase 1, Phase 2 covers 6.59 acres. This area will add 140 additional units which includes 108 two-bedroom units and 32 three-bedroom units. Phase 2 development requires a total of 324 parking spaces and the site plan indicate 305 parking spaces. The shortfall is provided by the excess provided in Phase 1 (see Condition No. 30).

Emergency access provided in Phase 1 will be incorporated into the proposed Phase 2 development and continued to the southerly property line through the remaining undeveloped area of the property. An additional possible emergency access connection through Legionnaire Court is also shown in the Phase 2 site plan. Condition No. 31 has been added to the Conditions of Approval providing an additional option to the applicant to provide an emergency access point to the project.

Phase 1 and 2 Site Plan

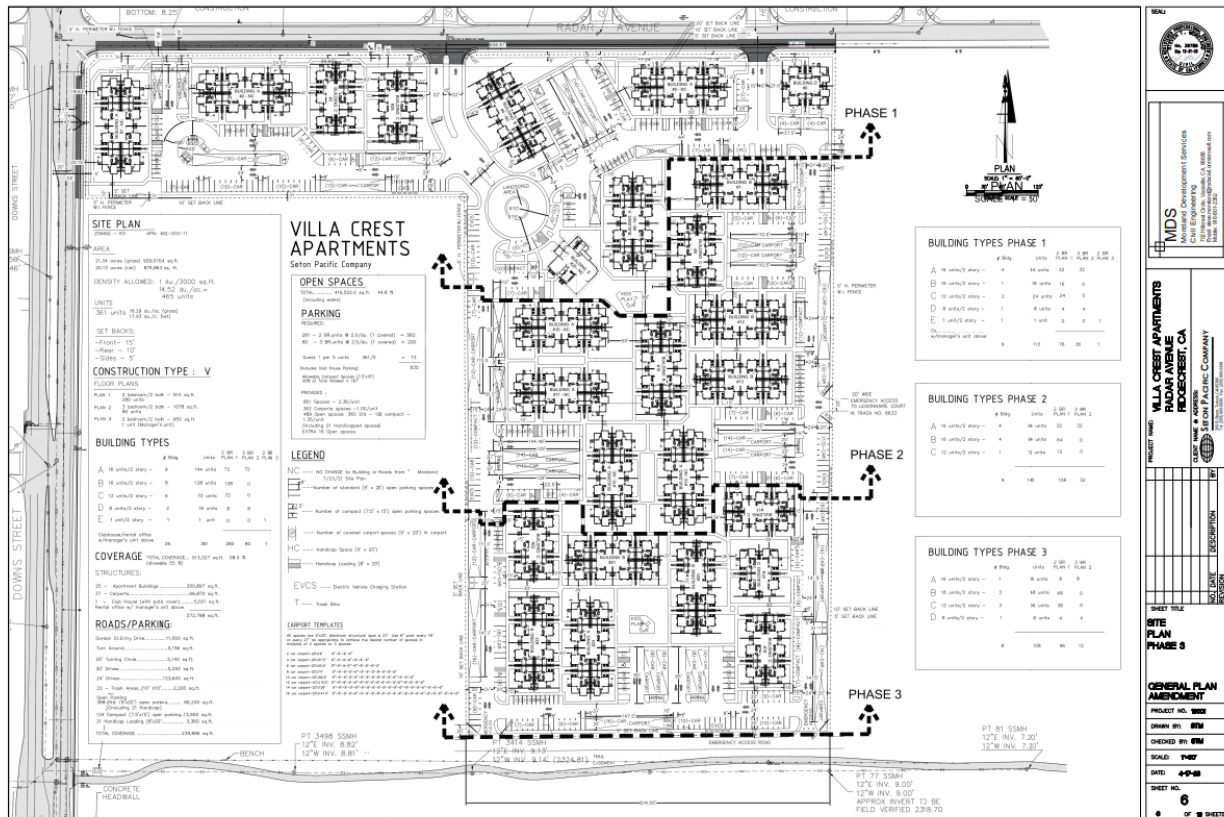


Phase 3 (Full Development)

Phase 3 include the remaining 5.68 acres of the project area and expected to be developed with 108 multi-family units that includes 96 two-bedroom and 12 three-bedroom units. Emergency access provided within Phase 1 and 2 through this area will be incorporated as a 24-foot wide, two-way drive aisle that runs through the proposed parking lot. A total of 244 parking spaces will be required for this phase of the development and the site plan indicate a total of 246 parking spaces to be provided. Full development of the project will require a total of 835 parking spaces (see Condition No. 32).

Phase 3 site plan also indicate two access points along the southerly boundary of the project area. It will be applicant's responsibility to obtain legal rights and connect southerly access points to an existing paved public street (see Condition No. 33).

Phase 1, 2 and 3 Site Plan



Project Amenities

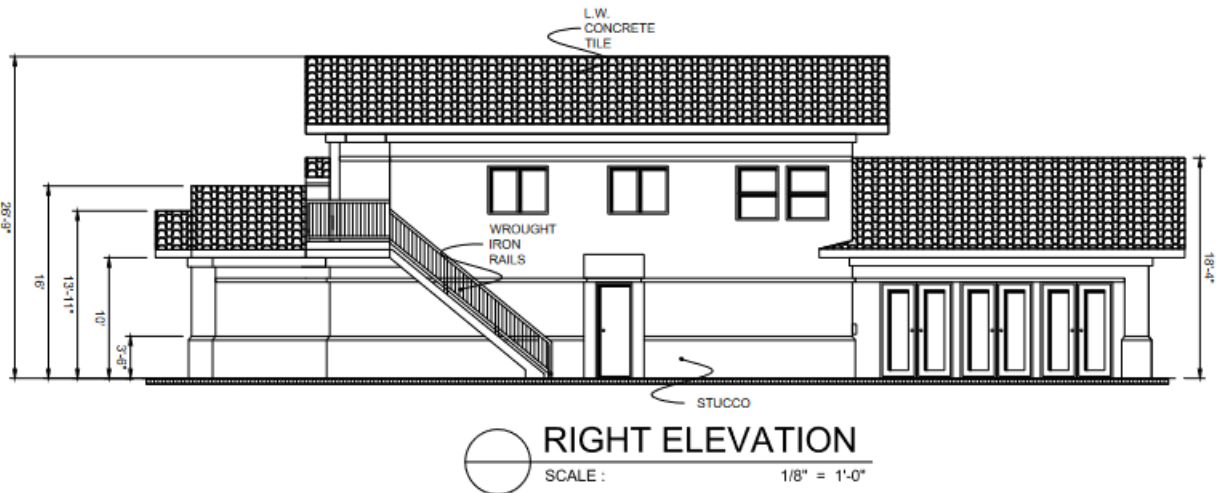
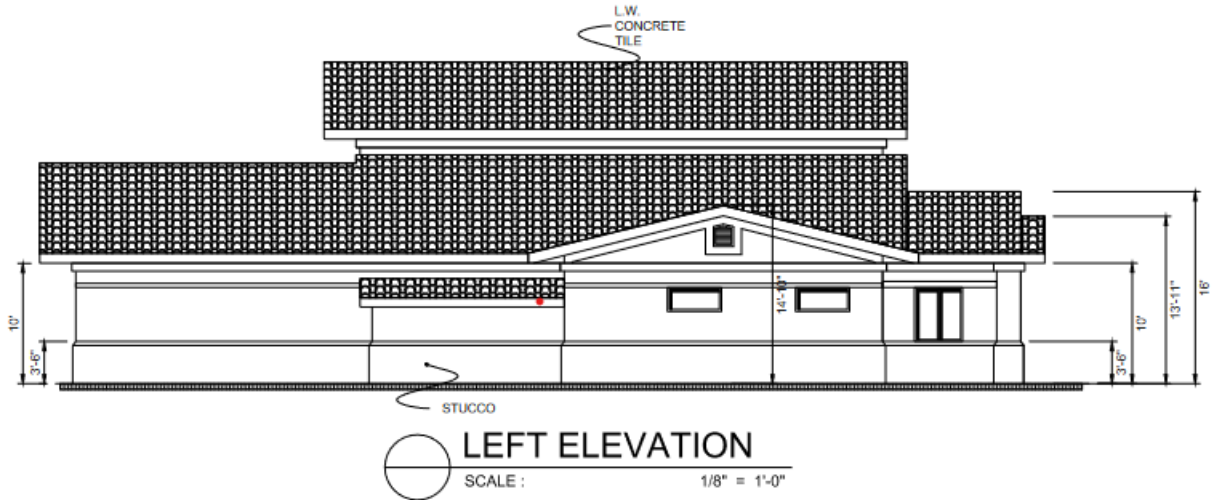
A two-story clubhouse building with a rental office and a manager's unit is proposed within the Phase 1 of the project. Additionally, a children's play area located to the southeast of the clubhouse building is also proposed. Site plan indicates parking spaces to be located adjacent to the building.

Clusters of EVCS (Electric Vehicle Charging Stations) are provided within each phase of the development.

Trash enclosures are located throughout the project site and appears to provide easy access to all future tenants of the project. To prevent windblown trash escaping enclosures and to provide enhanced appearance in line with the architecture of the total project, trash enclosures are required to be constructed of decorative material and contain a trellis treatment or similar treatment (see Condition No. 23).

Carports are proposed throughout the project. However, no elevation of a typical carport has been provided. Condition No. 29 requires submittal of a detail on the site plan and submitted for staff review and approval.

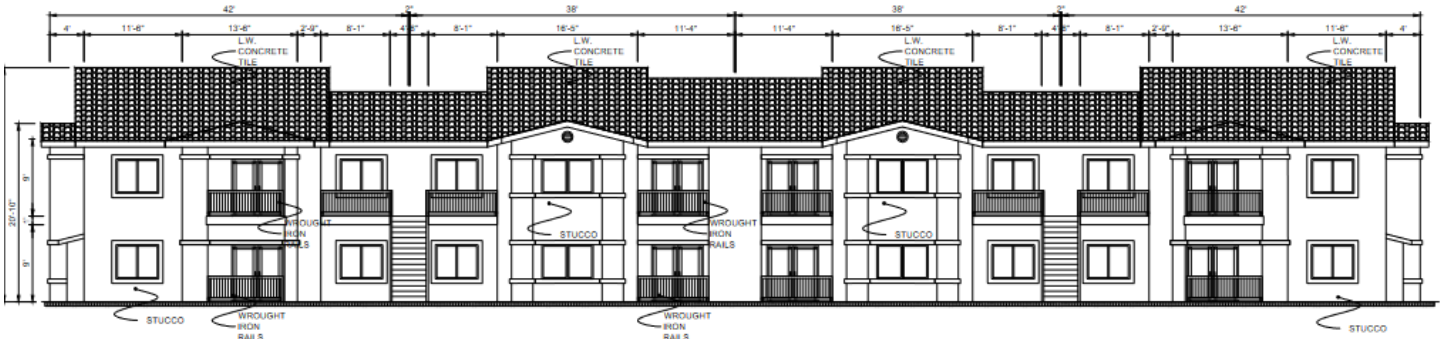
Proposed Clubhouse Building Elevations



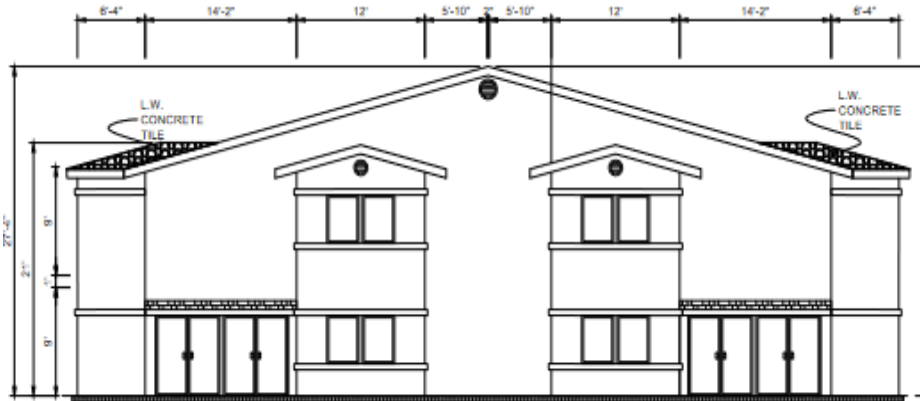
Building Elevations

The Ridgecrest General Plan 2030 contains a Community Design Element which emphasizes popular Spanish Mediterranean and Spanish Colonial, but do not require them of any new development. However, certain design standards such as articulations, buffering, landscaping and lighting are required of any new development. Submitted building elevations indicate stucco exterior structures with light weight concrete tile roofs that are typical with multi-family residential developments. Wrought iron railings have been added for safety to exterior staircases and to balconies to enhance windows and patio doors.

Building A Front and Rear Elevation



Building Type A Side Elevation



Landscaping

Preliminary landscape plans are not submitted at this time. Landscaping within the project area includes setbacks, parking lot islands, areas adjacent to building and others. Detail landscape plans are to be submitted at the building plan check for review and approval by the City (see Condition No. 18).

Drainage

Submitted grading plans (Area 1 and 2) indicate a drainage system from the north side of the project area flowing to the south and ultimately emptied into a basin to be located within the Bowman Wash. It is unclear how drainage would be carried over to the proposed basin with the development of each phase. Conditions under the Public Works/Engineer requires submittal of drainage plans with each phase for review and approval by the City Engineer. These plans shall indicate incremental development or any other acceptable way to develop the proposed basin.

Fencing

Site plans indicate five (5) foot high wrought iron fencing along the eastern and southwestern property lines. The approved project to the southwest of the development, Red Rock, became effective on November 17, 2018, and due to the associated Development Agreement, approvals were in effect for four years from that date. Since there were no applications were submitted for extension of time, approvals are considered expired. Since there are no approved or pending project on the property to the southwest of the project site, Condition No. 25 requires a wrought iron fencing detail to be included in the site plan for review and approval by the City.

Other

Lighting fixtures are placed adjacent to parking areas throughout the project. Additional lighting may be placed on buildings to provide lighting for walkways and staircases. Parking lot lighting pole height shall not exceed 16 feet (Section 20-20.15, Parking Lot Lighting of the Zoning Ordinance) and all lighting including building mounted lights to direct lighting downwards to prevent glare onto streets and adjacent properties (see Condition No. 22).

ENVIRONMENTAL (CEQA) REVIEW:

In compliance with the California Environmental Quality Act (CEQA) and Guidelines, an Initial Study was prepared by the city to evaluate impacts of the proposed project on the environment. The Initial Study concluded that the proposed project would have less than significant impacts on the environment with the implementation of certain mitigation measures related to biological resources and therefore, a Mitigated Negative Declaration has been prepared for review and adoption by the Planning Commission and the City Council.

The Initial Study was submitted to the State Clearinghouse (SCH 2023010044) for distribution for comments for a 30-day review period from January 4, 2023 to February 2, 2023. The city did not receive any comments from the State Clearinghouse at the end of the review period from any state agencies that received a copy the Initial Study and the proposed Mitigated Negative Declaration. The city has complied with the State Clearinghouse review requirements for draft environmental documents pursuant to the CEQA and Guidelines.

Additionally, a Notice of Availability of the Initial Study and the proposed Mitigated Negative Declaration for review and comments was also distributed to several local agencies including the Department of the Navy, Kern County Fire Department, the Indian Wells Valley Water District (IWWVD), school district, the applicant, property owners within 300-foot radius of the subject property and others. A copy of the notice was also posted at the City Hall and the public library. A Notice of Availability of an Initial Study and a Proposed Mitigated Negative Declaration has also been published in the local newspaper. Comments were received from the Kern County Fire Department and two concerned citizens. In compliance with the CEQA and Guidelines, timely responses were prepared and provided to all respondents and are attached to the Initial Study under Comments Received and Responses segment.

Options for the Planning Commission:

The following options are available to the Planning Commission:

1. Adopt Resolution 23-10 recommending that the City Council adopt a Resolution approving GPA 22-01 and adopt an ordinance approving ZC 22-01 and adopt a Mitigated Negative Declaration; adopt Resolution 23-09 approving SPR 21-06 subject to Conditions of Approval; and find the project would not have a significant impact on the environment after implementation of proposed mitigation measures and therefore, adopt a Mitigated Negative Declaration prepared for the proposed project.
2. Continue this item and direct staff to return with additional information as directed.
3. Deny the project; make necessary findings for denial and direct staff to return with required Resolutions for denial.

Attachments:

Resolution No. 23-09

Resolution No. 23-10

Initial Study and Proposed Mitigated Negative Declaration (under separate cover)

DRAFT

PLANNING COMMISSION RESOLUTION 23-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION APPROVING GENERAL PLAN AMENDMENT (GPA) 22-01 AND ADOPT AN ORDINANCE APPROVING ZONE CHANGE (ZC) 22-01 AND ADOPT A MITIGATED NEGATIVE DECLARATION PREPARED FOR THE PROJECT TO BE LOCATED ON 21.34 GROSS ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF SOUTH DOWNS STREET AND RADER AVENUE (APN 479-01-15)

THE PLANNING COMMISSION OF THE CITY OF RIDGECREST RESOLVES as follows:

WHEREAS, General Plan Amendment (GPA) 22-01 application and Zone Change (ZC) 22-01 application along with Site Plan Review (SPR) 21-06 application have been filed on July 23, 2021 by Seton Pacific Company (“Applicant”); and

WHEREAS, the application applies to 21.34 gross acres identified as Assessor’s Parcel Number (APN) 479-01-15, legally described on Exhibit I hereto and shown on the map attached as Exhibit II; and

WHEREAS, GPA 22-01 is a request to amend the General Plan Land Use designation of RM (Residential Medium-Density, 5.1 to 14.0 dwelling units per acre) to RH (Residential High-Density, 14.1–29.0 dwelling units per acre) and removal of P (Parks) notation on the property from the Land Use Diagram of the General Plan; and

WHEREAS, ZC 22-01 is a request to change existing R-2 (Low-Density Multi-Family Residential District) to R-3 (Medium Density Multi-Family Residential District) subject to approval of the requested GPA 22-01; and

WHEREAS, SPR 21-06 is a request for approval to develop the 21.34 gross acre property (APN 479-01-15) into a 361-unit multi-family residential community, a manager’s unit and a clubhouse with a children’s play area in three phases and is the subject of the Planning Commission Resolution 23-09; and

WHEREAS, an Initial Study was completed by the city and distributed through the State Clearinghouse (SCH 2023010044) for review and comments for a period of 30 days starting on January 4, 2023 and ending on February 2, 2023. State agencies included the Fish and Wildlife Services and the Lahontan Water Quality Control District. Additionally, the Initial Study was circulated to local agencies including the Department of the Navy (Naval Air Weapons Station), school district, Kern County Fire Department, The Indian Wells Valley Water District (IWWVD), the applicant, property owners within 300-foot radius of the subject property and others. Additionally, notices were posted at the City Hall and the City Library. The State Clearinghouse informed the city that they did not receive any comments. However, the city received comments from the Office of the Fire Marshall Kern County Fire Department and two concerned citizens. Responses were prepared and forwarded to all commenting and copies are attached to the Initial Study under Comments Received and Responses section of the Initial Study; and

WHEREAS, based on the Initial Study, staff determined that the project would have less than significant impact on the environment with the implementation of proposed mitigation measures and a Mitigated Negative Declaration have been prepared for the Planning Commission review and approval and recommend its adoption to the City Council; and

WHEREAS, pursuant to Sections 20-1.10, 20-2.9, 20.25 and 20.30 of the Zoning Ordinance and Sections 65854 and 65905 of the Government Code, a Notice of Public Hearing to consider the GPA 22-01, ZC 22-01, and SPR 21-06 by the Planning Commission was published and provided as required; and

WHEREAS, staff has performed the necessary investigations, prepared a written report, and recommended that the Planning Commission recommend approval of GPA 22-01 and ZC 22-01; and

WHEREAS, on April 25th, 2023, a duly noticed public hearing was conducted by the Planning Commission to consider GPA 22-01, ZC 22-01 and SPR 21-06 and concluded the said hearing on that date; and

WHEREAS, the Planning Commission after considering all evidence presented, desires to recommend that the City Council approve GPA 22-01 and ZC 22-01.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RIDGECREST DOES RESOLVE AS FOLLOWS:

SECTION 1. That the Planning Commission hereby adopts the following General Plan Amendment findings in support of GPA 22-01 application:

- a. Information presented at the public hearing shows that such amendment is necessary to implement the general plan, public convenience, the general welfare and good zoning practice justifies such action in that the proposal promotes Goal LU-1 which ensure orderly growth; complies with Policy LU-1.2 and Policy H-3.4 which promotes higher density residential in urbanized areas with access to public transportation; Policy LU-2.1 by providing housing choices; Policy H-1.1 by providing variety of residential opportunities; and promotes Policy H-5.0 by providing affordable large-family units to various economic groups.

SECTION 2. That the Planning Commission hereby adopts the following Zone Change findings, pursuant to Section 20-25.6 of the Zoning Ordinance, in support of this application:

- a. That the proposed change is necessary to achieve the objectives of the zoning chapter in that it allows multi-family residential dwellings as a permitted use within the zone; and
- b. That the proposed change is consistent with the stated purpose and goals of the General Plan, and for the zone classification in that it is consistent with the proposed General Plan Land Use designation of RH (Residential High Density, 14.1–29.0 dwelling units per acre).

SECTION 3. That the Planning Commission hereby certifies that it has reviewed and considered the information in the Initial Study and the Mitigated Negative Declaration prepared for the proposed project in compliance with the California Environmental Quality Act ("CEQA") including its implementing regulations prior to taking action. The Planning Commission hereby finds that the Initial Study determined that the proposed

project could not have a significant impact on the environment with the implementation of proposed mitigation measures. The Planning Commission hereby finds, pursuant to Section 21082.1 of the Public Resource Code, that the Mitigated Negative Declaration prepared for the proposed project reflects the independent judgement of the City of Ridgecrest.

SECTION 4. That the Planning Commission hereby recommends that the City Council adopt the Mitigated Negative Declaration for GPA 22-01 and ZC 22-01.

SECTION 5. That the Planning Commission hereby recommends that the City Council approve GPA 22-01 to redesignate the subject property from RM to RH.

SECTION 6. That the Planning Commission hereby recommends that the City Council approve ZC 22-01 to rezone the subject property from R-2 to R-3.

SECTION 7. That the Planning Commission hereby direct staff to transmit this Resolution to the City Council as required by Section 65855 of the Government Code.

PASSED, APPROVED AND ADOPTED this 25th day of April 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Warren Cox, Chairman

ATTEST:

Heather Spurlock, Secretary

Exhibit I

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIDGECREST, COUNTY OF KERN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Parcel B of Parcel Map No 11187, in the City of Ridgecrest, County of Kern, State of California, on December 11, 2004, in Book 53 at Page 186 of Parcel Maps.

(APN: 479-01-15)

Exhibit II

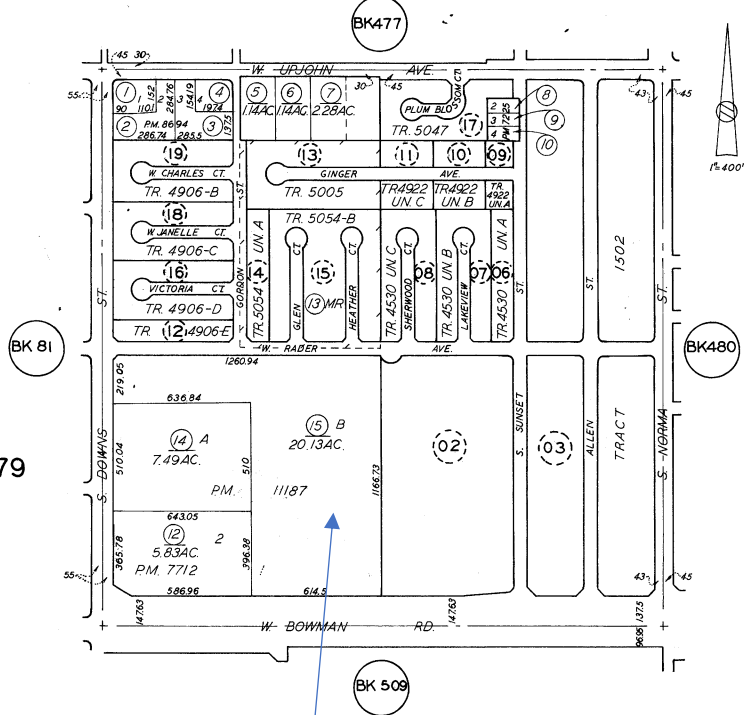
Assessor's Parcel Map

479-01

SW1/4 OF SEC. 4 T.27S. R.40E.

SCHOOL DIST. 10-2

479-01



INDEX
BOOK 479

Revised: Jan. 6, 2005

Note: This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

ASSESSORS MAP NO. 479-01
COUNTY OF KERN

Subject Parcel

DRAFT

PLANNING COMMISSION RESOLUTION 23-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST APPROVING SITE PLAN REVIEW (SPR) 21-06, A REQUEST TO DEVELOP 21.34 GROSS ACRE PROPERTY INTO A 361-UNIT MULTI-FAMILY RESIDENTIAL COMMUNITY, A MANAGER'S UNIT AND A CLUBHOUSE WITH A CHILDREN'S PLAY AREA IN THREE PHASES ON A PARCEL OF LAND (APN 479-01-15) LOCATED AT THE SOUTHEAST CORNER OF SOUTH DOWNS STREET AND RADER AVENUE

THE PLANNING COMMISSION OF THE CITY OF RIDGECREST RESOLVES as follows:

WHEREAS, SPR 21-06 is a request for approval to develop the 21.34 gross acre property (APN 479-01-15) into a 361-unit multi-family residential community, a manager's unit and a clubhouse with a children's play area in three phases; and

WHEREAS, the SPR 21-06 accompanied with General Plan Amendment (GPA) 22-01 and Zone Change (ZC) 22-01 applications that were filed on July 23, 2021, by Seton Pacific Company ("Applicant"); and

WHEREAS, the application applies to 21.34 gross acres identified as Assessor's Parcel Number (APN) 479-01-15, legally described on Exhibit I hereto and shown on the map attached as Exhibit II; and

WHEREAS, GPA 22-01 is a request to amend the General Plan Land Use designation of RM (Residential Medium-Density, 5.1 to 14.0 dwelling units per acre) to RH (Residential High-Density, 14.1–29.0 dwelling units per acre) and the removal of P (Parks) notation on the property from the Land Use Diagram of the General Plan is the subject of the Planning Commission Resolution 23-10; and

WHEREAS, ZC 22-01 is a request to change existing R-2 (Low-Density Multi-Family Residential District) to R-3 (Medium Density Multi-Family Residential District) subject to approval of the requested General Plan Amendment is the subject of the Planning Commission Resolution 23-10; and

WHEREAS, an Initial Study was completed by the city and distributed through the State Clearinghouse (SCH 2023010044) for review and comments for a period of 30 days starting on January 4, 2023, and ending on February 2, 2023. State agencies included the Fish and Wildlife Services and the Lahontan Water Quality Control District. Additionally, the Initial Study was circulated to local agencies including the Department of the Navy (Naval Air Weapons Station), school district, Kern County Fire Department, the Indian Wells Valley Water District (IWWVD), the applicant, property owners within 300-foot radius of the subject property and others. Additionally, notices were posted at the City Hall and the City Library. The State Clearinghouse informed the city that they did not receive any comments. However, the city received comments from the Office of the Fire Marshall Kern County Fire Department and two concerned citizens. Responses were prepared and provided to all commenting and copies are attached to the Initial Study under Comments Received and Responses section of the Initial Study; and

WHEREAS, based on the Initial Study, staff determined that the project will have less than significant impact on the environment with the implementation of proposed mitigation measures and a Mitigated Negative Declaration have been prepared for the Planning Commission review and adoption; and

WHEREAS, pursuant to Sections 20-1.10, 20-2.9, 20.25 and 20.30 of the Zoning Ordinance and Sections 65854 and 65905 of the Government Code, a Notice of Public Hearing to consider SPR 21-06 along with GPA 22-01 and ZC 22-01 by the Planning Commission was published and provided as required; and

WHEREAS, staff has performed the necessary investigations, prepared a written report, and recommended that the Planning Commission approve SPR 21-06; and

WHEREAS, on April 25th, 2023, a duly noticed public hearing was conducted by the Planning Commission to consider SPR 21-06 along with GPA 22-01 and ZC 22-01 and concluded the said hearing on that date; and

WHEREAS, the Planning Commission after considering all evidence presented desires to approve SPR 21-06.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RIDGECREST DOES HEREBY RESOLVE, DETERMINE AND ORDER, AS FOLLOWS:

SECTION 1. That the foregoing Recitals are true, correct and a substantive part of this Resolution.

SECTION 2. That the Planning Commission considered evidence presented and hereby adopts the following findings for the Site Plan Review 21-06, pursuant to Section 20-22 of the Zoning Ordinance, in support of approval of SPR 21-06:

- a) The proposed location of the use and the standards under which it would be developed and maintained will not be detrimental to the public health, safety or welfare, or materially injurious to or inharmonious with properties or improvements in the vicinity.
- b) There are circumstances or conditions applicable to the land, which makes the granting of a site plan approval necessary for the preservation and enjoyment of a substantial property right.
- c) The project is in accordance with the objectives of the zoning chapter and the purposes of the R-3 (Medium Density Multi-Family Residential District) in which the site is located subject to approval of GPA 22-01 and ZC 22-01 by the City Council.
- d) A Land Use designation and zone change is necessary for the entire project to be built on land covered under the current proposal.

SECTION 3. That the Planning Commission hereby certifies that it has reviewed and considered the information in the Mitigated Negative Declaration prepared for the proposed project in compliance with the California Environmental Quality Act ("CEQA") (including its implementing regulations) prior to taking action. The Planning Commission hereby finds that the Initial Study determined that the proposed project could not have a significant impact on the environment with the implementation of the proposed mitigation measures. The Planning Commission hereby finds, pursuant to Section 21082.1 of the Public Resource Code, that the Mitigated Negative Declaration prepared for the proposed project reflects the independent judgement of the City of Ridgecrest.

SECTION 4. That the Planning Commission hereby adopt the Mitigated Negative Declaration for SPR 21-06.

SECTION 5. That the Planning Commission hereby approves SPR 21-06 subject to compliance with the Conditions of Approval contained in Exhibit III to this Resolution.

APPROVED AND ADOPTED: This 25th day of April 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Warren Cox, Chairman

ATTEST:

Heather Spurlock, Secretary

Exhibit I

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIDGECREST, COUNTY OF KERN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

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(APN: 479-01-15)

Exhibit II

Assessor's Parcel Map

479-01

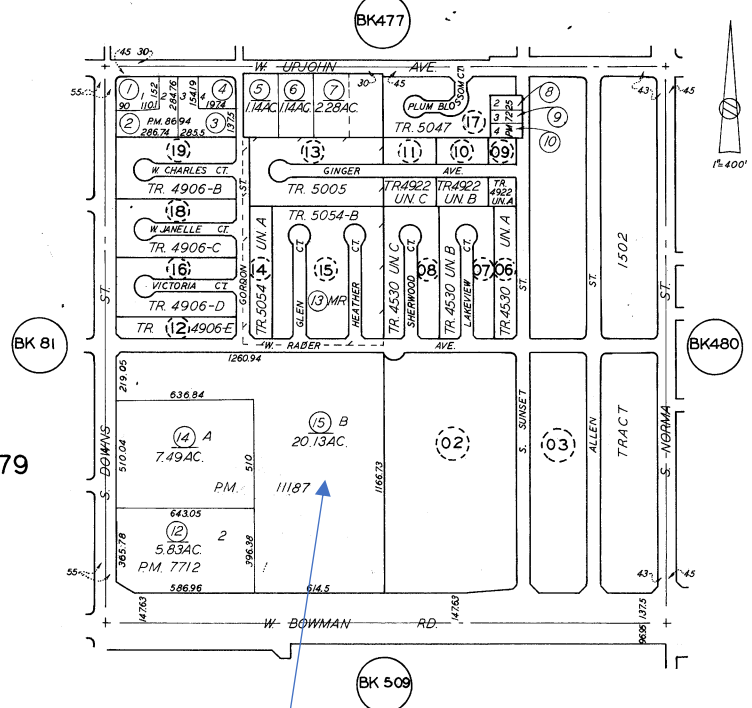
SW1/4 OF SEC. 4 T.27S. R.40E.

SCHOOL DIST. 10-2

479-01

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BOOK 479

Revised: Jan. 6, 2005



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ASSESSORS MAP NO. 479-01...
COUNTY OF KERN

Subject Parcel

EXHIBIT III

DRAFT

CONDITIONS OF APPROVAL FOR SITE PLAN REVIEW (SPR) 21-06

APPROVAL DATE: April 25, 2023

EFFECTIVE DATE: (See Condition No. 1 below)

EXPIRATION DATE: (See Condition No. 1 below)

These Conditions of Approval apply to Site Plan Review (SPR) 21-06, a request to develop 21.34 gross acres into 361-unit multi-family residential community, a manager's unit and a clubhouse with a children's play area in three phases on a parcel of land (APN 479-01-15) located at the southeast corner of South Downs Street and Rader Avenue. Any proposed change or expansion of the area, or modification to the site plan or structures shall be submitted to the Planning Department, along with the required application and fee, for review. For the purpose of these conditions, the term "applicant" shall also mean the developer, the owner(s) or any successor(s) in interest to the terms of this approval.

GENERAL:

1. Site Plan Review 21-06 shall be inaugurated within 18 months from the effective date of Zone Change (ZC) 22-01 or it shall automatically expire at the end of the initial approval time period, if no extension of time granted. This approval is based on site plans dated April 17, 2023 (4-17-23) and building elevations dated July 5, 2022 (07-05-22).
2. Should this Site Plan Review not be inaugurated during the initial approval period, a request for an extension of time may be filed with the City. Applications for time extensions shall be filed a minimum of 90 days prior to the expiration date. Requests for time extension shall be accompanied by a formal application, all required exhibits and plans, and application fees.
3. The applicant shall defend, indemnify, and hold harmless the City of Ridgecrest, its elected and appointed officials, employees, and agents from and against any claim, action, or proceeding against the City of Ridgecrest, its elected and appointed officials, officers, employees, or agents to attack, set aside, void, or annul any approval or conditions of approval of the City of Ridgecrest concerning this SPR, including but not limited to any approval or conditions of approval of the City Council, Planning Commission, or the Planning Department. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the SPR and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its elected and appointed officials, officers, employees, and agents in the defense of the matter.
4. The applicant shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements in the Ridgecrest Municipal Code (RMC), including the requirement that a license be obtained by all entities doing business in the City.

5. The applicant shall comply with all requirements of the RMC, all requirements of the City of Ridgecrest ordinances, resolutions, and all applicable standards and policies that are in effect at the time that building permits are issued for the project.
6. The project shall meet the standards and shall be developed within the limits established by the RMC as related to emissions of noise, odor, dust, vibration, wastes, fumes, or any public nuisances arising or occurring incidental to the establishment or operation.
7. When exhibits and written conditions of approval are inconsistent, the written conditions shall prevail.
8. Pursuant to Government Code Section 66020(a), any party may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this development project. Required fees must be paid in full or arrangements must be made to pay the fee when due. Written notice of payment under protest must be filed with the City at the time of approval or conditional approval of this project or within 90 days after the date of imposition of the fees, dedications, reservations, or other exactions imposed on this project.
9. The applicant shall pay all fees at the time fees are determined payable and comply with all requirements of the applicable Federal, State, and Local agencies including, but not limited to, the following:
 - Kern County Fire Department;
 - The Indian Wells Valley Water District (IWWVD); and
 - Any others having jurisdiction.The duty of inquiry as to such requirements shall be upon the applicant. Receipt and proof of payment shall be provided to the Building Department prior to issuance of any building permits.

PLANNING DEPARTMENT:

10. Sign approval for the project is a separate process requiring the issuance of a sign permit and building permits and is subject to review and approval by the Planning Department and Building Department and all signs shall be installed in accordance with applicable sections of Chapter 20-26 of the City of Ridgecrest, Zoning Ordinance.
11. The applicant shall contact the Planning Department a minimum of two weeks prior to final inspection of the project by the Building Department to make arrangements for a final walk-through inspection by the Planning Department.
12. The Applicant shall identify all delineations of any easements on the property. They shall also identify street and/or alley dedications, all existing and proposed public improvements within adjacent streets and alley rights-of-way (curb, gutter, sidewalk, streetlights, parkways, fire hydrants, power poles water lines, gas lines, sewer lines, telephone lines, etc.) in accordance with Ridgecrest Municipal Code Section 20-22.3.
13. The Applicant shall identify existing and proposed location of on- and off-site drainage facilities, if any, in accordance with Ridgecrest Municipal Code Section 20-22.3.

14. All ground mounted or roof mounted HVAC (Heating, Ventilation and Air Conditioning) units shall be appropriately screened from view.
15. Dust mitigation measures and positive trash control shall be utilized during construction.
16. The Applicant shall identify and provide driveway widths and off-street parking with dimensions of individual parking spaces, internal circulation patterns(s) for pedestrian and vehicular traffic, wheel stops and type of surfacing proposed in accordance with Ridgecrest Municipal Code Sections 20-22.3 & 20-22.2 (h-i). Show a typical parking space with dimensions and striping on the site plan.
17. Prior to submittal of building plans to the Building Department, the applicant shall submit revised site plans and building elevations complying with these Conditions of Approval for review and approval by the Planning Department.
18. In accordance with the Ridgecrest Municipal Code Sections 20-22.3 & 20-22.2, the applicant shall identify and provide a computation of landscaped areas required and the square footage of areas proposed for landscaping in the site plan for each phase. Final Landscaping Plans shall be submitted for the approval by the Planning Department. Landscaping shall be completed and signed off by the Planning Department prior to occupancy of any unit. Landscaping shall be maintained in an acceptable manner. The Applicant shall identify the location of any landscaping including existing and proposed trees, shrub masses and ground cover area. They shall adhere to the Ridgecrest Water Efficient Landscape Ordinance and plants shall be selected from the approved plant list. Landscape plans are also subject to approval by the Indian Wells Valley Water District.
19. The applicant shall participate in such on-site and off-site water service improvements as may be required by the serving water purveyor.
20. Coordination with utility companies by the applicant and/or applicant's engineer during design shall be required in order to ensure that required public improvements are not in conflict with existing or proposed utilities.
21. All parking facilities shall be maintained in good condition in accordance with the applicable provisions of the Zoning Ordinance and the Ridgecrest Municipal Code. The maintenance thereof may include, but shall not be limited to, the repaving, oiling, and striping of a parking area and the repair, restoration and/or replacement of any parking area features when deemed necessary by the City of Ridgecrest to insure the health, safety, and welfare of the general public.
22. Parking lot lighting shall be required for public safety. All outdoor lighting shall be directed downward and shielded to reduce impacts to project residents and adjoining properties. Light pole height shall not exceed maximum of 16 feet in height.
23. Show locations and enclosure details of refuse containment areas on the Site Plan. Such areas are to be enclosed by a six-foot (6') high decorative concrete masonry block wall or a material compatible with proposed buildings on the site. A self-closing gate constructed of solid metal materials, attached to metal

posts embedded in concrete and a decorative roof treatment shall be provided. Refuse enclosures shall be designed to meet or exceed the minimum capacity requirements of the development and shall be located to provide unobstructed 24-hour access to refuse collection vehicles. All plans to be approved by the Planning Department and the Building Department prior to construction.

24. All proposed buildings and other structures including carports located along South Downs Street and Rader Avenue shall meet or exceed minimum building/structure setbacks required by the Ridgcrest Zoning Ordinance.
25. A six-foot high wrought iron fence shall be constructed along all property lines, where applicable, as indicated in the site plan. The site plan shall show a fencing detail for review and approval by the Planning Department.

Phase 1

26. The Applicant shall provide a minimum 24-foot wide paved emergency access from the southerly end of the Phase 1 to an existing paved public street. The Applicant shall be responsible for acquisition of any off-site property for this access. The applicant shall obtain approval from the City, the Police Department, and the Kern County Fire Department prior to improvement.
27. Main driveway entrances connecting the project to Rader Avenue shall contain decorative paving or colored concrete to a minimum depth of ten (10) feet. "Cobble" style stamped concrete is not permitted.
28. A minimum of 267 parking spaces shall be provided within the project area for the project as required by the Zoning Ordinance. Show a typical parking space with dimensions and striping on the site plan in compliance with the Zoning Ordinance.
29. Provide a detail of a typical carport on the site plan. Carport detail shall be approved by the Planning Department and the Building Department prior to construction.

Phase 2

30. A minimum of 324 parking spaces shall be provided within the project area for the project as required by the Zoning Ordinance. Any additional parking spaces available from Phase 1 may be counted towards this requirement.
31. The Applicant shall provide a minimum 24-foot wide paved emergency access from the southerly end of the Phase 2 to the southerly property line or extending Legionnaire Court to the Phase 2 development. The Applicant shall be responsible for connecting either access to an existing paved public street subject to review and approval by the City, the Police Department and the Kern County Fire Department. The applicant shall be responsible for acquisition of any off-site property for this access.

Phase 3 (Full Buildout)

32. A minimum of 244 parking spaces shall be provided for the Phase 3 portion of the project as required by the Zoning Ordinance. The Applicant shall demonstrate that a total of 835 parking spaces are available for the entire project.
33. Two access points shown on the site plan dated August 23, 2022, along the southerly boundary of the project shall be connected to an existing paved public street. The Applicant shall be responsible for acquisition and improvement of this access.
34. A six-foot high wrought iron fence shall be constructed along all property lines, where applicable, as indicated in the site plan. The site plan shall show a fencing detail for review and approval by the City.

PUBLIC WORKS - ENGINEERING

Public Works requirements:

The Engineering Department has reviewed the Site Plan application and supplemental preliminary grading and drainage plans. The Department review has determined that the application and preliminary grading and drainage plans are incomplete and do not completely comply with all of the RMC requirements for Site Plan Form and Content. The following conditions have been prepared using the latest submittal and recently submitted supplemental data. The following conditions identify the incomplete elements of the application and attempt to apply conditions that specify requirements and improvements required per the RMC.

1. The following public improvements shall be designed and constructed, in accordance with City of Ridgecrest, Engineering Design Standards and Details, (CoREDS&D), approved by the City Engineer, including the following:
 - i) Street Improvements per RMC, 14-2.32 & 20-3.20 & CoREDS&D.
 1. Design and construct 8-inch curb, gutter and 6-foot wide sidewalk along full frontage of S. Downs Street.
 2. Design and construct 6-inch curb, gutter and 6-foot wide sidewalk along full frontage of W. Rader Ave.
 3. Design and construct match up street structural section per soils report recommendations or CoREDS&D for S. Downs St, & W. Rader Ave.
 4. Provide a full street overlay of ¾" HMA-A PG 70-10, 3-inch thickness on Radar for the length of the project in accordance with soils report recommendations or CoREDS&D, the section of greater thickness shall govern.
 5. Design and construct 8-inch curb, gutter and 6-foot wide sidewalk along full frontage of W. Bowman Road (North side of Channel).
 6. Design and construct full width 40' traveled way crossing of the Bowman flood control channel with bike lanes, curb, gutter. Said improvements shall facilitate entrance and exit movements to the site for any phase of construction.
 7. Design and construct 8" curb gutter on the South side of the Bowman Flood Control Channel on the full frontage of Bowman Rd. Said requirement shall be dependent on channel construction, and is subject to approval/removal by the City Engineer.

8. Design and construct match up base and paving per soils report recommendations or CoREDS&D for the street structural section along full frontage of W. Bowman Rd. The thicker section shall govern. Said design shall be in conjunction with the emergency lane improvements, and said emergency lane at a minimum will be required to span from one arterial street min.
 - a. Design and construct paving taper, signage, delineation and pavement markings / striping from end of Bowman Road street improvements to tie into the existing Bowman Road street section as determined by the traffic study.
 - b. Relocate existing fencing, landscaping, irrigation, and all other improvements as necessary.
9. Construct commercial driveway approach with current ADA standards for all driveway entrances.
10. Design and construct street striping, bike lane and signage along full frontage of S. Downs Street, and Bowman R/W (both sides of Channel, as necessary.)
11. Design and construct a secondary access roadway to S. Norma Street.
 - a. Construct a 30-foot wide min. curb-to-curb street section with curbs gutters and 6-foot wide sidewalks (Subject to City Engineer Approval) in a 50-foot right of way along projects full south border to the intersection of S. Norma Street. (Said dimensions are subject to modifications based on survey data.)
 - b. Prior to building permit issuance, dedicate additional Pedestrian Easements as necessary for commercial driveway approach(s).
 - c. Design and construct a 10-foot wide asphalt multi-use pedestrian and bicycle path with 2-foot shoulders, striping, legends and signage from each phase to the Bowman bicycle path. Said path can be in conjunction with installed sidewalk on the North side of the Bowman Flood Control Channel.
 - d. All work in and or access to and from and roadway shall require approval and or encroachment permit from the City Engineering Dept.

2. Street Lighting

- i) Coordinate with Southern California Edison and make financial arrangements for the construction of decorative dual lamp street lighting for the center median of S. Downs Street.
- ii) Coordinate with Southern California Edison and make financial arrangements for the construction of decorative street lighting along the South side of W. Rader Ave.
- iii) Coordinate with Southern California Edison and make financial arrangements for the construction of decorative street lighting along the secondary access street to S. Norma if emergency access roadway is un-gated. If said route is not utilized:
Coordinate with Southern California Edison and make financial arrangements for the construction of decorative street lighting along Bowman Rd.
- iv) Prior to final inspection and the Certificate of Occupancy, the developer/builder shall provide for or annex into a street lighting and landscaping maintenance district and either maintain or fund the maintenance district until assessments have been received from the County Assessor's Office. Developer shall be responsible for all fees incurred for said lighting for the minimum of a one-year period.

3. Sewer Improvements per RMC, Chapter 12 & CoREDS&D.

- i) Design and construct an 8-inch sanitary sewer main line through the project to serve the apartment complex individual buildings.
- ii) Design and construct a 6-inch commercial sanitary sewer laterals with clean outs for each individual building complex per modified CoREDS&D Details.

- iii) Connection to any CoR existing Sewer shall require the installation of a Sewer Manhole. Said manhole shall be constructed to CoR standards and will require an epoxy lining.
 - iv) All onsite sewer systems shall remain the property owners responsibility up to the point of connection to the newly installed Manhole.
4. Drainage Improvements, per RMC, Chapter 21 & City of Ridgecrest Master Drainage Plan & Drainage Design Manual:
- i) The project is identified in the FEMA maps as being in Zone X and having 0.2% chance of flooding. However, this property is within a major hydro geologic drainage basin known as the Bowman Wash and is adjacent to a known flood way with no base flood elevations, upstream detention or channel improvements. This property may have experienced flooding in the past during major hydrologic events. The Drainage Master Plan estimates the Bowman Wash 100-year event flow rate of 1,330 cubic feet per second for the existing conditions at the Downs Street crossing.
 - ii) Prepare a hydrology study and hydraulic analysis of the Bowman Wash hydrologic area to determine the 100-year flow for the unimproved area and lack of upstream Bowman Wash improvements.
 - iii) Design and construct the flood proofing methods and/or flood control structures to protect the site from the determined 100-year hydrologic event.
 - iv) Design and construct the permanent Master Planned improvements to the Bowman Flood Control Channel. The improvements shall extend from the existing improvements at Downs St. to the planned improvements at Norma St.
 - v) All onsite storm water runoff up to the ten-year event shall be detained onsite. A drainage plan with supporting calculations shall be submitted for the City Engineer's approval.
 - i. In lieu of this and with the construction of full channel improvements from Downs St. to Norma St. all on site drainage can be directed to the Bowman Flood Channel.
 - ii. Provide an engineered outlet to disperse velocities and prevent erosion. Said dispersion depending on hydraulic characteristics may require additional channel improvements such as soil cement or riprap lining.
 - vi) The drainage plan and calculations along with improvements shall be prepared and constructed in accordance with City of Ridgecrest, "Master Drainage Plan", dated May 1989 and the "Drainage Design Manual", dated July 1989.
 - vii) A hydrology study and hydraulic analysis for onsite drainage detention basin and storm drain facilities shall be prepared for the actual hydraulic sizing of the drainage facilities.
5. Grading Improvements
- i) Prior to issuance of a building permit, a topographic grading plan shall be submitted for approval to the City Engineer and Planning Department. The grading requirements shall conform to Ridgecrest Municipal Code Chapter 16 and the grading plan prepared in compliance to CoREDS&D.
 - ii) The topographic grading plan and drainage plan shall also show adjacent grading, drainage and features as required in the City of Ridgecrest, Engineering Design Standards. The topographic grading plan shall also indicate:
 - i. Property boundary data, both record and measured.
 - ii. Dimensioning
 - iii. Surveyed property corners
 - iv. Easements
 - v. Utilities, etc.
 - iii) All graded area shall require strict adherence to requirements to control wind-blown dust and sand. The grading plan and grading permit shall require wind-blown dust and sand control methods specified and approved by the City Engineer.

6. Survey

- i) Survey, and monument property corners. Monuments shall be set, made visible and protected in place during construction.
 - i. Final monumentation shall be complete before occupancy is permitted. If there is a request for an occupancy permit prior to final monumentation, an improvement security for the remaining monumentation work is required. Monuments must be set within 12 months of occupancy of any apartment unit.
 - ii. Work must be performed by a Licensed Land Surveyor and all records filed with the County of Kern.

7. Seismic Hazard Zone

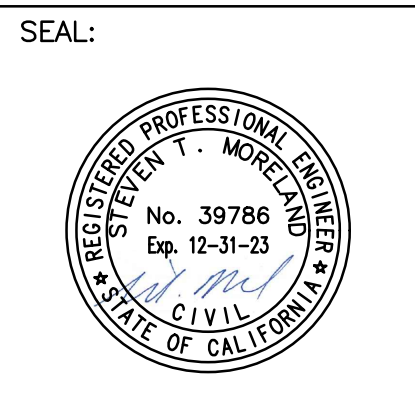
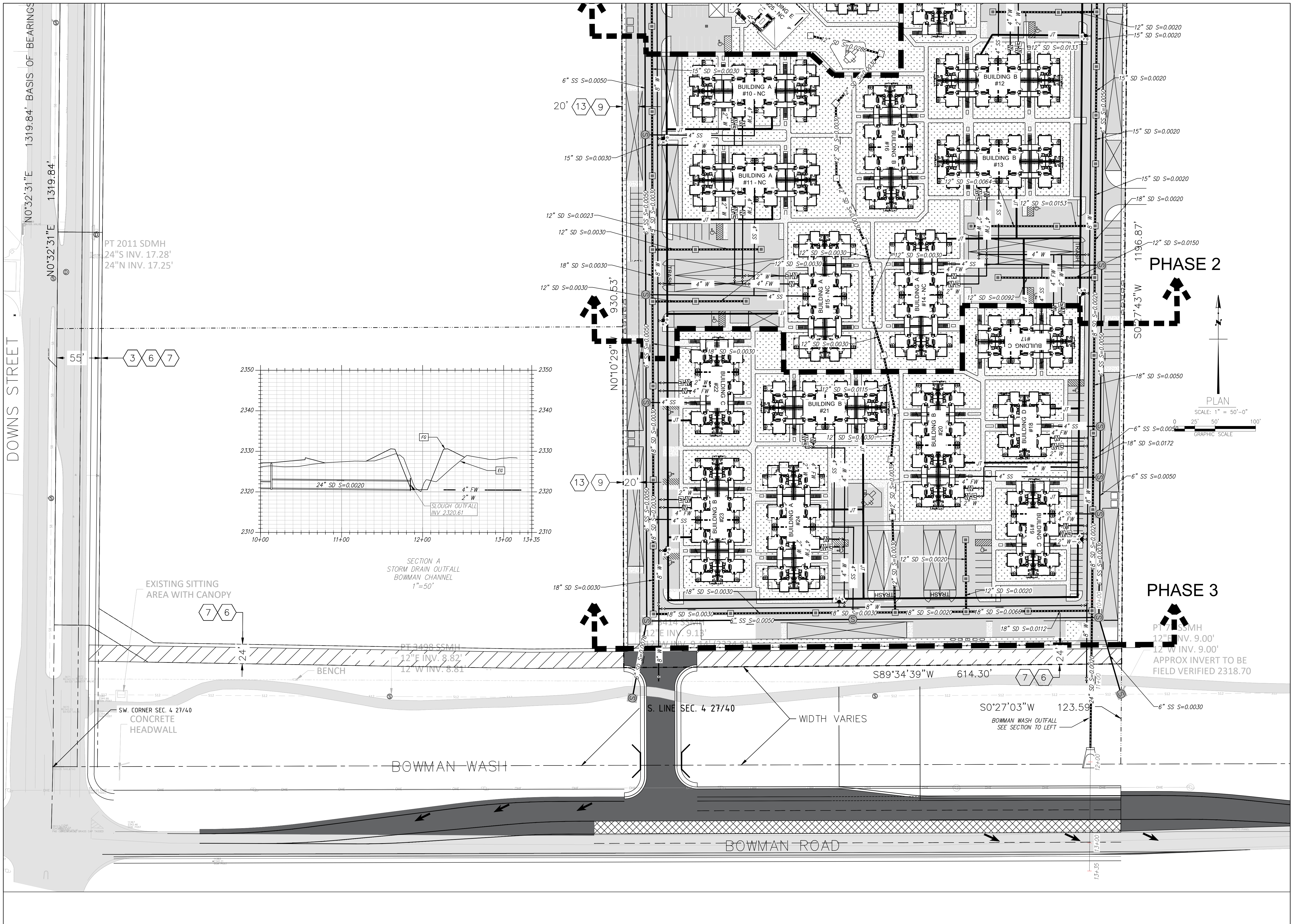
- i) The project is approximately 7,600 feet westerly of the Little Lake Fault zone.
- ii) The developer shall have his architect/structural engineer design the structure to meet seismic requirements for this zone.

8. Miscellaneous Requirements & Conditions

- i) At a minimum, all offsite improvements shall be installed prior to any occupancy.
- ii) Pay all Development Impact Fees.
- iii) Coordinate with IWWWD and if necessary design and construct water facilities per IWWWD requirements. Proof of approved plans is required before any permits for construction will be issued.
 - i. Provide A will-serve letter from IWWWD showing availability of water to service the site prior to building plan submittals.
- iv) Coordinate with Kern Co. Fire Dept. and if necessary, design and construct fire protection hydrants and or facilities per Kern Co. Fire Department requirements.
- v) Design and construct miscellaneous support utility improvements necessary for development of the project.
- vi) The permanent gas and electric utility meters will not be authorized for installation and shall not be installed until after final inspection and the Certificate of Occupancy has been issued.
- vii) A Certificate of Occupancy will not be issued until all Planning Commission conditions of approval have been met.
- viii) A Certificate of Occupancy will not be issued until project sign off and final structure inspection has occurred from Building Inspection, Planning Dept., Engineering Dept., Fire Dept. and Health Dept.
- ix) The site plan does indicate that the project will be constructed in phases. Each phase must be designed to stand alone for utility service, access and circulation. At a minimum all points of entry and all off-site improvements must be constructed before any Occupancy permits are given.
- x) Each phase shall be reviewed and approved prior to building permit issuance by:
 - i. Utility companies
 - ii. Police
 - iii. Fire
 - iv. Emergency services
 - v. City of Ridgecrest Engineering (Access, turn-around(s))
- xi) All work in the public right of way shall be to City of Ridgecrest and industry standards.
- xii) Applicant shall acquire all necessary permits from the City or any other regulatory agency.
- xiii) All Prime Contractors and all Sub-contractors shall have a City Business license if working on any on site private construction or any off-site Public Improvements.

KERN COUNTY FIRE DEPARTMENT

1. All building plans shall obtain approval and clearance from the Kern County Fire Department and may require clearance prior to occupancy.
2. Any fire hydrants shall be AWWA approved.
3. The Kern County Fire Department must review and approve all water improvement plans prior to installation.
4. The proposed location of the land development shall be reviewed and approved by the Kern County Assistant Fire Marshall and may require clearance from the Kern County Building Inspector Assigned to Ridgecrest.
5. All new construction will require fire water flowing a minimum 1,500 GPM for 2 hours with 20 PSI residual.
6. All fire access roads to each parcel must meet specifications set forth in Section 503.2 of the California Fire Code and the applicable Appendix and Ordinance sections.



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 Moreland Development Services
 Civil Engineering
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 Mobile: 916-601-2392

PROJECT NAME: **VILLA CREST APARTMENTS
 RADAR AVENUE
 RIDGECREST, CA**

CLIENT NAME & ADDRESS:
SETON PACIFIC COMPANY
 300 B Street, Ukiah, CA 95568
 Tel: (209) 695-9006 Fax: (209) 695-0498

NO.	DATE	DESCRIPTION	BY

SHEET TITLE
**UTILITY
 PLAN
 AREA 2**

GENERAL PLAN
 AMENDMENT

PROJECT NO. **19001**

DRAWN BY: **STM**

CHECKED BY: **STM**

SCALE: **1"=50'**

DATE: **4-17-23**

SHEET NO.
12
 OF 13 SHEETS