



**PLANNING COMMISSION AGENDA**  
**MEETING OF FEBRUARY 1, 2024**  
**Council Chamber, City Hall South, 1501 Truxtun Avenue**  
**Regular Meeting 05:30 P.M.**

[www.bakersfieldcity.us](http://www.bakersfieldcity.us)

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**1. ROLL CALL**

Zachary Bashirtash, Chair  
Daniel Cater, Vice-Chair  
Cassie Bittle  
Gurtarpreet Kaur  
Larry Koman  
Candace Neal  
Adam Strickland

**2. PLEDGE OF ALLEGIANCE**

**3. PUBLIC STATEMENTS**

- a. Agenda Item Public Statements
- b. Non-Agenda Item Public Statements

**4. CONSENT CALENDAR ITEMS**

- a. Approval of Planning Commission minutes of January 18, 2024.  
Staff recommends approval.

**5. CONSENT PUBLIC HEARINGS**

Ward 4

- a. **Conditional Use Permit No. 23-0581:** Randy Hoffman, property owner, is requesting a conditional use permit to allow on-site alcohol sales at a new restaurant (BMC 17.24.040.A.16.) in a C-1 (Neighborhood Commercial) zone located at 9620 Hageman Road. A Notice of Exemption on file.  
Staff recommends approval.

**6. NON-CONSENT PUBLIC HEARINGS**

Ward 3

- a. **Conditional Use Permit No. 23-0278:** Swanson Engineering, applicant, is requesting a conditional use permit to allow the development of multi-family housing with 8 two-bedroom units and 8 one-bedroom units as part of a County approved apartment complex (B.M.C. 17.22.040.2) on 0.46 acres zoned C-1 (Neighborhood Commercial) zone located at the southwest corner of Alta Vista Drive and Goodman Street. Notice of Exemption on file.

Staff recommends approval.

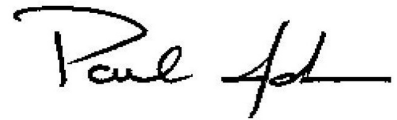
**7. REPORTS**

- a. Visit Bakersfield** Presented by David Lyman, Manager of Visit Bakersfield.  
Receive and file.

**8. COMMUNICATIONS**

**9. COMMISSION COMMENTS**

**10. ADJOURNMENT**

A handwritten signature in black ink, appearing to read "Paul Johnson", with a stylized flourish at the end.

Paul Johnson  
Planning Director



# COVER SHEET

## PLANNING DEPARTMENT

### STAFF REPORT

**MEETING DATE:** February 1, 2024

**ITEM NUMBER:** Roll Call1.()

**TO:**

**FROM:**

**PLANNER:**

**DATE:**

**WARD:**

**SUBJECT:**

Zachary Bashirtash, Chair

Daniel Cater, Vice-Chair

Cassie Bittle

Gurtarpreet Kaur

Larry Koman

Candace Neal

Adam Strickland

**APPLICANT:**

**OWNER:**

**LOCATION:**

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**STAFF RECOMMENDATION:**



# COVER SHEET

## PLANNING DEPARTMENT

### STAFF REPORT

**MEETING DATE:** February 1, 2024

**ITEM NUMBER:** Public Statements3.(a.)

**TO:**

**FROM:**

**PLANNER:**

**DATE:**

**WARD:**

**SUBJECT:** Agenda Item Public Statements

**APPLICANT:**

**OWNER:**

**LOCATION:**

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**STAFF RECOMMENDATION:**





# COVER SHEET

## PLANNING DEPARTMENT

### STAFF REPORT

**MEETING DATE:** February 1, 2024

**ITEM NUMBER:** Public Statements3.(b.)

**TO:**

**FROM:**

**PLANNER:**

**DATE:**

**WARD:**

**SUBJECT:** Non-Agenda Item Public Statements

**APPLICANT:**

**OWNER:**

**LOCATION:**

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**STAFF RECOMMENDATION:**



# COVER SHEET

## PLANNING DEPARTMENT STAFF REPORT

**MEETING DATE:** February 1, 2024

**ITEM NUMBER:** Consent Calendar  
Items4.(a.)

**TO:**

**FROM:**

**PLANNER:**

**DATE:**

**WARD:**

**SUBJECT:**

Approval of Planning Commission minutes of January 18, 2024.

**APPLICANT:**

**OWNER:**

**LOCATION:**

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**STAFF RECOMMENDATION:**

Staff recommends approval.

**ATTACHMENTS:**

Description	Type
PC 1/18/24 Minutes	Cover Memo



# PLANNING COMMISSION MINUTES

Regular Meeting of January 18, 2024 – 5:30 p.m.  
Council Chambers, City Hall, 1501 Truxtun Avenue

## ACTION TAKEN

### 1. ROLL CALL

Present: Chair Bashirtash, Vice-Chair Cater, Commissioners Bittle, Kaur, Koman, Neal, Strickland

Absent: None

Staff Present: Paul Johnson, DS Planning Director; Viridiana Gallardo-King, Deputy City Attorney II; Manpreet Behl, PW Civil Engineer IV; Shannon Clark, DS Civil Engineer II; Susanna Kormendi, Civil Engineer III; Christopher Boyle, DS Director; Roque Nino, DS Principal Planner; Tony Jaquez, DS Principal Planner, Taniya Wright, DS Associate Planner I; Ernie Medina, Fire Plans Examiner; Macy Iacopetti, DS Secretary I; Ana Solis, DS Secretary II

### 2. PLEDGE OF ALLEGIANCE

### 3. PUBLIC STATEMENTS

#### a. Agenda Item Public Statements

None.

#### b. Non-Agenda Item Public Statements

Edward Robinson spoke.

### 4. CONSENT ITEMS

#### a. Approval of Minutes: Regular schedule Planning Commission meeting of December 21, 2023.

**APPROVED  
NEAL, KOMAN,  
STRICKLAND  
ABSTAINED**

### 5. CONSENT PUBLIC HEARINGS

#### a. Conditional Use Permit No. 23-0179: Ethosphere Studio on behalf of Greenview Place is requesting a conditional use permit to allow the conversion of an existing 38-unit motel into 38 multiple-family dwellings (BMC Section 17.24.040.A.3) in the C-2 (Regional Commercial) zone located at 505 Union Avenue.

**RES 01-24**

**ACTION TAKEN**

Public hearing opened and closed.

Motion by Vice-Chair Cater, seconded by Commissioner Neal, to approve Consent Public Hearing Item 5.a. Motion approved.

**APPROVED**

**6. NON-CONSENT PUBLIC HEARINGS**

a. None.

**7. REPORTS**

a. Presentation by Development Services Director Christopher Boyle on proposed amendments to residential and mixed-use chapters in support of the Housing Element and comprehensive General Plan update.

**RECEIVE & FILE**

**8. COMMUNICATIONS**

a. Planning Director Johnson welcomed the new Planning Commissioner Adam Strickland. Director Johnson also announced the next Planning Commission meetings will be on February 1, 2024 and February 15, 2024, with a possible special meeting on February 29, 2024.

**9. COMMISSION COMMENTS**

a. Commissioner Neal announced that she would not be able to attend a meeting on February 29, 2024.

b. Vice-Chair Cater welcomed the new Planning Commissioner Adam Strickland.

**ADJOURNMENT**

There being no further business, Chair Bashirtash adjourned the meeting at 7:23 p.m.

Ana Solis  
Recording Secretary

Paul Johnson  
Planning Director



# COVER SHEET

## PLANNING DEPARTMENT

### STAFF REPORT

**MEETING DATE:** February 1, 2024

**ITEM NUMBER:** Consent Resolutions5.  
(a.)

**TO:** Planning Commission

**FROM:** Paul Johnson, Planning Director

**PLANNER:** Yazid Alawgarey, Assistant Planner

**DATE:**

**WARD:** Ward 4

**SUBJECT:**

**Conditional Use Permit No. 23-0581:** Randy Hoffman, property owner, is requesting a conditional use permit to allow on-site alcohol sales at a new restaurant (BMC 17.24.040.A.16.) in a C-1 (Neighborhood Commercial) zone located at 9620 Hageman Road. A Notice of Exemption on file.

**APPLICANT:** Randy Hoffman

**OWNER:** Randy Hoffman

**LOCATION:** 9620 Hageman Road

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**STAFF RECOMMENDATION:**

Staff recommends approval.

**ATTACHMENTS:**

Description	Type
▣ 01 - Staff Report	Staff Report
▣ 02 - Map Set	Backup Material
▣ 03 - Development Plans	Backup Material
▣ 04 - Operational Statement	Backup Material
▣ 05 - Resolution	Resolution
▣ 06 - Combined Exhibits	Exhibit



## CITY OF BAKERSFIELD PLANNING COMMISSION

**MEETING DATE:** February 1, 2024

**AGENDA:** 5.a.

**TO:** Chair Bashirtash and Members of the Planning Commission

**FROM:** Paul Johnson, Planning Director *7/1 for*

**DATE:** January 26, 2024

**WARD:** 4

**FILE:** Conditional Use Permit No. 23-0581

**STAFF PLANNER:** Yazid Alawgarey, Assistant Planner

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**REQUEST:** A conditional use permit for on-site alcohol sales at a new restaurant in the C-1 (Neighborhood Commercial) zone.

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**APPLICANT:** Randy Hoffman  
11013 Vista Del Rancho Drive  
Bakersfield, CA 93311

**OWNER:** Randy Hoffman  
11013 Vista Del Rancho Drive  
Bakersfield, CA 93311

**LOCATION:** 9620 Hageman Road

**APN:** 494-450-09

**PROJECT SIZE:** 2.08 acres

**CEQA:** Section 15301 (Class 1; Existing Facilities)

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**EXISTING GENERAL PLAN DESIGNATION:** GC (General Commercial)

**EXISTING ZONE CLASSIFICATION:** C-1 (Neighborhood Commercial)

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**STAFF RECOMMENDATION:** Adopt Resolution **APPROVING** Conditional Use Permit as depicted in the project description and subject to the listed conditions.

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**SITE CHARACTERISTICS:** The project site is currently developed with existing commercial properties are all developed as: *north and east* – golf course; *south* – commercial shopping center; and *west* – church.

## BACKGROUND AND TIMELINE:

- **May 22, 1986** – The project site was annexed from the County of Kern into the City of Bakersfield (Annex No. 307 - City Resolution 054-86).
- **May 20, 1998** – The project site consisted of a zone change to C-1(Neighborhood Commercial) (City Council Ordinance 3847).
- **January 1, 2003** – Building permit for a 7,700 square foot commercial building was approved as part of a four-unit commercial development.

## PROJECT ANALYSIS:

The applicant, Randy Hoffman, is requesting to include on-site alcohol sales as a component incidental to the food service. The new restaurant, Top Hat Pizza, will occupy 7,200 square-feet of a 7,700 square foot building in the developed commercial center. The proposed hours of operation are from 8:00 am to 12:00 am Monday through Sunday, with four employees on the largest shift.

**Other Permitting.** Should your Commission approve this conditional use permit, staff notes the applicant will be required to obtain and comply with any additional restrictions associated with California Department of Alcohol Beverage Control licensing.

As proposed, the change of use does not require an expansion of building size; however, the applicant will be required to obtain the necessary building permits for any proposed Tenant Improvements. The business owner's goal is to open the restaurant by the end of February 2024.

**Conditional Use Permit ("CUP").** Pursuant to the Bakersfield Municipal Code, Section 17.24.040.A.16., Restaurant and related eating places with on-site alcohol sales, entertainment or drive-through services is a permitted use in the C-1 zone subject to approval of a conditional use permit.

## ENVIRONMENTAL REVIEW AND DETERMINATION:

The project has been found to be exempt from the provisions of the California Environmental Quality Act ("CEQA") and the City of Bakersfield's CEQA Implementation Procedures in accordance with Section 15301, (Existing Facilities). This exemption includes Class 1 Projects consisting of the operation, permitting, leasing, licensing, or minor alteration of existing public or private structures involving negligible or no expansion of existing or former use. A Notice of Exemption has been prepared.

## PUBLIC NOTIFICATION:

Public notice for the proposed project and environmental determination was advertised in *The Bakersfield Californian* and posted on the bulletin board in the City of Bakersfield Development Services Building, 1715 Chester Avenue, Bakersfield, California. All property owners within 300 feet of the project site were notified by United States Postal Service mail regarding this public hearing in accordance with city ordinance and state law. Signs are required as part of the public notification process and must be posted between 20 to 60 days before the public hearing date. Photographs of the posted signage and the Declaration of Posting Public Hearing Notice signed by the applicant are on file at the Planning Division.

**Comments Received.** As of this writing, no comments have been received.

## CONCLUSIONS:

**Findings.** Bakersfield Municipal Code (“BMC”) Section 17.64.060.D contains specific findings that must be made in order for your Commission to approve the requested conditional use permit. Specifically, the section states that a conditional use permit shall be granted only when it is found that:

1. The proposed use is deemed essential or desirable to the public convenience or welfare; and
2. The proposed use is in harmony with the various elements and objectives of the general plan.

BMC Section 17.64.060.E goes on to state that a conditional use permit may be subject to such conditions as deemed appropriate or necessary to assure compliance with the intent and purpose of the zoning regulations and the various elements and objectives of the general plan and applicable specific plans and policies of the city or to protect the public health, safety, convenience, or welfare.

In accordance with these required findings, and as conditioned, Staff finds: (1) the establishment would provide a place for adults to eat, drink, and socialize; (2) the establishment is within a developing shopping center and is consistent with the surrounding uses; and (3) the project would result in a development that is consistent with the intent of both the Metropolitan Bakersfield General Plan and the Bakersfield Municipal Code.

**Recommendation.** Staff finds that the applicable provisions of CEQA have been complied with, and the proposal is compatible with the surrounding area, land use designation, and zoning ordinance. Therefore, staff recommends your Commission adopt Resolution and suggested findings **APPROVING** Conditional Use Permit 23-0581 as recommended by staff and subject to the listed conditions of approval.

## ATTACHMENTS:

### Map Set

- Aerial
- Zone Classification
- General Plan Designation

### Development Plans

- Site Plan
- Floor Plan
- Elevations

### Operational Statement

### Resolution with Exhibits

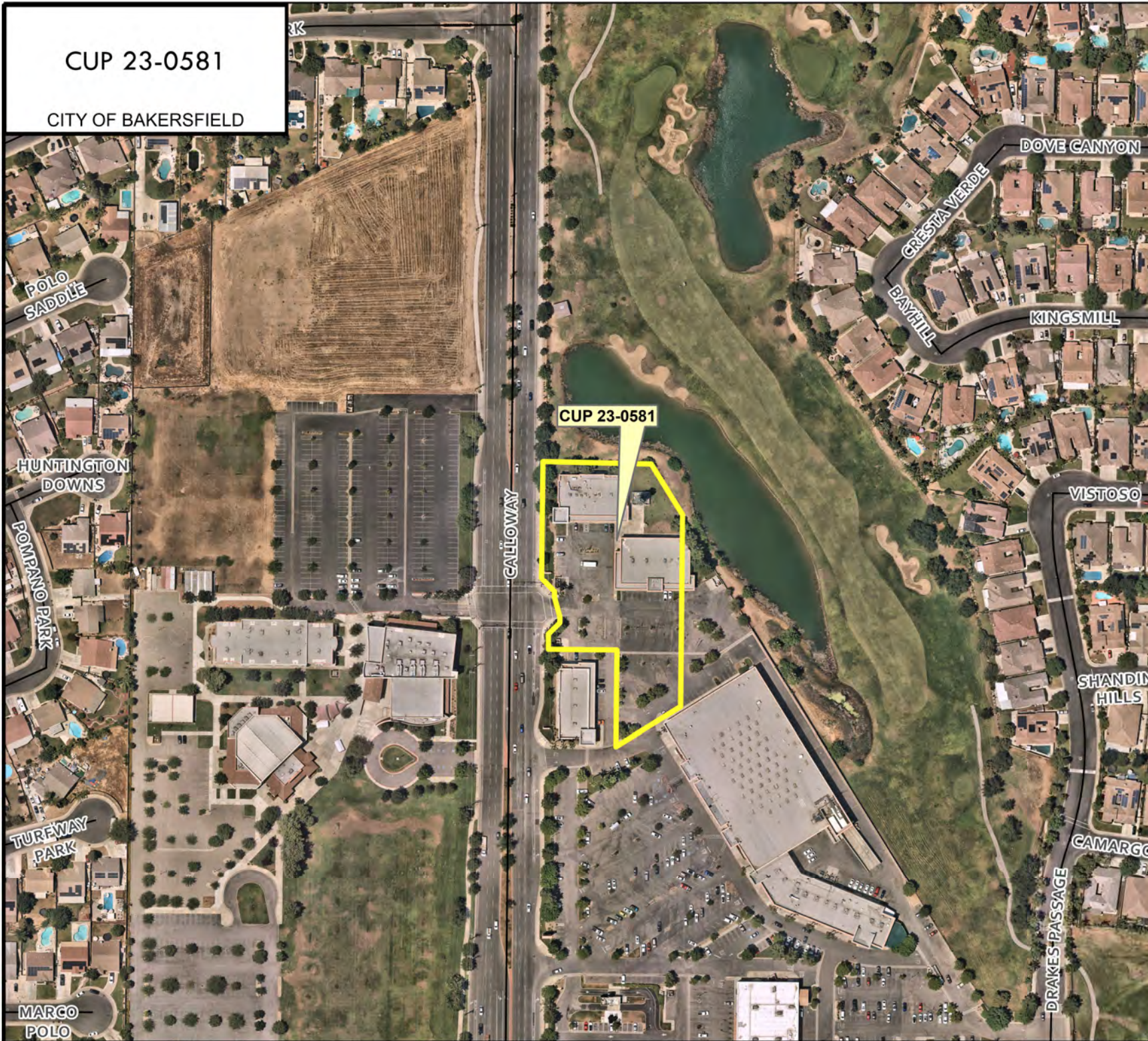


# MAP SET

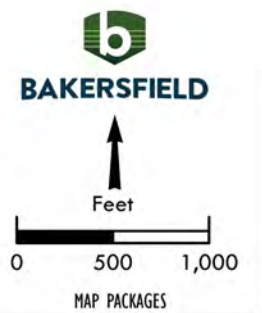


CUP 23-0581

CITY OF BAKERSFIELD



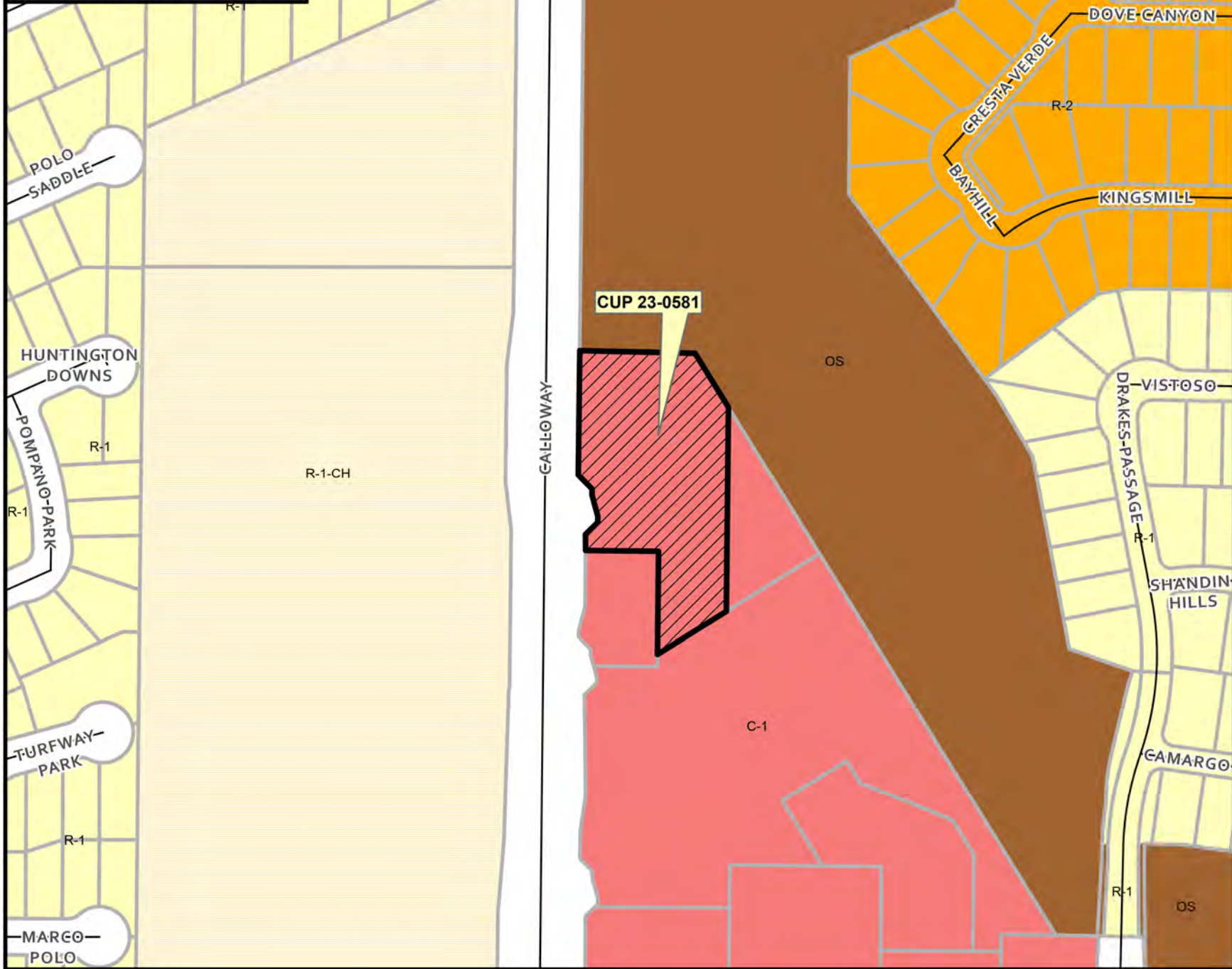
AERIAL





CUP 23-0581

CITY OF BAKERSFIELD



Zone

Commercial Zone Designations

C-1 Neighborhood Commercial

Resource Zone Designations

OS Open Space

Residential Zone Designations

R-1 One Family Dwelling

R-1-CH One Family Dwelling - Church Overlay

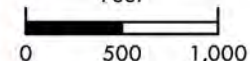
R-2 Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft.



BAKERSFIELD



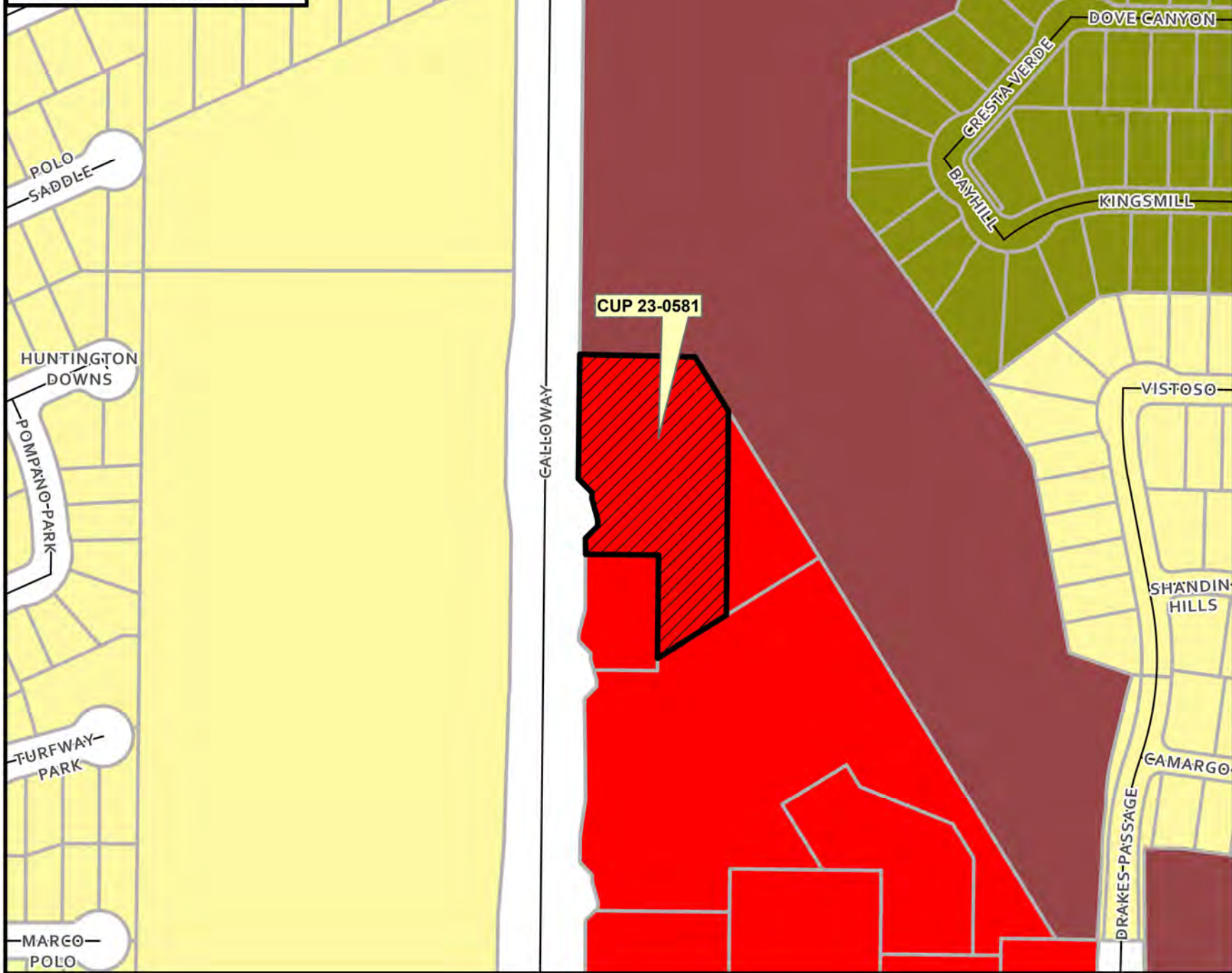
Feet



MAP PACKAGES

CUP 23-0581

CITY OF BAKERSFIELD



Land Use

RESIDENTIAL

- LMR - Low Medium Density Residential: > 4 units but ≤ 10 dwelling units/net acre
- LR - Low Density Residential: ≤ 7.26 dwelling units/net acre

COMMERCIAL

- GC - General Commercial

OPEN SPACE

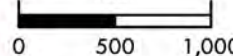
- OS-P - Parks and Recreation



BAKERSFIELD



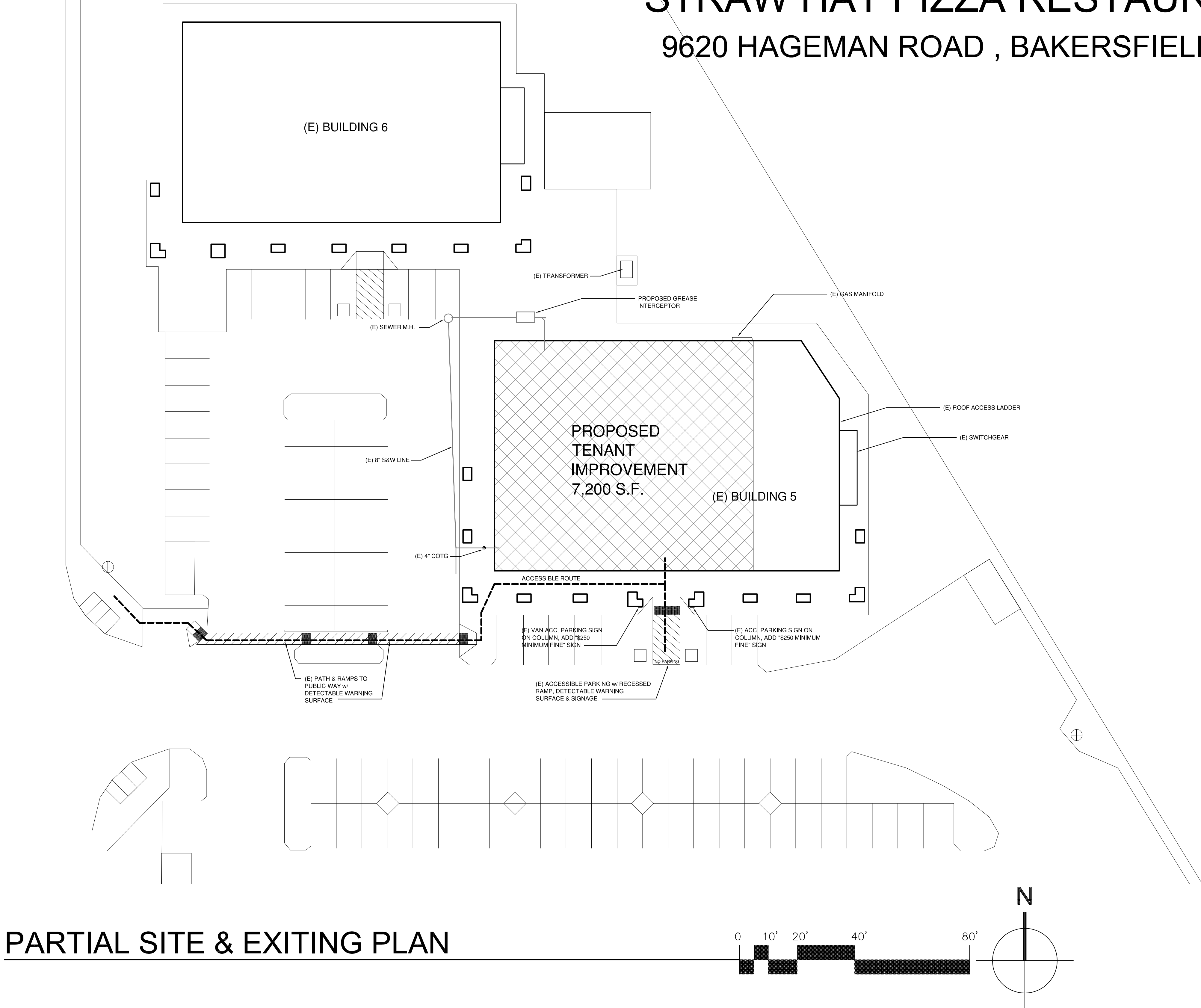
Feet



MAP PACKAGES



TENANT IMPROVEMENT  
STRAW HAT PIZZA RESTAURANT  
9620 HAGEMAN ROAD , BAKERSFIELD, CA



PARTIAL SITE & EXITING PLAN

SHEET INDEX	
ARCHITECTURAL DRAWINGS	
A-101	SITE PLAN & GENERAL INFO
A-201	FLOOR PLAN & SCHEDULES
A-202	T.I. EQUIPMENT PLAN
A-301	REFLECTED CEILING PLAN, DETAILS
A-401	SECTIONS
A-601	FRAMING DETAILS
A-602	ACC. & MISC. DETAILS
PLUMBING/MECHANICAL DRAWINGS	
P-201	PLUMBING PLAN - SEWER, WASTE, COND.
P-202	PLUMBING PLAN - HDW, CDW, & GAS
M-201	MECHANICAL PLAN, NOTES & DETAILS
ELECTRICAL DRAWINGS & TITLE 24	
E-201	POWER & SIGNAL PLANS
E-202	LIGHTING PLAN
T-24.1	ENERGY FORMS
T-24.2	ENERGY FORMS
PROJECT SCOPE OF WORK	
TENANT IMPROVEMENT IN AN EXISTING COMMERCIAL BUILDING SHELL TO PROVIDE COMMERCIAL PIZZA KITCHEN & RESTAURANT WITH PICK-UP COUNTER, BAR AREA, DINE-IN AREAS TWO ACCESSIBLE RESTROOMS. WORK INCLUDES INCIDENTAL DEMOLITION, PLUMBING, MECHANICAL WORK (UNITS & DUCTING), FRAMING, GYPSUM BOARD FINISHES, QUARRY TILE FINISHES, SUSPENDED ACOUSTIC CEILING, CASEWORK, ELECTRICAL POWER & LIGHTING, DATA, AND DEFERRED FIRE SPRINKLER AND FIRE ALARM EXTENDED FROM EXISTING BUILDING SYSTEMS.	
CONTRACTOR FIRE DEPT. COORD.	
THE CONTRACTOR SHALL COORDINATE THE FOLLOWING ITEMS PER FIRE DEPARTMENT REQUIREMENTS: SUBMIT FIRE SPRINKLER AND FIRE ALARM MODIFICATION DRAWINGS AS NOTED BELOW UNDER "DEFERRED APPROVALS". FIRE APPARATUS ACCESS ROADS (FIRE LANES): FIELD VERIFY THAT THE LANE AROUND THE EXISTING BUILDING HAS AN UNOBSTRUCTED WIDTH OF AT LEAST 20 FEET AND AN UNOBSTRUCTED HEIGHT OF 13 FEET, 6 INCHES ALONG THAT LANE. ALSO VERIFY THAT THE INSIDE TURNING RADIUS AT THE CORNERS OF THE FIRE LANE ARE AT LEAST 37 FEET. VERIFY THAT THE BUILDING ADDRESS IDENTIFICATION NUMBERS ARE ON THE EXISTING BUILDING. PROVIDE SUCH NUMBERS PER THE 2019 OFC IF THEY ARE LACKING. VERIFY THAT A KEY BOX(S) ON THE EXISTING BUILDING ARE PROVIDED. IF LACKING OBTAIN THE PERMIT THROUGH FIRE PREVENTION AT THE BAKERSFIELD FIRE DEPARTMENT AND PROVIDE THE BOX. A FIRE EXTINGUISHER LOCATION IS SHOWN ON THE FLOOR PLAN. VERIFY THE TRAVEL DISTANCE TO IT IS LESS THAN 75 FEET AND THAT THE EXTINGUISHER PROVIDED HAS A CURRENT CERTIFICATION TAG. A "NO SMOKING WITHIN 20 FEET OF THIS ENTRANCE" SIGN SHALL BE PROVIDED AT EACH PUBLIC ENTRANCE TO THIS PROJECT. PROVIDE ADDRESS IDENTIFICATION NUMBERS IN CONTRASTING COLOR WITH WALL, 4" HIGH MINIMUM. COORDINATE LOCATION WITH FIRE DEPT.	
DEFERRED APPROVALS	
THE FOLLOWING ITEMS SHALL HAVE DEFERRED APPROVAL SUBMITTALS: MODIFICATIONS TO THE AUTOMATIC FIRE ALARM SYSTEM MODIFICATIONS TO THE AUTOMATIC FIRE SPRINKLER SYSTEM COMMERCIAL FIRE EXTINGUISHING SYSTEM FOR HOODS  THE CONTRACTOR SHALL HAVE DRAWINGS PREPARED BY DULY LICENSED AND CERTIFIED SUB-CONTRACTORS FOR THE ABOVE NOTED DEFERRED APPROVAL ITEMS OF WORK, SUBMIT FOR REVIEW, AND OBTAIN APPROVAL FOR THE SAME FROM THE BAKERSFIELD CITY FIRE DEPARTMENT, FIRE PREVENTION UNIT. OBTAINING THESE APPROVALS SHALL BE INCLUDED IN THE BID. THREE OF DRAWINGS FOR BOTH THE DEFERRED AUTOMATIC FIRE ALARM MODIFICATIONS AND THE AUTOMATIC FIRE SPRINKLER SYSTEM MODIFICATIONS SHALL BE SUBMITTED AND FEES PAID TO THE CITY OF BAKERSFIELD FIRE DEPARTMENT. ADDRESS SUBMISSIONS TO: BAKERSFIELD FIRE DEPARTMENT ATTN: ERNIE MEDINA, FIRE PLANS EXAMINER 2101 "H" STREET, FLOOR 2, BAKERSFIELD, CA 93301 (661) 326-3682 emedina@bakershfieldfire.us	
OWNER'S INFORMATION	
OWNER:  RANDY HOFFMAN FRANCHISEE - STRAW HAT PIZZA 11013 VISTA DEL RANCHO DRIVE BAKERSFIELD, CA 93311  (661) 472-1768 DIRECT  E-MAIL: rhoff1355@icloud.com	

PROJECT TEAM	
ARCHITECT TIMOTHY R. STORMONT 2113 DUKE DRIVE BAKERSFIELD, CALIFORNIA 93305 (661) 619-0170	
APPLICABLE CODES	
2022 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24, C.C.R. 2022 CALIFORNIA BUILDING CODE, PART 2, VOL. 1 & 2, TITLE 24, C.C.R. (2012 U.B.C. W/ CALIF. AMENDMENTS) 2022 CALIF. ELECTRICAL CODE, PART 3, TITLE 24, C.C.R. (2012 NEC W/ CALIF. AMEND.) 2022 CALIF. MECHANICAL CODE, PART 4, TITLE 24, C.C.R. (2012 UMC W/ CALIF. AMEND.) 2022 CALIF. PLUMBING CODE, PART 5, TITLE 24, C.C.R. (2012 UPC W/ CALIF. AMEND.) 2022 CALIFORNIA ENERGY CODE, PART 6, TITLE 24, C.C.R. 2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24, C.C.R. (2012 U.F.C. W/ CALIF. AMEND.)	
OCC. & AREA ANALYSIS	
CALIFORNIA BUILDING CODE - 2022 EDITION	
OCCUPANCY TYPE:	A-2 /S1
TYPE OF CONSTRUCTION:	V-B, FULLY FIRE SPRINKLERED
ALLOWABLE AREA:	24,000 (BASIC)
(E) SHELL BLDG. ACTUAL AREA:	9,466 SF EXISTING SHELL
REMODEL AREA:	7,200 SF RESTAURANT T.I. (NO CHANGE IN BUILDING AREA)
T.I. BUSINESS AREA:	
FOOD SERVICE, OFFICE, R.R.s:	2,056 SF / 100 = 21 OCC.
DINING/SEATING AREA (NET):	2,999 SF / 15 = 200 OCC.
GAMES AREA (OCC. FROM DINING):	589 SF / 30 = 20 OCC.
TOTAL OCCUPANT LOAD:	241 OCCUPANTS
VICINITY MAP	
PROJECT SITE: PIZZA RESTAURANT T.I. @ 9620 HAGEMAN ROAD BAKERSFIELD, CA LINKS AT RIVERLAKES RANCH GOLF COURSE MARKET SHOPS RESTAURANT SHOPS FAST FOOD PHARMACY PIZZA & DENTAL RESTAURANT HAGEMAN ROAD DRAKES PASSAGE WAY CALLOWAY DRIVE BAKERSFIELD, CA NO SCALE	

REGISTERED ARCHITECT  
TIMOTHY R. STORMONT  
No. C-15931  
REN 10-31-23  
STATE OF CALIFORNIA

Timothy R. Stormont  
architect

LEED™ AP BD+C

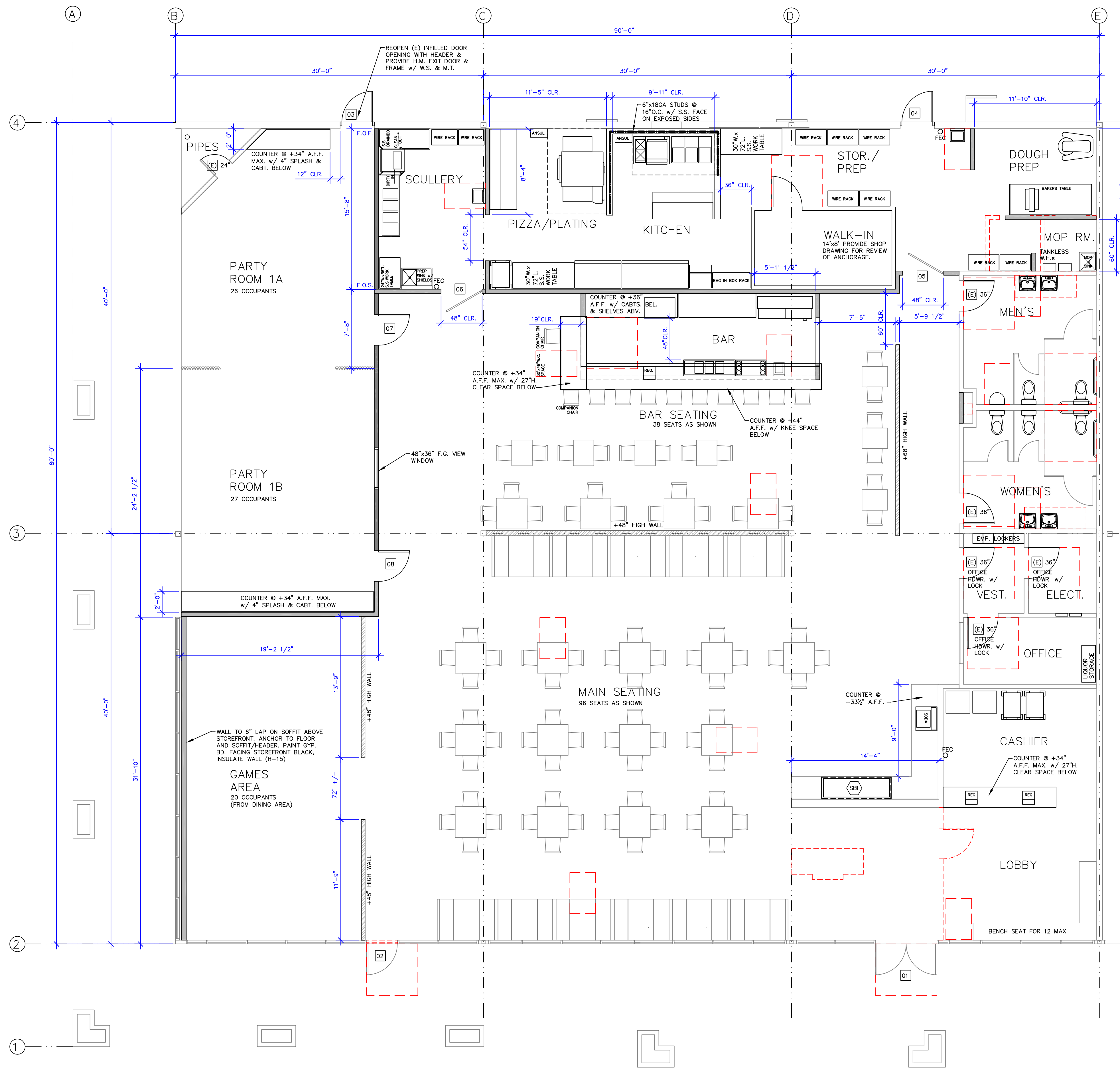
MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS  
2113 DUKE DRIVE, BAKERSFIELD, CA 93305-1631  
(661) 619-0170      tstorm-arch1@bak.rr.com

SITE PLAN & GENERAL INFO.

STRAW HAT PIZZA T.I.  
for RANDY HOFFMAN  
9620 HAGEMAN ROAD  
BAKERSFIELD, CA 93312

A  
101

DWG DATE 11 SEP 2023



FINISH ABBREVIATIONS	
APG	ACOUSTICAL PANEL IN T-BAR GRID
APGW	WASHABLE ACOUSTICAL PANEL IN T-BAR GRID
CT	CERAMIC TILE
CT-C	CERAMIC TILE COVED BASE
(E)	EXISTING
FF	FINISH
FF	FACTORY FINISH
FRP	FIBERGLASS REINFORCED PANEL
GB	GYPSUM BOARD (5/8" TYPE 'X' TYP.)
HT	HEIGHT
MAT	MATERIAL
MVP	MOVEABLE PARTITION
MRGB	MOIST. RESIST. GYPSUM BOARD (5/8" TYPE 'X' TYP.)
PB	PAINT BLACK
PTP	PREP. TEXTURE, & PAINT (SATIN-ENAMEL)
QT	QUARRY TILE
QT-C	QUARRY TILE BASE, 6"H. w/ 3/8"R. COVE
RTS	RUBBER TOP SET
SS	STAINLESS STEEL
STFT	ALUMINUM & GLASS STORFRONT
VP1	VINYL PLANK COLOR 1
VP2	VINYL PLANK COLOR 2
w/	WITH

NOTE: ALL PAINT SHALL MEET CALIFORNIA V.O.C. STANDARDS

ROOM FINISH SCHEDULE																
ROOM NAME	FLOOR		BASE		NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS	
	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	HT	MAT		FIN
LOBBY	VP1	FF	RTS	FF	--	--	GB	PTP	(E)STFT GB	FF PTP	GB	PTP	11'-3"	(E)ACT	PB	
CASHIER	VP1	FF	RTS	FF			GB	PTP	GB	PTP	--	--	GB	PTP	11'-3"	(E)ACT PB
BAR SEATING	VP2	FF	RTS	FF	--	--	GB	PTP	(E)STFT GB	FF PTP	GB	PTP	11'-3"	(E)ACT	PB	
MAIN SEATING	VP2	FF	RTS	FF			GB	PTP	GB	PTP	(E)STFT GB	FF PTP	GB	PTP	11'-3"	(E)ACT PB
GAMES AREA	VP1	FF	RTS	FF			GB	PTP	GB	PTP	(E)STFT GB	FF PTP	GB	PTP	11'-3"	(E)ACT PB
PARTY ROOM 1A	VP1	FF	RTS	FF			GB	PTP	GB	PTP	MVP GB	FF PTP	GB	PTP	11'-3"	(E)ACT PB
PARTY ROOM 1B	VP1	FF	RTS	FF			MVP GB	FF PTP	GB	PTP	GB	PTP	GB	PTP	11'-3"	(E)ACT PB
BAR	QT	FF	QT-C	FF			GB	PTP	GB	PTP	--	--	GB	PTP	11'-3"	ACTW FF
MENS	CT	FF	CT-C	FF			FRP MRGB	FF PTP	FRP MRGB	FF PTP	FRP MRGB	FF PTP	9'-0"	MRGB	PTP	(E) FRP WAINSCOT TO +48" ABOVE TILE BASE
WOMENS	CT	FF	CT-C	FF			FRP MRGB	FF PTP	FRP MRGB	FF PTP	FRP MRGB	FF PTP	9'-0"	MRGB	PTP	(E) FRP WAINSCOT TO +48" ABOVE TILE BASE
VEST	VP1	FF	RTS	FF			GB*	PTP	GB*	PTP	GB*	PTP	GB*	PTP	11'-3"	(E)ACT PB * PREP, PATCH, & PAINT (E) FINISHES
ELECT	VP1	FF	RTS	FF			GB*	PTP	GB*	PTP	GB*	PTP	GB*	PTP	11'-3"	(E)ACT PB * PREP, PATCH, & PAINT (E) FINISHES
OFFICE	VP1	FF	RTS	FF			GB*	PTP	GB*	PTP	GB*	PTP	GB*	PTP	11'-3"	(E)ACT PB * PREP, PATCH, & PAINT (E) FINISHES
SCULLERY	QT	FF	QT-C	FF			FRP	FF	FRP	FF	FRP	FF	FRP	FF	9'-0"	ACTW FF MRGB BEHIND FRP (TYP.) IN SCULLERY
PIZZA/PLATING	QT	FF	QT-C	FF			SS	FF	FRP	FF	FRP	FF	SS	FF	9'-0"	ACTW FF
KITCHEN	QT	FF	QT-C	FF			SS	FF	FRP	FF	FRP	FF	SS	FF	9'-0"	ACTW FF
STOR./PREP	QT	FF	QT-C	FF			FRP	FF	FRP	FF	FRP	FF	FRP	FF	9'-0"	ACTW FF
WALK-IN	QT	FF	QT-C	FF			SS	FF	SS	FF	SS	FF	SS	FF	8'-0"	SS FF
DOUGH PREP	QT	FF	QT-C	FF			FRP	FF	FRP	FF	FRP	FF	(E)STFT GB	FF PTP	9'-0"	ACTW FF
MOP SINK	CT	FF	CT-C	FF			FRP MRGB	FF PTP	FRP MRGB	FF PTP	FRP MRGB	FF PTP	FRP MRGB	FF PTP	9'-0"	ACTW FF

DOOR & FRAME SCHEDULE													XX	
DOOR NO.	DOOR				FRAME	RTG.	DOOR TYPE	PANIC	HD.	SET	SIGN	REMARKS	DOOR NO.	
	TYPE	SIZE												
		WIDTH	HEIGHT	THK.										
01	AL	3'-0"	7'-0"	1 3/4"	AL	B					E&F	EXISTING DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS	01	
02	AL	3'-0"	7'-0"	1 3/4"	AL	B					E&F	SINGLE STOREFRONT DOOR TO MATCH EXISTING	02	
03	HM	3'-0"	6'-8"	1 3/4"	HM	A1	X				E	THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS	03	
04	HM	3'-0"	6'-8"	1 3/4"	HM	A1	X				E	NEW DOOR&FRAME IN REOPENED INFILL (FIELD VERIFY)	04	
05	SS	4'-0"	6'-8"	1 3/4"	KS	C					E	EXISTING DOOR&FRAME	05	
06	SS	4'-0"	7'-0"	1 3/4"	KS	C					E	OFFICE LOCKING HDWR	06	
07	WD	3'-0"	6'-8"	1 3/4"	KS	A						EXISTING SOL. DOOR - MODIFY HDWR.	07	
08	WD	3'-0"	6'-8"	1 3/4"	KS	A						PUSH/PULL, NO LOCK	08	
(E)	*	*	*	*	*	*		*			*	PUSH/PULL, NO LOCK	(E)	
(E)	*	*	*	*	*	*		*			*	EXISTING DOORS-NO WORK U.O.N. (WIDTH AS NOTED)	(E)	

### LEGEND

- EXISTING EXTERIOR WALL WITH 2x6 WOOD STUDS EXTERIOR FINISH AND INSULATION TO REMAIN (U.O.N.) PROVIDE INTERIOR FINISH AS SCHEDULED
- EXISTING INTERIOR WALL WITH 2x4 WOOD STUDS @ 16" O.C., GYP. BD. FINISH & INSULATION TO REMAIN (U.O.N.)
- PROVIDE NEW WALL WITH 3-1/2" x 20 GA MTL. STUDS (U.O.N.) @ 16" O.C. AND 5/8" THK. TYPE 'X' GYPSUM BOARD FINISH EACH EXPOSED SIDE (U.O.N.) w/ 3" SOUND BATT INSUL. BETWEEN.
- PROVIDE NEW PARTIAL HEIGHT WALL WITH 3-1/2" x 20 GA MTL. STUDS (U.O.N.) @ 16" O.C. AND 5/8" THK. TYPE 'X' GYPSUM BOARD FINISH EACH EXPOSED SIDE (U.O.N.), HEIGHT AS NOTED ON PLAN.
- REMOVE EXISTING INTERIOR WALL AND PATCH ADJACENT FINISHES AS REQUIRED, WHERE SOFFIT IS TO REMAIN PROVIDE A HEADER AS REQUIRED (SEE STRUCTURAL)
- 48"x30" ACCESSIBILITY CLEARANCE @ FUTURE OR SEATING (TYP.)
- 60"x60" ACCESSIBILITY CLEARANCE @ DOOR OR FUTURE (TYP.)

### DOOR TYPES

FLUSH FACED SOLID CORE WOOD DOOR (VERIFY FINISH WITH OWNER)

MEDIUM STILE ALUMINUM STOREFRONT DOOR w/ 10" HIGH BASE, AND DBL. TEMP. GL. VIEW LITE.

ANODIZED ALUMINUM TO MATCH (E) STORFRONT - FIELD VERIFY

(A) HOLLOW METAL DOOR

(B) DOUBLE SWING DOOR WITH PIVOTS & 9"x14" ACRYLIC VIEW LITE (VERIFY FINISH WITH OWNER)

(C)

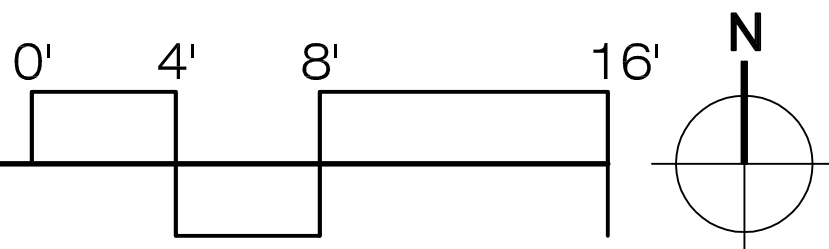
**DOOR ABBREVIATIONS**  
AL - ALUMINUM (STOREFRONT)  
HM - HOLLOW METAL  
KS - KNOCKDOWN STEEL  
WD - WOOD  
SS - STAINLESS STEEL FACE  
(E) - EXISTING

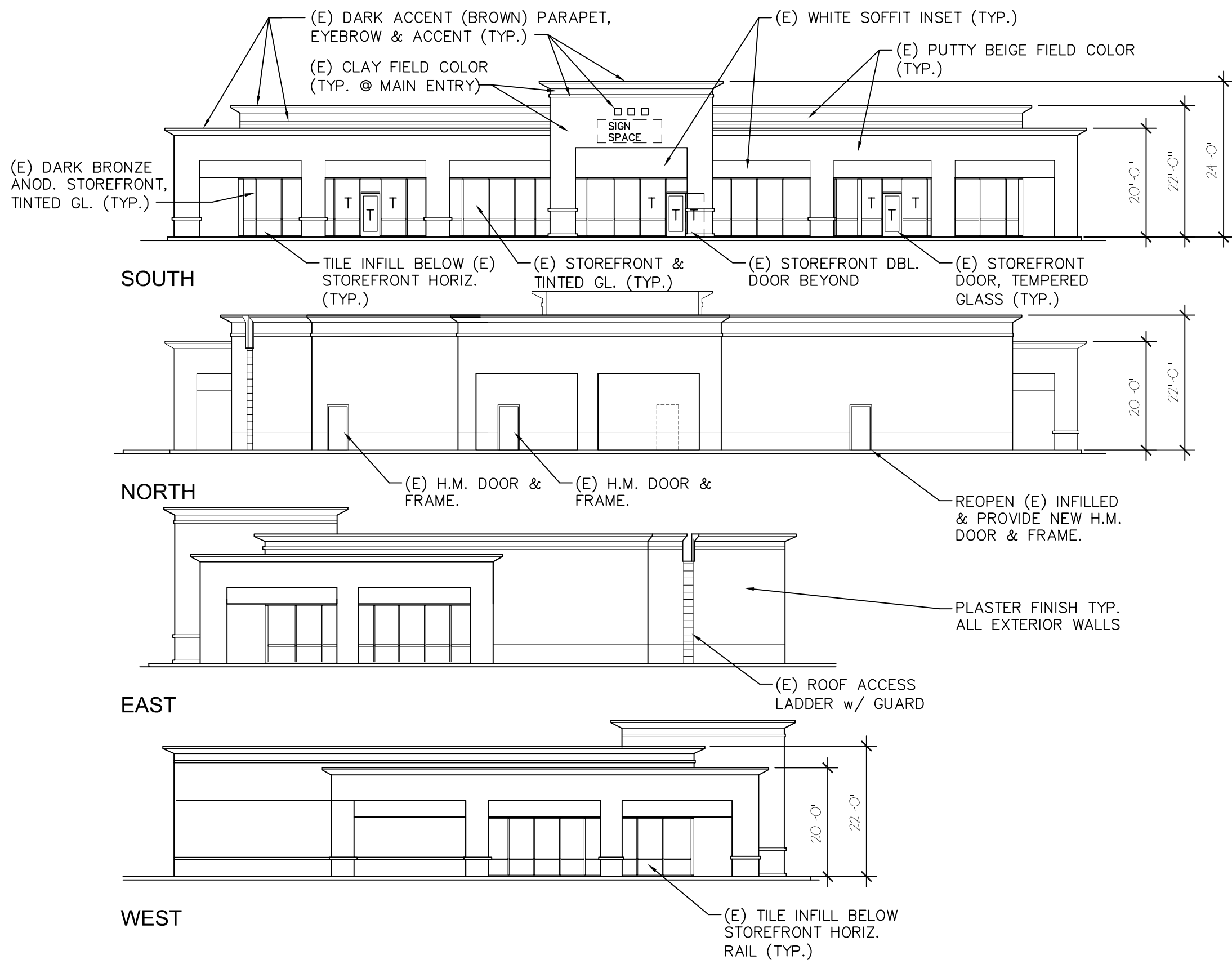
**DOOR HDWR. NOTES**  
ALL LATCH HARDWARE SHALL HAVE LEVERED HANDLES, NO KNOBS. CONTROL HARDWARE SHALL BE MOUNTED BTWN. 30"-44" A.F.F. DOOR OPENING FORCE SHALL NOT EXCEED 5 lbs.

**SIGNAGE NOTES**  
ALL SIGNS ON DOORS TO BE MOUNTED +56" A.F.F. TO CENTERLINE OF SIGN. ANY ADDITIONAL SIGNAGE FOR ROOM IDENTIFICATION OR INSTRUCTION SHALL BE TACTILE/BRAILLE PER THE 2022 C.B.C. & BE MOUNTED WITH THE BRAILLE BASE LINE AT +44" A.F.F.

**SIGNS ABBREVIATIONS** ☐ SEE DET. 2/A602  
E - EXIT (STRIKE SIDE OF DOOR)  
ER - EXIT ROUTE (INT. STRIKE SIDE OF DOOR, OR ON WALL w/ARROW)  
M - MEN'S (ON DOOR & STRIKE SIDE)  
W - WOMEN (ON DOOR & STRIKE SIDE)

FLOOR PLAN - 7,200 S.F.





EXISTING BUILDING EXTERIOR ELEVATIONS

DWG DATE: 10 JAN 2024

LICENSED ARCHITECT  
TIMOTHY R STORMONT  
No.C-15931  
REN.10-31-25  
STATE OF CALIFORNIA

LEED™ AP BD+C  
CALIFORNIA REGISTERED ARCHITECT LICENSE NO. C-15931  
2113 DUKE DRIVE, BAKERSFIELD, CA 93305-1631  
(661) 619-0170  
tstorm-arch1@bak.rr.com

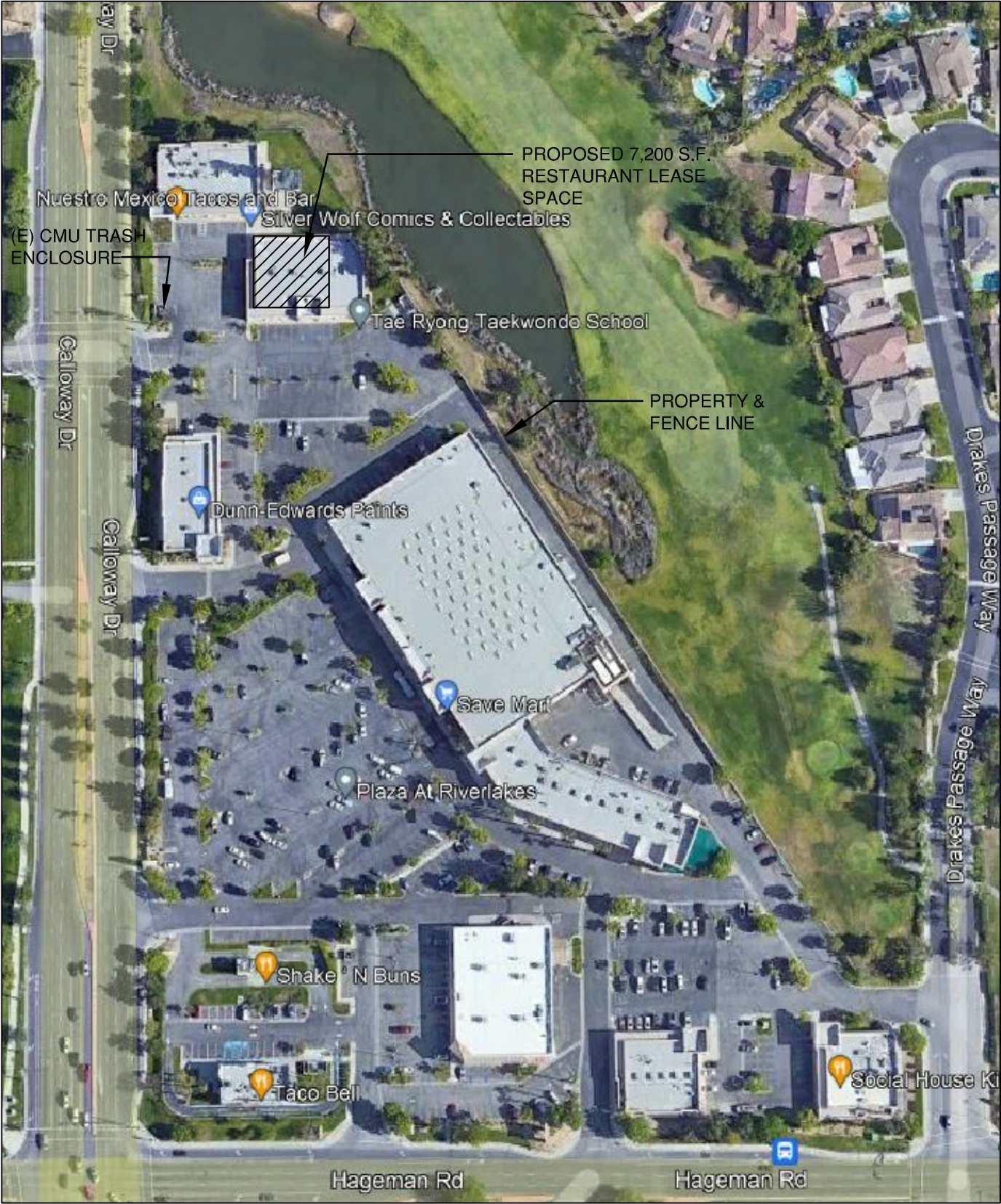
Timothy R. Stormont  
architect

23-60000581  
EXTERIOR ELEVATIONS  
STRAW HAT PIZZA T.I.  
for RANDY HOFFMAN  
9620 HAGEMAN ROAD  
BAKERSFIELD, CA 93312

PR

2





AERIAL VIEW - EXISTING LANDSCAPE & PARKING

LANDSCAPE

PLANS OF EXISTING LANDSCAPE AND IRRIGATION AREUNAVAILABLE. AERIAL PHOTO SHOWN CONFIRMS SITE IS FULLY LANDSCAPED WITH NOW MATURE TREES, INCLUDING IN PAVED PARKING AREAS, AND SOME TURF AREAS AT THE PERIPHERIES.

PARKING

PER THE 2014 ALTA SURVEY OF THE SITE THE CALCULATED PARKING IS AS FOLLOWS:

NEIGHBORHOOD SHOPPING CENTER:  
1 SPACE PER 200 S.F. OF GROSS AREA UP TO & INCLUDING 35,000 S.F., PLUS 1 SPACE PER 250 S.F. IN EXCESS OF 35,000 S.F.

102,836 S.F. PER RENT ROLE

PARKING SPACES REQUIRED:	35,000/200	=	175 SPACES
	67,837/250	=	271 SPACES
	TOTAL	=	446 SPACES

PARKING PROVIDED (TOTAL PER SURVEY) = 547 SPACES

PARKING SPACES ABOVE REQUIREMENT = 101 SPACES

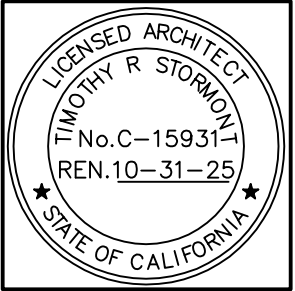
TENANT SPACE PARKING PER  
CENTER GROSS = 7200 S.F./250 = 28.8 = 29 SPACES

TENANT SPACE PARKING PER  
RESTAURANT USE = 7200 S.F./75 = 96 SPACES

ADDED REQUIREMENT = 67 SPACES

EXTRA SPACES LESS EXTRA REQUIRED = 101 - 67 = 34 EXTRA SPACES  
REMAINING

PARKING REMAINS IN COMPLIANCE



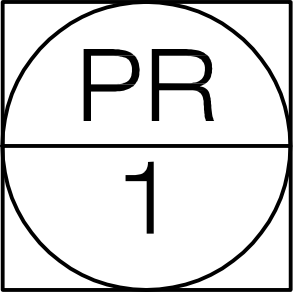
LEED™ AP BD+C

*Timothy R. Stormont*  
architect

CALIFORNIA REGISTERED ARCHITECT LICENSE NO. C-15931  
2113 DUKE DRIVE, BAKERSFIELD, CA 93305-1631  
(661) 619-0170    tstorm-arch1@bak.rr.com

23-60000581  
LANDSCAPE & PARKING REVIEW

STRAW HAT PIZZA T.I.  
for RANDY HOFFMAN  
9620 HAGEMAN ROAD  
BAKERSFIELD, CA 93312



DWG DATE: 10 JAN 2024



## CONDITIONAL USE PERMIT FINDINGS

There are two findings that the Planning Commission needs to make to grant a conditional use permit in the City of Bakersfield. These findings are identified in Bakersfield Municipal Code Section 17.64.060.D. In the areas below, or on a separate sheet if necessary, address each of the following:

1. Describe how the proposed use is deemed essential or desirable to the public convenience or welfare.

We are taking a vacant building and turning it into a family oriented restaurant/pizza parlor.

2. Describe how the proposed use is in harmony with the various elements and objectives of the General Plan and any applicable specific plans. The Metropolitan Bakersfield General Plan and Specific Plans can be accessed here:

<https://www.bakersfieldcity.us/271/Adopted-Planning-Documents>

It will be an establishment where people can gather and enjoy meals together while they can also celebrate sporting events and birthdays. There will be an arcade game area to bring fun for all ages.

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION  
APPROVING A CONDITIONAL USE PERMIT TO ALLOW ON-SITE  
ALCOHOL SALES (B.M.C. 17.24.040.A.16.) ON 2.08 ACRES  
IN THE C-1 (NEIGHBORHOOD COMMERCIAL) ZONE DISTRICT,  
LOCATED AT 9620 HAGEMAN ROAD (CUP 23-0581)**

**WHEREAS**, Randy Hoffman filed an application with the City of Bakersfield Development Services Department for a conditional use permit to allow on-site alcohol sales (B.M.C. 17.24.040.A.16.) in a C-1 (Neighborhood Commercial) zone district, located at 9620 Hageman Road (the "Project"); and

**WHEREAS**, the Secretary of the Planning Commission set Thursday, February 1, 2024, at 5:30 p.m. in City Council Chambers, City Hall South, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the Planning Commission to consider the proposed conditional use permit, and notice of the public hearing was given in the manner provided in Title 17 of the Bakersfield Municipal Code; and

**WHEREAS**, at the public hearing (no testimony was received either in support or opposition of the Project) (testimony was received only in support/opposition/both in support and opposition of the Project); and

**WHEREAS**, the laws and regulations relating to the California Environmental Quality Act (CEQA) and the City of Bakersfield's CEQA Implementation Procedures have been duly followed by city staff and the Planning Commission; and

**WHEREAS**, the above described project is exempt from the requirements of CEQA in accordance with Section 15301; and

**WHEREAS**, the City of Bakersfield Development Services Department (1715 Chester Avenue, Bakersfield, California) is the custodian of all documents and other materials upon which the environmental determination is based; and

**WHEREAS**, the facts presented in the staff report and evidence received both in writing and by verbal testimony at the above referenced public hearing support the following findings:

1. All required public notices have been given. Hearing notices regarding the Project were mailed to property owners within 300 feet of the Project area and published in *The Bakersfield Californian*, a local newspaper of general circulation, 10 days prior to the hearing.
2. The provisions of CEQA, the State CEQA Guidelines, and the City of Bakersfield CEQA Implementation Procedures have been followed. Staff determined that the proposal is a project that is exempt from CEQA pursuant to Section 15301 because the project is an existing Facility.

3. The proposed use is essential and desirable to the public convenience and welfare.
4. The proposed use is in harmony with the various elements and objectives of the Metropolitan Bakersfield General Plan.
5. The project would result in a development that is consistent with the intent of both the Metropolitan Bakersfield General Plan and the Bakersfield Municipal Code.

**NOW, THEREFORE, BE IT RESOLVED** by the Bakersfield Planning Commission as follows:

1. The above recitals, incorporated herein, are true and correct.
2. This project is exempt from the requirements of CEQA.
3. Conditional Use Permit No. 23-0581 as described in this resolution, is hereby approved subject to the conditions of approval in Exhibit A and as shown in Exhibits B and C.

**I HEREBY CERTIFY** that the foregoing Resolution was passed and adopted by the Planning Commission of the City of Bakersfield at a regular meeting held on the 1st day of February, 2024, on a motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_ the following vote:

AYES:

NOES:

RECUSE:

ABSTAIN:

ABSENT:

APPROVED

\_\_\_\_\_  
ZACHARY BASHIRTASH, CHAIR  
City of Bakersfield Planning Commission

Exhibits:     A.     Conditions of Approval  
                  B.     Location Map  
                  C.     Site Plan

## **EXHIBIT A**

### **CONDITIONS OF APPROVAL Conditional Use Permit No. 23-0581**

**I. The applicant's rights granted by this approval are subject to the following provisions:**

- The project shall be in accordance with all approved plans, conditions of approval, and other required permits and approvals. All construction shall comply with applicable building codes.
- All conditions imposed shall be diligently complied with at all times and all construction authorized or required shall be diligently prosecuted to completion before the premises shall be used for the purposes applied for under this approval.
- This approval will not be effective until ten (10) days after the date upon which it is granted by the Planning Commission to allow for appeal to the City Council. Any permit or license for any approval granted shall not be issued until that effective date.
- This approval shall automatically be null and void two (2) years after the effective date unless the applicant or successor has actually commenced the rights granted, or if the rights granted are discontinued for a continuous period of one (1) year or more. This time can be extended for up to one (1) additional year by the approving body.
- The Planning Commission may initiate revocation of the rights granted if there is good cause, including but not limited to, failure to comply with conditions of approval, complete construction or exercise the rights granted, or violation by the owner or tenant of any provision of the Bakersfield Municipal Code pertaining to the premises for which the approval was granted. The Planning Commission may also consider adding or modifying conditions to ensure the use complies with the intent of City ordinances.
- Unless otherwise conditioned, this approval runs with the land and may continue under successive owners provided all the above-mentioned provisions are satisfied.

**II. The following conditions shall be satisfied as part of the approval of this project:**

1. In consideration by the City of Bakersfield for land use entitlements, including but not limited to related environmental approvals related to or arising from this project, the applicant, and/or property owner and/or subdivider ("Applicant" herein) agrees to indemnify, defend, and hold harmless the City of Bakersfield, its officers, agents, employees, departments, commissioners and boards ("City" herein) against any and all liability, claims, actions, causes of action or demands whatsoever against them, or any of them, before administrative or judicial tribunals of any kind whatsoever, in any way arising from, the terms and provisions of this application, including without limitation any CEQA approval or any related development approvals or conditions whether imposed by the City, or not, except for CITY's sole active negligence or willful misconduct.

This indemnification condition does not prevent the Applicant from challenging any decision by the City related to this project and the obligations of this condition apply regardless of whether any other permits or entitlements are issued.

The City will promptly notify Applicant of any such claim, action or proceeding, falling under this condition within thirty (30) days of receiving such claim. The City, in its sole discretion, shall be

allowed to choose the attorney or outside law firm to defend the City at the sole cost and expense of the Applicant and the City is not obligated to use any law firm or attorney chosen by another entity or party.

- III. The following are specific items that you need to resolve before you can obtain a building permit or be allowed occupancy. These items include conditions and/or mitigation required by previous site entitlement approvals (these will be specifically noted), changes or additions that need to be shown on the final building plans, alert you to specific fees, and other conditions for your project to satisfy the City's development standards.**

**The items listed below will usually need to be shown on the final building plans or completed before a building permit is issued.**

**A. DEVELOPMENT SERVICES - BUILDING (1715 Chester Avenue)  
(Staff Contact – Shannon Clark, 661-326-3607 or sclark@bakersfieldcity.us)**

1. Impact fees shall be paid at the time of building permit issuance.
2. Building permits are required for all construction on site. Submit plans for review and approval prior to obtaining all required permits for construction of the project.
3. A Special Inspection Permit is required to determine what corrections are needed to satisfy minimum building, plumbing, electrical, and/or mechanical code standards.
4. Prior to issuing a building permit, the Building Division will calculate and collect the appropriate school district impact fees.

**B. DEVELOPMENT SERVICES - PLANNING (1715 Chester Avenue)  
(Staff contact – Yazid Alawgarey; 661-326-3191 or yalawgarey@bakersfieldcity.us)**

1. This conditional use permit authorizes an establishment selling alcoholic beverages subject to the conditions of approval listed herein, in a C-1 (Neighborhood Commercial) district located at 9620 Hageman Road.
2. Prior to the initial commencement of operations as allowed by this conditional use permit, the permit holder shall obtain all necessary permits which include but are not limited to Tenant Improvements Food Handling, and California Department of Alcoholic Beverage Control.
3. The permit holder shall comply with all operating conditions imposed by the California Department of Alcoholic Beverage Control ("ABC"). Should a conflict occur between the ABC requirements and the conditions of approval, the more restrictive shall prevail.
4. The on-site sale and consumption of alcohol shall be limited to the interior of the building.
5. The permit holder shall not allow the number of occupants inside the premise building to exceed the establishment's maximum occupant load as determined by the Building Director or their designee and/or the Fire Chief or their designee.

**C. FIRE DEPARTMENT (2101 H Street)****(Staff contact - Ernie Medina; 661-326-3682 or EMedina@bakersfieldcity.us)**

1. The project must comply with the current California Fire Code and current City of Bakersfield Municipal Code.
2. Where fire apparatus access roads or a water supply for the fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction

**F. PUBLIC WORKS – TRAFFIC AND ENGINEERING (1501 Truxtun Avenue)****(Staff contact – Susanna Kormendi; 661-326-3997 or skormendi@bakersfieldcity.us)**

1. Prior to issuance of any building permits, the developer/owner shall pay a Transportation Impact Fee (TIF) for regional facilities. This fee will be based on the rate in effect at the time the applicable approval is issued. The Public Works Department will calculate an estimate of the total fee upon submittal of construction plans for the project.
2. A street permit from the Public Works Department shall be obtained before any work can be done within the public right-of-way (streets, alleys, easements). Please include a copy of this site plan review decision to the department at the time you apply for this permit.
3. At the time of building permit issuance, a sewer connection fee shall be paid. This fee is based on the rate that is in effect at the time a building permit is issued.
4. Prior to building permit approval, the developer shall form a new Maintenance District, or update existing Maintenance District Documents. Updated documents, including Proposition 218 Ballot and Covenant, shall be signed and notarized. Contact Subdivisions at 661-326-3588.
5. For Building Permit, Plan will need to show all existing connection(s) to the public sewer system.
6. Any proposed or future perimeter fence and/or wall shall be placed outside of existing public road right of way or future ultimate public right of way.

**ACKNOWLEDGEMENT BY PROJECT APPLICANT:**

**I agree to the project's conditions of approval and acknowledge that failure to comply with any and all conditions shall constitute grounds for potential revocation of the permit approval.**

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Signature

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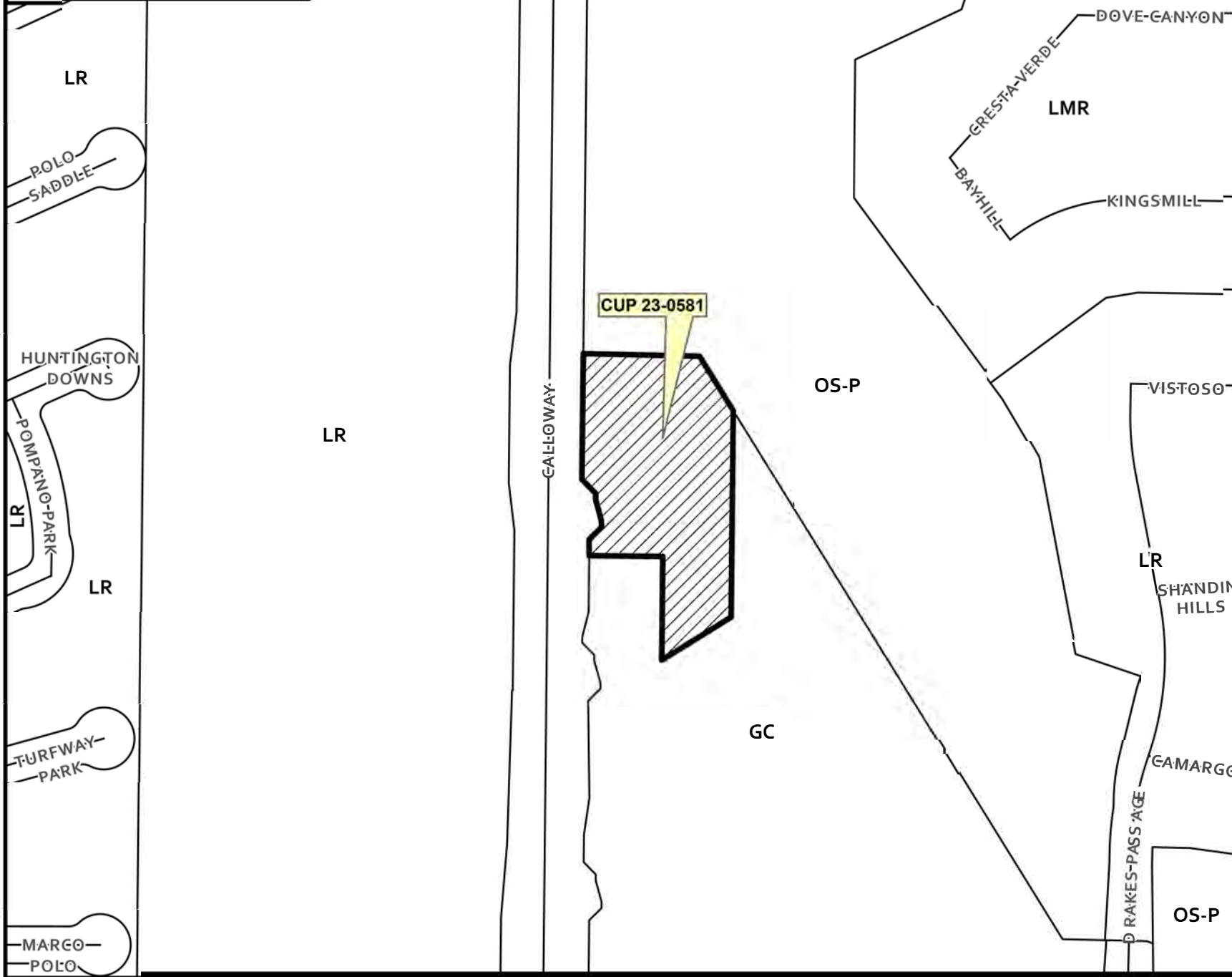
Date

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Print Name

# CUP 23-0581 EXHIBIT B

CITY OF BAKERSFIELD

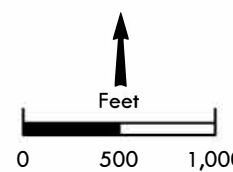


## LEGEND (GENERAL PLAN LAND USE)

- RR Rural Residential  
2.5 gross acres/dwelling unit
- ER Estate Residential  
1 dwelling unit/net acre
- SR Suburban Residential  
≤4 dwelling units/net acre
- SR/LR  
County: ≤ 4 dwelling units/net acre  
City: ≤ 7.26 dwelling units/net acre
- LR Low Density Residential  
≤ 7.26 dwelling units/net acre
- LMR Low Medium Density Residential  
> 4 but ≤ 10 dwelling units/net acre
- HMR High Medium Density Residential  
> 10 dwelling units/net acre
- HR High Density Residential  
≤ 17.42 dwelling units/net acre  
> 17.42 units but  
≤ 72.6 dwelling units/net acre
- HC Highway Commercial
- GC General Commercial
- MC Major Commercial
- OC Office Commercial
- MUC Mixed Use Commercial
- LI Light Industrial
- SI Service Industrial
- HI Heavy Industrial
- P Public Facilities
- PS Public/Private Schools
- PT Public Transportation Corridors
- P-SW Solid Waste Facilities
- OS Open Space
- OS-P Parks and Recreation
- OS-S Slopes exceeding 30%
- R-IA Resource -  
Intensive Agriculture  
20 acre minimum parcel size
- R-EA Resource -  
Extensive Agriculture  
20 acre minimum parcel size  
80 acre min (Williamson Act)
- R-MP Resource -  
Minerals & Petroleum  
5 acre minimum parcel size
- UER Urban Estate Residential  
Western Rosedale Plan  
0.5 acre net minimum parcel size
- WM West Ming Specific Plan



**BAKERSFIELD**




MAP PACKAGES



# PARTIAL SITE & EXITING PLAN



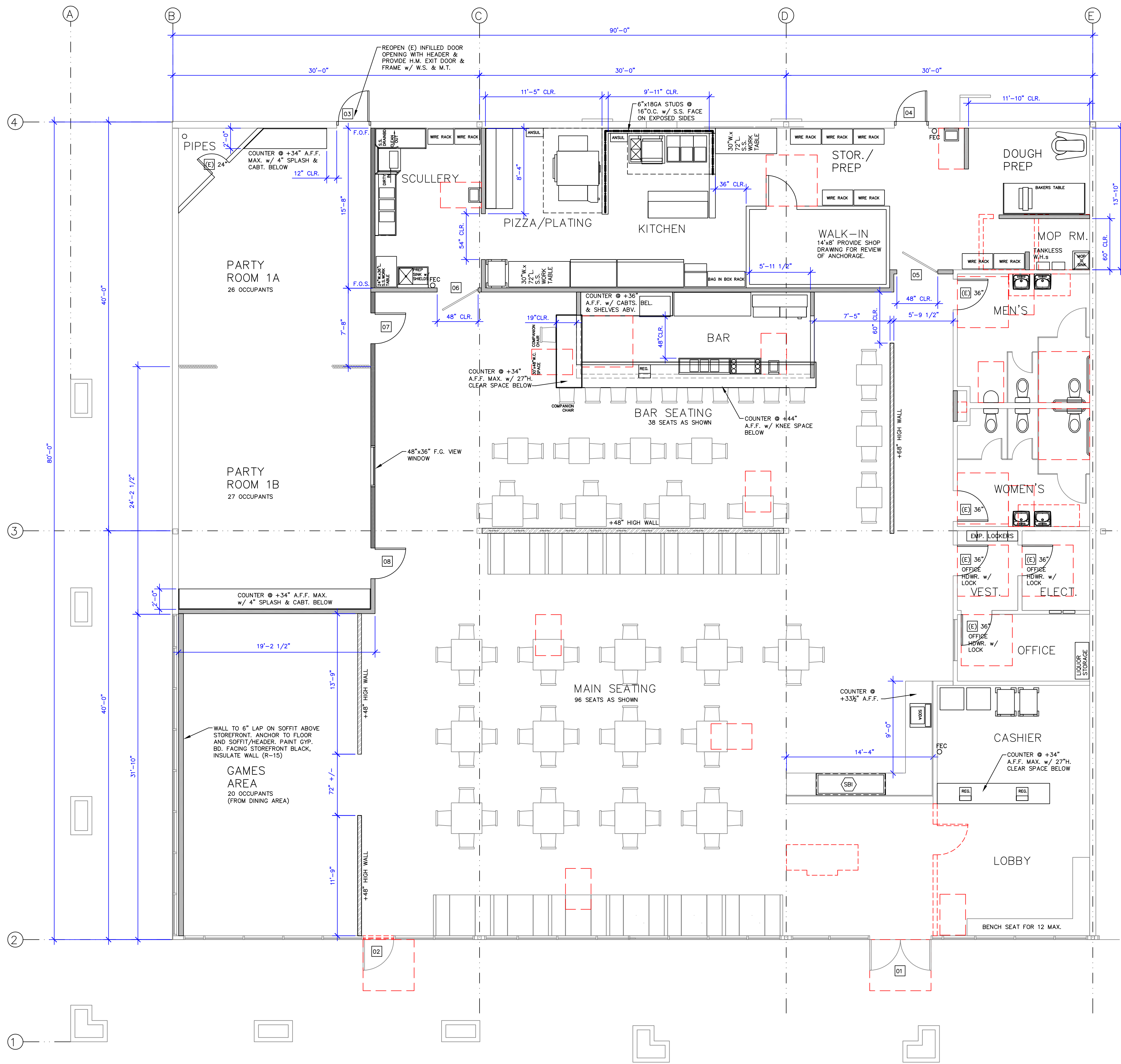
## SITE PLAN & GENERAL INFO.



DWG DATE 11 SEP 2023



EXHIBIT C



FINISH ABBREVIATIONS	
APG	ACOUSTICAL PANEL IN T-BAR GRID
APGW	WASHABLE ACOUSTICAL PANEL IN T-BAR GRID
CT	CERAMIC TILE
CT-C	CERAMIC TILE COVED BASE
(E)	EXISTING
FIN	FINISH
FF	FACTORY FINISH
FRP	FIBERGLASS REINFORCED PANEL
GB	GYPSUM BOARD (5/8" TYPE 'X' TYP.)
HT	HEIGHT
MAT	MATERIAL
MVP	MOVEABLE PARTITION
MRGB	MOIST. RESIST. GYPSUM BOARD (5/8" TYPE 'X' TYP.)
PB	PAINT BLACK
PTP	PREP. TEXTURE, & PAINT (SATIN-ENAMEL)
QT	QUARRY TILE
QT-C	QUARRY TILE BASE, 6"H. w/ 3/8"R. COVE
RTS	RUBBER TOP SET
SS	STAINLESS STEEL
STFT	ALUMINUM & GLASS STORFRONT
VP1	VINYL PLANK COLOR 1
VP2	VINYL PLANK COLOR 2
w/	WITH

NOTE: ALL PAINT SHALL MEET CALIFORNIA V.O.C. STANDARDS

ROOM FINISH SCHEDULE																	
ROOM NAME	FLOOR		BASE		NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		REMARKS		
	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN	HT	MAT		FIN	
LOBBY	VP1	FF	RTS	FF	--	--	GB	PTP	(E)STFT	FF	PTP	GB	PTP	11'-3"	(E)ACT	PB	
CASHIER	VP1	FF	RTS	FF	GB	PTP	GB	PTP	--	--	GB	PTP	PTP	11'-3"	(E)ACT	PB	
BAR SEATING	VP2	FF	RTS	FF	--	--	(E)STFT	FF	PTP	GB	PTP	GB	PTP	PTP	11'-3"	(E)ACT	PB
MAIN SEATING	VP2	FF	RTS	FF	GB	PTP	GB	PTP	(E)STFT	FF	PTP	GB	PTP	PTP	11'-3"	(E)ACT	PB
GAMES AREA	VP1	FF	RTS	FF	GB	PTP	GB	PTP	(E)STFT	FF	PTP	GB	PTP	PTP	11'-3"	(E)ACT	PB
PARTY ROOM 1A	VP1	FF	RTS	FF	GB	PTP	GB	PTP	GB	PTP	PTP	GB	PTP	PTP	11'-3"	(E)ACT	PB
PARTY ROOM 1B	VP1	FF	RTS	FF	MVP	FF	GB	PTP	GB	PTP	PTP	GB	PTP	PTP	11'-3"	(E)ACT	PB
BAR	QT	FF	QT-C	FF	GB	PTP	GB	PTP	--	--	GB	PTP	PTP	11'-3"	ACTW	FF	
MENS	CT	FF	CT-C	FF	FRP	FF	FRP	FF	FRP	FF	FRP	FF	FF	9'-0"	MRGB	PTP	(E) FRP WAINSCOT TO +48" ABOVE TILE BASE
WOMENS	CT	FF	CT-C	FF	FRP	FF	FRP	FF	FRP	FF	FRP	FF	PTP	9'-0"	MRGB	PTP	(E) FRP WAINSCOT TO +48" ABOVE TILE BASE
VEST	VP1	FF	RTS	FF	GB*	PTP	GB*	PTP	GB*	PTP	GB*	PTP	PTP	11'-3"	(E)ACT	PB	* PREP, PATCH, & PAINT (E) FINISHES
ELECT	VP1	FF	RTS	FF	GB*	PTP	GB*	PTP	GB*	PTP	GB*	PTP	PTP	11'-3"	(E)ACT	PB	* PREP, PATCH, & PAINT (E) FINISHES
OFFICE	VP1	FF	RTS	FF	GB*	PTP	GB*	PTP	GB*	PTP	GB*	PTP	PTP	11'-3"	(E)ACT	PB	* PREP, PATCH, & PAINT (E) FINISHES
SCULLERY	QT	FF	QT-C	FF	FRP	FF	FRP	FF	FRP	FF	FRP	FF	FF	9'-0"	ACTW	FF	MRGB BEHIND FRP (TYP.) IN SCULLERY
PIZZA/PLATING	QT	FF	QT-C	FF	SS	FF	FRP	FF	FRP	FF	FRP	FF	FF	9'-0"	ACTW	FF	
KITCHEN	QT	FF	QT-C	FF	SS	FF	FRP	FF	FRP	FF	FRP	FF	FF	9'-0"	ACTW	FF	
STOR./PREP	QT	FF	QT-C	FF	FRP	FF	FRP	FF	FRP	FF	FRP	FF	FF	9'-0"	ACTW	FF	
WALK-IN	QT	FF	QT-C	FF	SS	FF	SS	FF	SS	FF	SS	FF	FF	8'-0"	SS	FF	
DOUGH PREP	QT	FF	QT-C	FF	FRP	FF	FRP	FF	FRP	FF	FRP	FF	(E)STFT	FF	PTP	ACTW	FF
MOP SINK	CT	FF	CT-C	FF	FRP	FF	FRP	FF	FRP	FF	FRP	FF	PTP	9'-0"	ACTW	FF	

DOOR & FRAME SCHEDULE													xx		
DOOR NO.	DOOR				FRAME	FIRE	RTG.	DOOR TYPE	PANIC	HD.	SET	SIGN	REMARKS	DOOR NO.	
	TYPE	SIZE													
		WIDTH	HEIGHT	THK.											
01	AL	3'-0"	7'-0"	1 3/4"	AL	B					E&*	EXISTING DOOR - WIDTH PER LEAF	01		
02	AL	3'-0"	7'-0"	1 3/4"	AL	B					E&*	THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS	02		
03	HM	3'-0"	6'-8"	1 3/4"	HM	A1	X					E&*	SINGLE STOREFRONT DOOR TO MATCH EXISTING	03	
04	HM	3'-0"	6'-8"	1 3/4"	HM	A1	X				E		NEW DOOR&FRAME IN REOPENED INFILL (FIELD VERIFY)	04	
05	SS	4'-0"	6'-8"	1 3/4"	KS	C							OFFICE/LOCKING HDWR	05	
06	SS	4'-0"	7'-0"	1 3/4"	KS	C					E		EXISTING SOL. DOOR - MODIFY HDWR.	06	
07	WD	3'-0"	6'-8"	1 3/4"	KS	A							PUSH/PULL, NO LOCK	07	
08	WD	3'-0"	6'-8"	1 3/4"	KS	A							PUSH/PULL, NO LOCK	08	
(E)	*	*	*	*	*	*	*	*	*	*	*	*	*	EXISTING DOORS-NO WORK U.O.N. (WIDTH AS NOTED)	(E)

**LEGEND**

- EXISTING EXTERIOR WALL WITH 2x6 WOOD STUDS EXTERIOR FINISH AND INSULATION TO REMAIN (U.O.N.) PROVIDE INTERIOR FINISH AS SCHEDULED
- EXISTING INTERIOR WALL WITH 2x4 WOOD STUDS @ 16" O.C., GYP. BD. FINISH & INSULATION TO REMAIN (U.O.N.)
- PROVIDE NEW WALL WITH 3-1/2" x 20 GA MTL. STUDS (U.O.N.) @ 16" O.C. AND 5/8" THK. TYPE 'X' GYPSUM BOARD FINISH EACH EXPOSED SIDE (U.O.N.) w/ 3" SOUND BATT INSUL. BETWEEN.
- PROVIDE NEW PARTIAL HEIGHT WALL WITH 3-1/2" x 20 GA MTL. STUDS (U.O.N.) @ 16" O.C. AND 5/8" THK. TYPE 'X' GYPSUM BOARD FINISH EACH EXPOSED SIDE (U.O.N.), HEIGHT AS NOTED ON PLAN.
- REMOVE EXISTING INTERIOR WALL AND PATCH ADJACENT FINISHES AS REQUIRED, WHERE SOFFIT IS TO REMAIN PROVIDE A HEADER AS REQUIRED (SEE STRUCTURAL)
- 48"x30" ACCESSIBILITY CLEARANCE @ FUTURE OR SEATING (TYP.)
- 60"x60" ACCESSIBILITY CLEARANCE @ DOOR OR FUTURE (TYP.)

**DOOR TYPES**

- FLUSH FACED SOLID CORE WOOD DOOR (VERIFY FINISH WITH OWNER)
- MEDIUM STILE ALUMINUM STOREFRONT DOOR w/ 10" HIGH BASE, AND DBL. TEMP. GL. VIEW LITE. ANODIZED ALUMINUM TO MATCH (E) STORFRONT - FIELD VERIFY
- HOLLOW METAL DOOR
- DOUBLE SWING DOOR WITH PIVOTS & 9"x14" ACRYLIC VIEW LITE (VERIFY FINISH WITH OWNER)

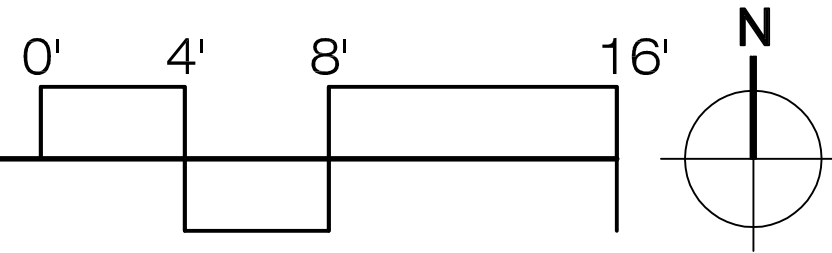
**DOOR ABBREVIATIONS**  
AL - ALUMINUM (STOREFRONT)  
HM - HOLLOW METAL  
KS - KNOCKDOWN STEEL  
WD - WOOD  
SS - STAINLESS STEEL FACE  
(E) - EXISTING

**DOOR HDWR. NOTES**  
ALL LATCH HARDWARE SHALL HAVE LEVERED HANDLES, NO KNOBS. CONTROL HARDWARE SHALL BE MOUNTED BTWN. 30"-44" A.F.F. DOOR OPENING FORCE SHALL NOT EXCEED 5 lbs.

**SIGNAGE NOTES**  
ALL SIGNS ON DOORS TO BE MOUNTED +56" A.F.F. TO CENTERLINE OF SIGN. ANY ADDITIONAL SIGNAGE FOR ROOM IDENTIFICATION OR INSTRUCTION SHALL BE TACTILE/BRAILLE PER THE 2022 C.B.C. & BE MOUNTED WITH THE BRAILLE BASE LINE AT +44" A.F.F.

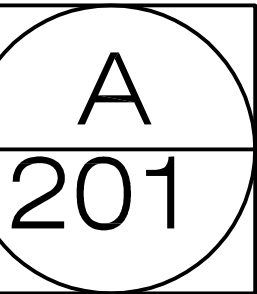
**SIGNS ABBREVIATIONS** ☐ SEE DET. 2/A602  
E - EXIT (STRIKE SIDE OF DOOR)  
ER - EXIT ROUTE (INT. STRIKE SIDE OF DOOR, OR ON WALL w/ARROW)  
M - MEN'S (ON DOOR & STRIKE SIDE)  
W - WOMEN (ON DOOR & STRIKE SIDE)

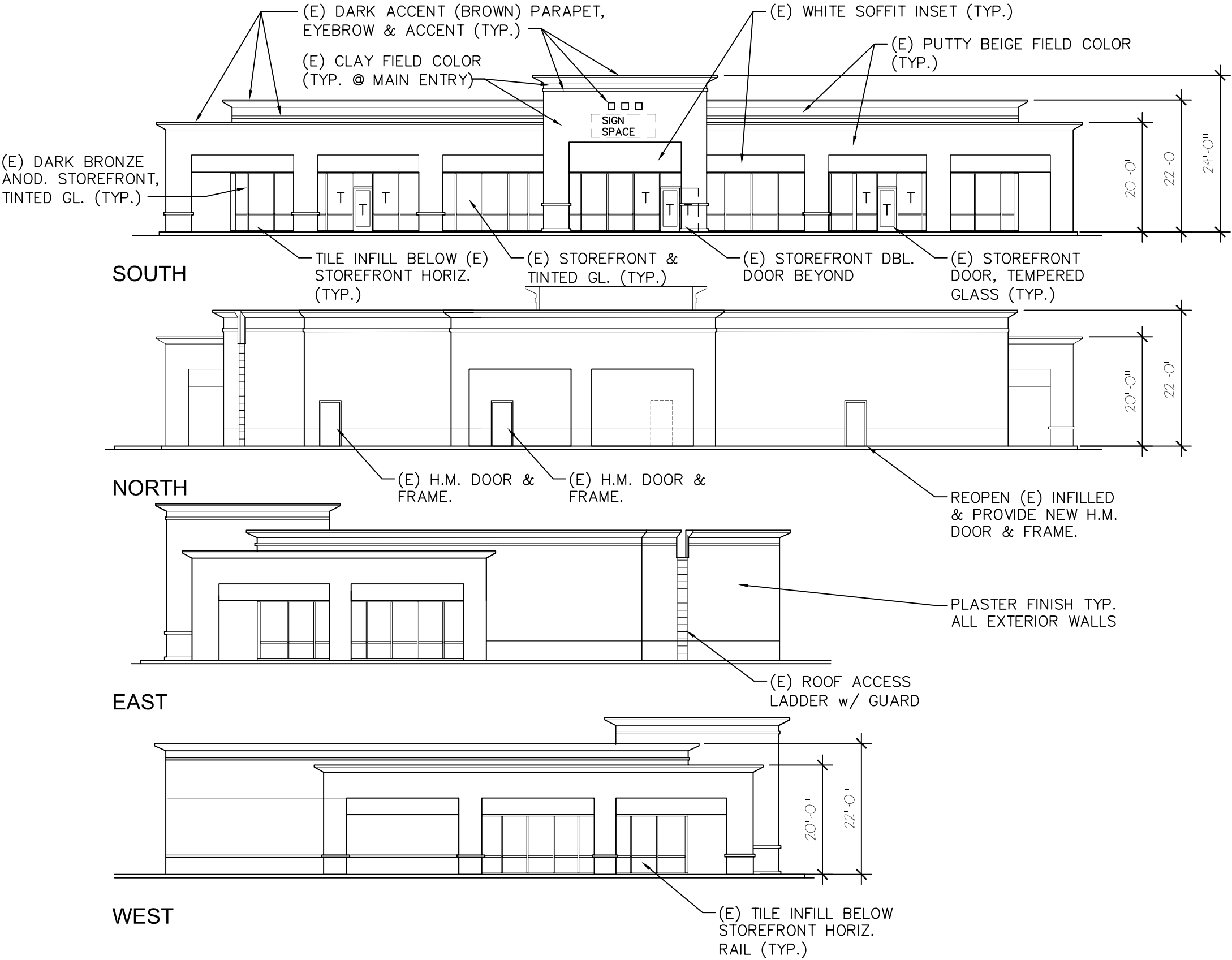
FLOOR PLAN - 7,200 S.F.



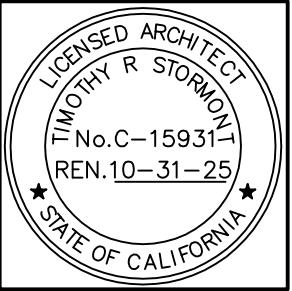
Timothy R. Stormont  
architect  
LEED™ AP BD+C  
CALIFORNIA REGISTERED ARCHITECT, LICENSE NO. C-15931  
2113 DUKE DRIVE, BAKERSFIELD, CA 93305-1631  
(661) 619-0170 tstorm-arch1@bak.rr.com

FLOOR PLAN, NOTES & SCHED.  
STRAW HAT PIZZA T.I.  
for RANDY HOFFMAN  
9620 HAGEMAN ROAD  
BAKERSFIELD, CA 93312  
T.R. STORMONT





EXISTING BUILDING EXTERIOR ELEVATIONS



*Timothy R. Stormont*  
architect

LEED™ AP BD+C  
CALIFORNIA REGISTERED ARCHITECT LICENSE NO. C-15931  
2113 DUKE DRIVE, BAKERSFIELD, CA 93305-1631  
(661) 619-0170    tstorm-arch1@bak.rr.com

23-60000581  
EXTERIOR ELEVATIONS

STRAW HAT PIZZA T.I.  
for RANDY HOFFMAN  
9620 HAGEMAN ROAD  
BAKERSFIELD, CA 93312

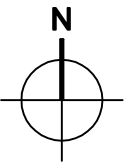
DWG DATE: 10 JAN 2024

PR  
2





AERIAL VIEW - EXISTING LANDSCAPE & PARKING



LANDSCAPE

PLANS OF EXISTING LANDSCAPE AND IRRIGATION AREUNAVAILABLE. AERIAL PHOTO SHOWN CONFIRMS SITE IS FULLY LANDSCAPED WITH NOW MATURE TREES, INCLUDING IN PAVED PARKING AREAS, AND SOME TURF AREAS AT THE PERIPHERIES.

PARKING

PER THE 2014 ALTA SURVEY OF THE SITE THE CALCULATED PARKING IS AS FOLLOWS:

NEIGHBORHOOD SHOPPING CENTER:  
1 SPACE PER 200 S.F. OF GROSS AREA UP TO & INCLUDING 35,000 S.F., PLUS 1 SPACE PER 250 S.F. IN EXCESS OF 35,000 S.F.

102,836 S.F. PER RENT ROLE

PARKING SPACES REQUIRED:	35,000/200	=	175 SPACES
	67,837/250	=	271 SPACES
	TOTAL	=	446 SPACES

PARKING PROVIDED (TOTAL PER SURVEY) = 547 SPACES

PARKING SPACES ABOVE REQUIREMENT = 101 SPACES

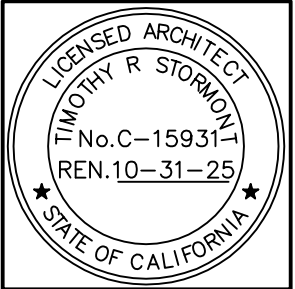
TENANT SPACE PARKING PER  
CENTER GROSS = 7200 S.F./250 = 28.8 = 29 SPACES

TENANT SPACE PARKING PER  
RESTAURANT USE = 7200 S.F./75 = 96 SPACES

ADDED REQUIREMENT = 67 SPACES

EXTRA SPACES LESS EXTRA REQUIRED = 101 - 67 = 34 EXTRA SPACES  
REMAINING

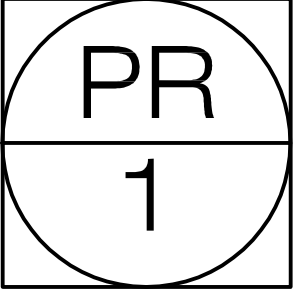
PARKING REMAINS IN COMPLIANCE



LEED™ AP BD+C  
CALIFORNIA REGISTERED ARCHITECT LICENSE NO. C-15931  
2113 DUKE DRIVE, BAKERSFIELD, CA 93305-1631  
(661) 619-0170  
tstorm-arch1@bak.rr.com

23-60000581  
LANDSCAPE & PARKING REVIEW

STRAW HAT PIZZA T.I.  
for RANDY HOFFMAN  
9620 HAGEMAN ROAD  
BAKERSFIELD, CA 93312



DWG DATE: 10 JAN 2024



# COVER SHEET

## PLANNING DEPARTMENT

### STAFF REPORT

**MEETING DATE:** February 1, 2024

**ITEM NUMBER:** Non-Consent Public Hearings6.(a.)

**TO:** Planning Commission

**FROM:** Paul Johnson, Planning Director

**PLANNER:** Ashley Knight, Assistant Planner

**DATE:**

**WARD:** Ward 3

**SUBJECT:**

**Conditional Use Permit No. 23-0278:** Swanson Engineering, applicant, is requesting a conditional use permit to allow the development of multi-family housing with 8 two-bedroom units and 8 one-bedroom units as part of a County approved apartment complex (B.M.C. 17.22.040.2) on 0.46 acres zoned C-1 (Neighborhood Commercial) zone located at the southwest corner of Alta Vista Drive and Goodman Street. Notice of Exemption on file.

**APPLICANT:** Swanson Engineering

**OWNER:** Charles Everett

**LOCATION:** 135 Goodman Road

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**STAFF RECOMMENDATION:**

Staff recommends approval.

**ATTACHMENTS:**

Description	Type
01_Staff Report	Staff Report
02_Map Set	Backup Material
03_Development Plans	Backup Material
04_Operational Statement	Backup Material
05_Resolution	Resolution
06_Combined Exhibits	Exhibit





## CITY OF BAKERSFIELD PLANNING COMMISSION

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**MEETING DATE:** February 1, 2024

**AGENDA:** 6.a

**TO:** Chair Bashirtash and Members of the Planning Commission

**FROM:** Paul Johnson, Planning Director *70 for*

**DATE:** January 26, 2024

**FILE:** Conditional Use Permit 23-0278

**WARD:** 3

**STAFF PLANNER:** Ashley Knight, Assistant Planner

---

**REQUEST:** A conditional use permit for the development of 8 one-bedroom units and 8 two-bedroom units as part of an approved Kern County apartment complex.

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**APPLICANT:** Swanson Engineering  
Bob Swanson  
2000 Oak Street Suite 150  
Bakersfield, CA 93301

**OWNER:** C. and G. Everett Trust  
C. Everett  
1201 Panorama Drive  
Bakersfield, CA 93305

**LOCATION:** 135 Goodman Street, Bakersfield, CA 93305

**APN:** 124-110-19 & 20

**PROJECT SIZE:** 0.46 acres

**CEQA:** Section 15332 (Class 32; In-Fill)

---

**EXISTING GENERAL PLAN DESIGNATION:** GC (General Commercial)

**EXISTING ZONE CLASSIFICATION:** C-1 (Neighborhood Commercial)

---

**STAFF RECOMMENDATION:** Adopt Resolution and suggested findings **APPROVING** Conditional Use Permit No. 23-0278 as depicted in the project description and subject to the listed conditions of approval.

---

**SITE CHARACTERISTICS:** Surrounding properties are primarily developed as: *north* – commercial and residential; *east* – grocery store and undeveloped land; *south* – undeveloped land; *west* – commercial.

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## BACKGROUND AND TIMELINE:

- **February 13, 1946** –This project site was part of a larger annexation into the City of Bakersfield (Annexation 8; Resolution No. 497).
- **June 8, 2023** –A conditional use permit was approved by the Kern County Planning Commission allowing 68-unit multi-family housing development and associated amenities on 4.13 combined acres adjacent to the proposed project site (Conditional Use Permit No. 32; Resolution 39-23).

## PROJECT ANALYSIS:

**Proposed Use.** The applicant is seeking a conditional use permit from the City as part of a Kern County-approved conditional use permit that will provide for an apartment complex consisting of 84 units; 16 units within City jurisdiction and 68 units in the County jurisdiction. A full site plan is provided as an attachment.

As part of the City's process, staff reviewed the site plan approved by the County. Noting conflicting design standards between the two jurisdictions, City staff requested the plans be revised to meet City development standards in anticipation of future annexation. Plans were revised and the Kern County Planning and Natural Resources Department provided written confirmation that they do not object to the changes and the revisions are in substantial conformance with their approved documents. Nonetheless, should your Commission deny the City's request, the portion approved by the County could continue to be constructed as the majority of improvements are within the County's jurisdiction.

**Building Design.** As proposed, the apartment buildings will be two-story townhome-style structures, 15,410 square feet, and provide a mix of one-bedroom (8 in City and 32 in County) and two-bedroom (8 in City and 36 in County) units. The portion within the City of Bakersfield is one of the 6 total apartment buildings.

**Community Amenities.** Residents will have access to a swimming pool, spa, clubhouse, fitness center, picnic areas, open spaces, in-unit laundry hook-ups, and bicycle racks. Amenities will be accessible from 10:00 am to 10:00 pm, seven days a week. A total of 148 parking spaces for residents and guests. Covered parking will be available for 50% of designated spaces.

**Operations and Security.** A 3,325-square-foot building will also be provided for a leasing office. Leasing office hours are 9:00 am to 6:00 pm daily. An eight-foot wrought iron fence with secured pedestrian and vehicular access points will ensure site security. An after-hours contact number will be readily available for residents and the public in case of emergencies.

## ENVIRONMENTAL REVIEW AND DETERMINATION:

This project has been found to be exempt from the provisions of the California Environmental Quality Act (CEQA) and the City of Bakersfield's CEQA Implementation Procedures in accordance with Section 15332 (Class 32: In-Fill). This exemption includes projects that occurs within city limits, is no more than 5 acres, and is substantially surrounded by urban uses A Notice of Exemption has been prepared.

## PUBLIC NOTIFICATION:

Public notice for the proposed project and environmental determination was advertised in *The Bakersfield Californian* and posted on the bulletin board in the City of Bakersfield Development Services Building,

1715 Chester Avenue, Bakersfield, California. All property owners within 300 feet of the project site were notified by United States Postal Service mail regarding this public hearing in accordance with city ordinance and state law.

Signs are required as part of the public notification process and must be posted between 20 to 60 days before the public hearing date. Photographs of the posted signage and the Declaration of Posting Public Hearing Notice signed by the applicant are on file at the Planning Division.

**Comments Received.** As of this writing, no written comments have been received.

## **CONCLUSIONS:**

**Findings.** Bakersfield Municipal Code (B.M.C.) Section 17.64.060.D contains specific findings that must be made for your Commission to approve the requested conditional use permit. Specifically, the section states that a CUP shall be granted only when it is found that:

1. The proposed use is deemed essential or desirable to the public convenience or welfare; and
2. The proposed use is in harmony with the key elements and objectives of the general plan and applicable specific plans.

B.M.C. Section 17.64.060.E also states that a conditional use permit may be subject to conditions as deemed appropriate or necessary to assure compliance with the intent and purpose of the zoning regulations and the various elements and objectives of the general plan and applicable specific plans and policies of the city or to protect the public health, safety, convenience, or welfare.

In accordance with these required findings, and as conditioned, Staff finds: (1) the proposed project would provide a public convenience by offering additional dwellings to local residents; (2) the project will positively enhance the site and allow for a positive contribution to the community; and (3) the project would result in a development that is consistent with the intent of both the Metropolitan Bakersfield General Plan and the Bakersfield Municipal Code.

**Recommendation.** Staff finds that the applicable provisions of CEQA have been complied with, and the proposal sufficiently demonstrates compliance with the necessary findings. Therefore, staff recommends your Commission adopt the Resolution and suggested findings **APPROVAL** Conditional Use Permit No. 23-0278 with conditions of approval.

## **ATTACHMENTS:**

### Map Set

- Aerial
- Zone Classification
- General Plan Designation

### Development Plans

- Site Plan
- Floor Plan
- Elevations
- Landscape Plan

### Operational Statement

### Resolution with Exhibits

# MAP SET

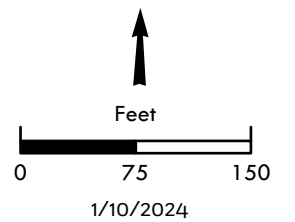


135 Goodman Street  
APN: 124-110-20  
CITY OF BAKERSFIELD



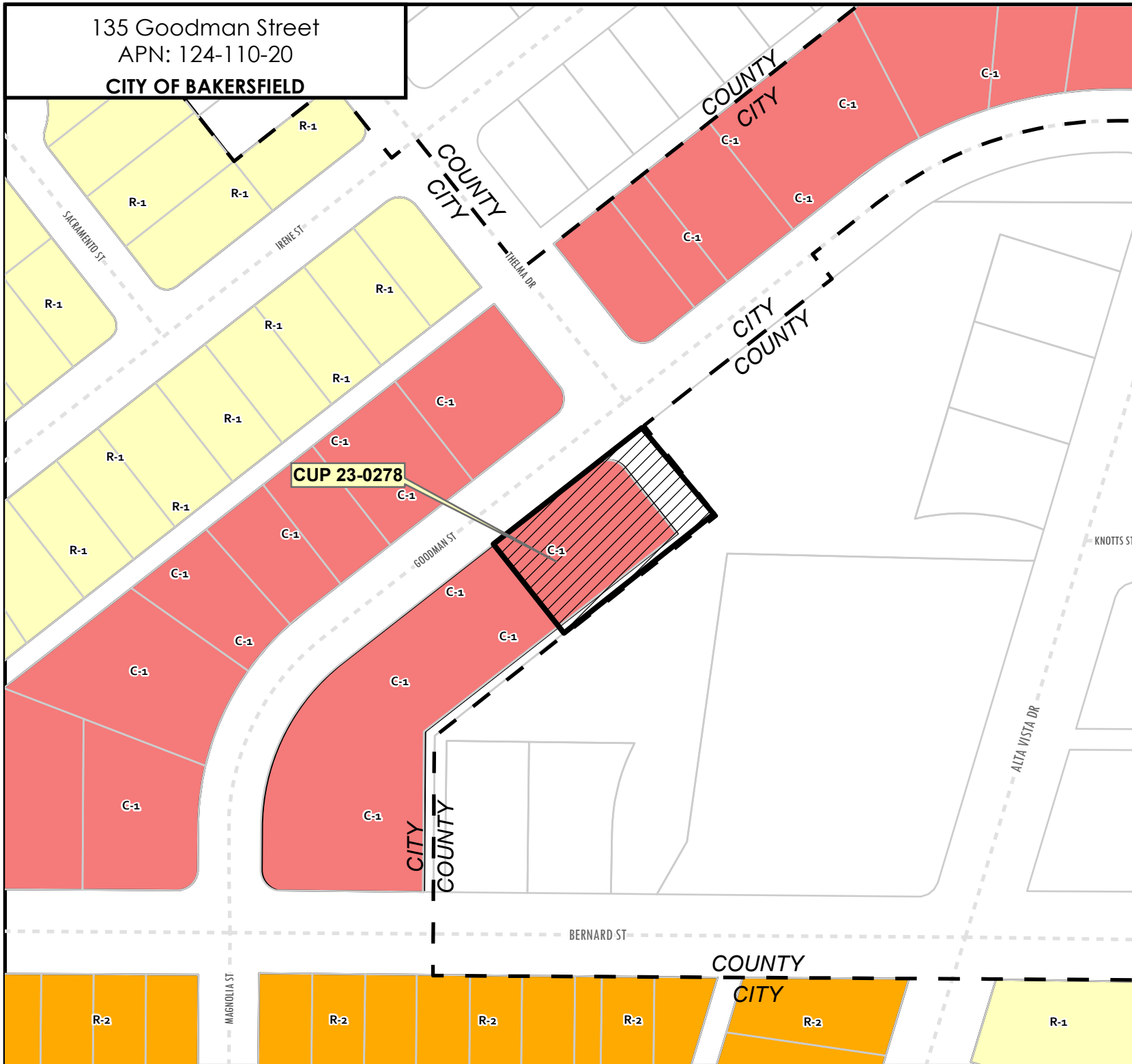
AERIAL

  
**BAKERSFIELD**





135 Goodman Street  
APN: 124-110-20  
**CITY OF BAKERSFIELD**



**Zoning**

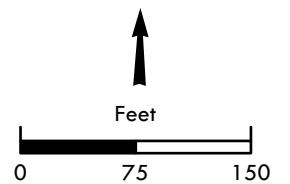
**Commercial Zone Designations**

C-1 Neighborhood Commercial

**Residential Zone Designations**

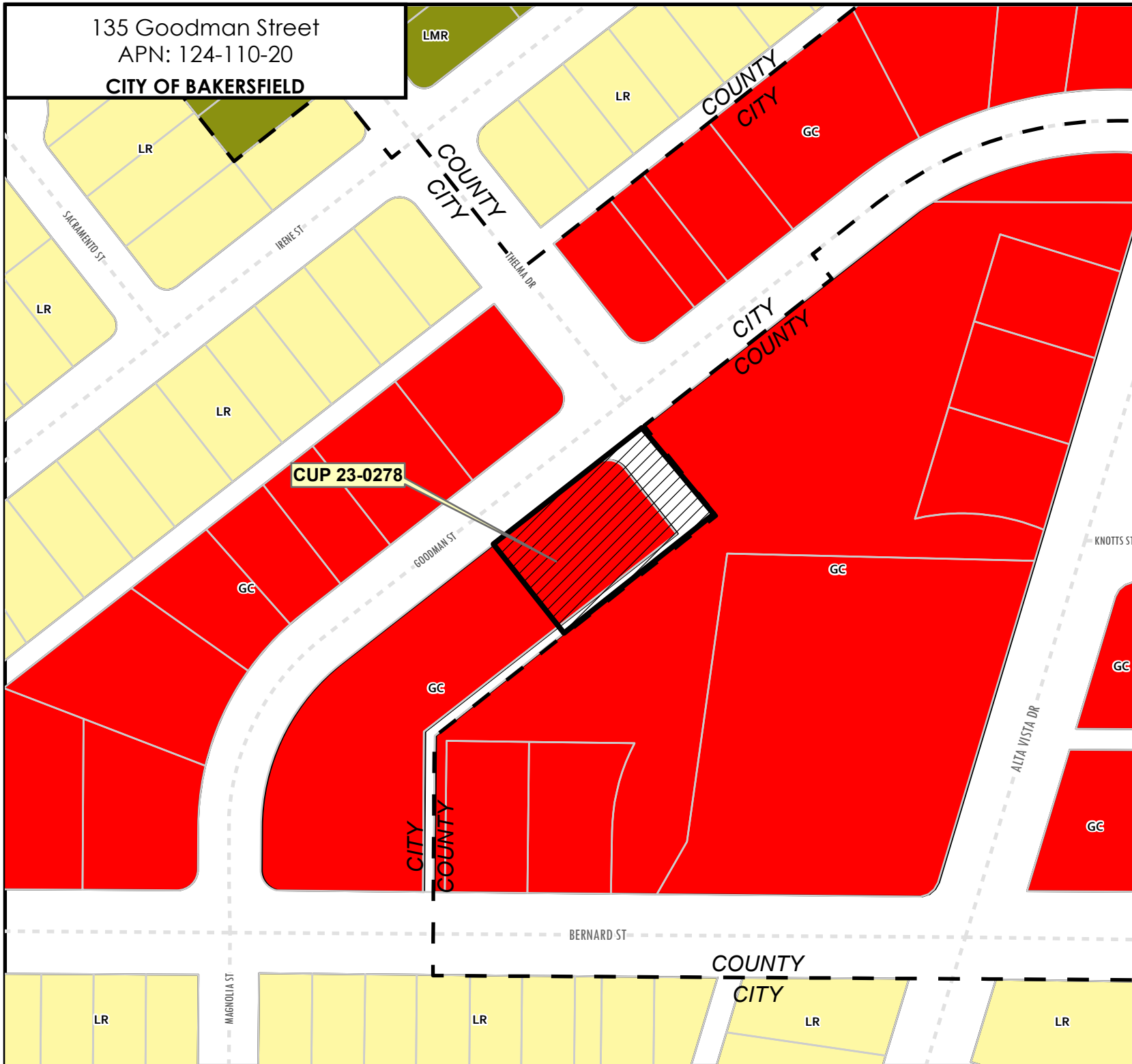
R-1 One Family Dwelling

R-2 Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft.



1/10/2024

135 Goodman Street  
APN: 124-110-20  
**CITY OF BAKERSFIELD**



Land Use

RESIDENTIAL

LMR - Low Medium Density  
Residential: > 4 units but  
≤ 10 dwelling units/net  
acre

LR - Low Density  
Residential: ≤ 7.26  
dwelling units/net acre

COMMERCIAL

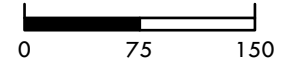
GC - General Commercial



**BAKERSFIELD**



Feet



1/10/2024

# ALTA VISTA & BERNARD

## PROJECT DESCRIPTION

THIS PROJECT PROPOSES THE CONSTRUCTION OF 84 RENTAL APARTMENTS ON A 4.59 ACRE SITE. THE APARTMENT BUILDINGS WILL BE TWO STORIES TALL AND ON-SITE UNCOVERED SURFACE PARKING IS PROVIDED.

IN ADDITION TO THE APARTMENT BUILDINGS, THE PROJECT INCLUDES A CLUBHOUSE BUILDING THAT WILL CONTAIN THE LEASING OFFICE, MAINTENANCE AREA, FITNESS CENTER, LOUNGE AND OTHER AMENITIES FOR THE RESIDENTS. THE PROJECT ALSO INCLUDES A SWIMMING POOL AND OUTDOOR AMENITIES.

BOTH ON-SITE AND OFF-SITE IMPROVEMENTS WILL BE MADE IN COMPLIANCE WITH THE REQUIREMENTS OF THE MUNICIPAL CODE.

CDS UNIT ON-SITE WILL BE USED FOR STORMWATER/ON-SITE DRAINAGE AND WILL CLARIFY STORMWATER PRIOR TO DISTRIBUTION INTO THE OFF-SITE SUMP

THIS SITE IS CURRENTLY MADE OF SEVERAL PARCELS THAT ARE LOCATED BOTH IN THE CITY OF BAKERSFIELD AND COUNTY OF KERN. AS DISCUSSED WITH BOTH CITY AND COUNTY PLANNING DEPARTMENTS IT HAS BEEN DETERMINED THAT THE PROJECT WILL BE REQUIRED TO GO THROUGH PLANNING REVIEW PROCESS FIRST THROUGH THE COUNTY AND THEN A FOLLOW UP SUBMITTAL TO THE CITY.

## BUILDING AREA

BUILDING 1 - CLUBHOUSE/POOL EQUIPMENT	3,325 SF
CLUBHOUSE - OFFICE SPACE - 250 SF, UTILITY 500 SF, AMENITY 2,200 SF = 2,950 SF	
POOL EQUIPMENT & POOL RESTROOMS - 375 SF	
BUILDING 2 - RESIDENTIAL TYPE A	12,190 SF
GROUND FLOOR - 6,095 SF, UPPER FLOOR - 6,095 SF, DECKS - 1,250 SF	
BUILDING 3 - RESIDENTIAL TYPE B	15,410 SF
GROUND FLOOR - 7,705 SF, UPPER FLOOR - 7,705 SF, DECKS - 1,576 SF	
BUILDING 4 - RESIDENTIAL TYPE B	15,410 SF
GROUND FLOOR - 7,705 SF, UPPER FLOOR - 7,705 SF, DECKS - 1,576 SF	
BUILDING 5 - RESIDENTIAL TYPE B	15,410 SF
GROUND FLOOR - 7,705 SF, UPPER FLOOR - 7,705 SF, DECKS - 1,576 SF	
BUILDING 6 - RESIDENTIAL TYPE B	15,410 SF
GROUND FLOOR - 7,705 SF, UPPER FLOOR - 7,705 SF, DECKS - 1,576 SF	
BUILDING 7 - RESIDENTIAL TYPE C	7,760 SF
GROUND FLOOR - 3,880 SF, UPPER FLOOR - 3,880 SF, DECKS - 810 SF	
<b>TOTAL RESIDENTIAL AREA</b>	<b>84,915 SF</b>

## UNIT MIX

1-BEDROOM	40 UNITS	48%
2-BEDROOM	44 UNITS	52%
<b>TOTAL UNITS PROVIDED</b>	<b>84 UNITS</b>	

## PARKING

<b>PARKING REQUIRED</b>	
RESIDENTIAL	128 SPACES
1 SPACE PER 1-BEDROOM UNIT	40 UNITS X 1 SPACE = 40 SPACES REQUIRED
2 SPACE PER 2 & 3-BEDROOM UNIT	44 UNITS X 2 SPACES = 88 SPACES REQUIRED
GUEST	13 SPACES
1 SPACE/(5) 1-BEDROOM UNITS	8 SPACES
1 SPACE/(10) 2-BEDROOM UNITS	4.4 SPACES
CLUBHOUSE OFFICE SPACE	1 SPACE
1 SPACE PER 250 SF	
<b>TOTAL PARKING REQUIRED</b>	<b>142 SPACES</b>

<b>PARKING PROVIDED</b>	
UNCOVERED STANDARD SPACES	32 SPACES
UNCOVERED ACCESSIBLE SPACES	3 SPACES
COVERED STANDARD SPACES	51 SPACES
COVERED ACCESSIBLE SPACES	3 SPACES
EV CAPABLE SPACES	15 SPACES
SPACES WITH LOW POWERED RECEPTACLES	37 SPACES
EV LEVEL 2 CHARGERS	6 SPACES
EV LEVEL 2 CHARGERS VAN ACCESSIBLE	1 SPACE
<b>TOTAL PARKING PROVIDED:</b>	<b>148 SPACES</b>

## SITE INFORMATION

ADDRESS	ALTA VISTA & BERNARD BAKERSFIELD, CA
APN	124-111-04 THRU 124-110-23
SITE AREA	4.59 ACRES (+/-199,926 SF)
ZONING DISTRICT	C-1/C-2
EXISTING	
PROPOSED	R-3 (HIGH DENSITY RESIDENTIAL)
PROPOSED USE	MULTI-FAMILY
BUILDING HEIGHT ALLOWED	4-STORIES OR 45'-0"
BUILDING HEIGHT PROPOSED	2 STORIES

SETBACKS (SEE SITE PLAN FOR COMPLIANCE)	
FRONT	45' FROM CENTERLINE OF STREET & NO MORE THAT 15' FROM R.O.W.
FRONT SETBACK FOR CARPORTS	20'
SIDE	FOR EACH SIDE NO LESS THAN 5' YARD AT CORNER LOTS NO MORE THAN 10'
REAR	NO LESS THAN 5' YARD
DISTANCE BETWEEN BUILDINGS	10' MIN.BET. RESIDENTIAL 6' BETWEEN ACCESSORY BUILDINGS.

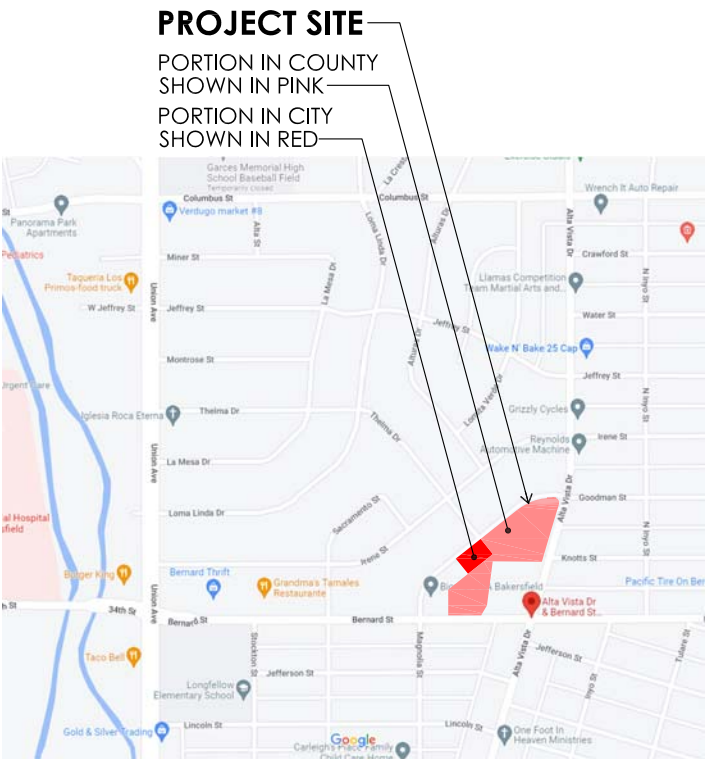
LANDSCAPING	
AREA REQUIRED	10% OF TOTAL DEVELOPED AREA FRONT & STREET YARDS TO BE LANDSCAPED
AREA PROVIDED	69,393 SF (36.6%)

## SHEET INDEX

A1.0	COVER SHEET
A2.0	CONCEPTUAL SITE PLAN
A2.1	ENLARGED SITE PLAN - EV PARKING PLAN
A3.0	BUILDING TYPE A - GROUND FLOOR PLAN
A3.1	BUILDING TYPE A - UPPER FLOOR PLAN
A3.2	BUILDING TYPE B - GROUND FLOOR PLAN
A3.3	BUILDING TYPE B - UPPER FLOOR PLAN
A3.4	BUILDING TYPE C - FLOOR PLANS
A4.0	BUILDING TYPE A -CONCEPTUAL ELEVATIONS
A4.1	BUILDING TYPE B -CONCEPTUAL ELEVATIONS
A4.2	BUILDING TYPE C -CONCEPTUAL ELEVATIONS

L1.0	CONCEPTUAL LANDSCAPE PLAN
L2.0	CONCEPTUAL LANDSCAPE REQUIREMENTS

## VICINITY MAP



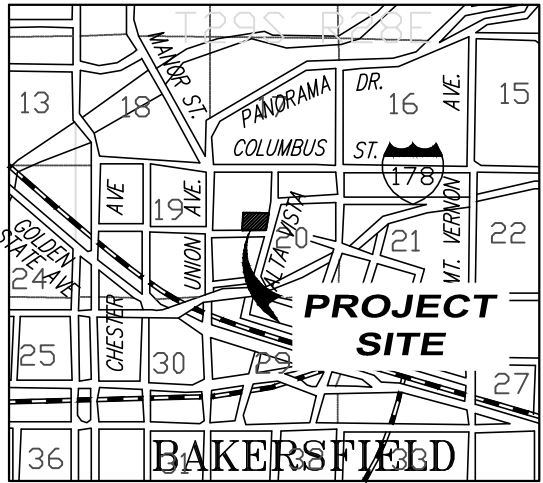
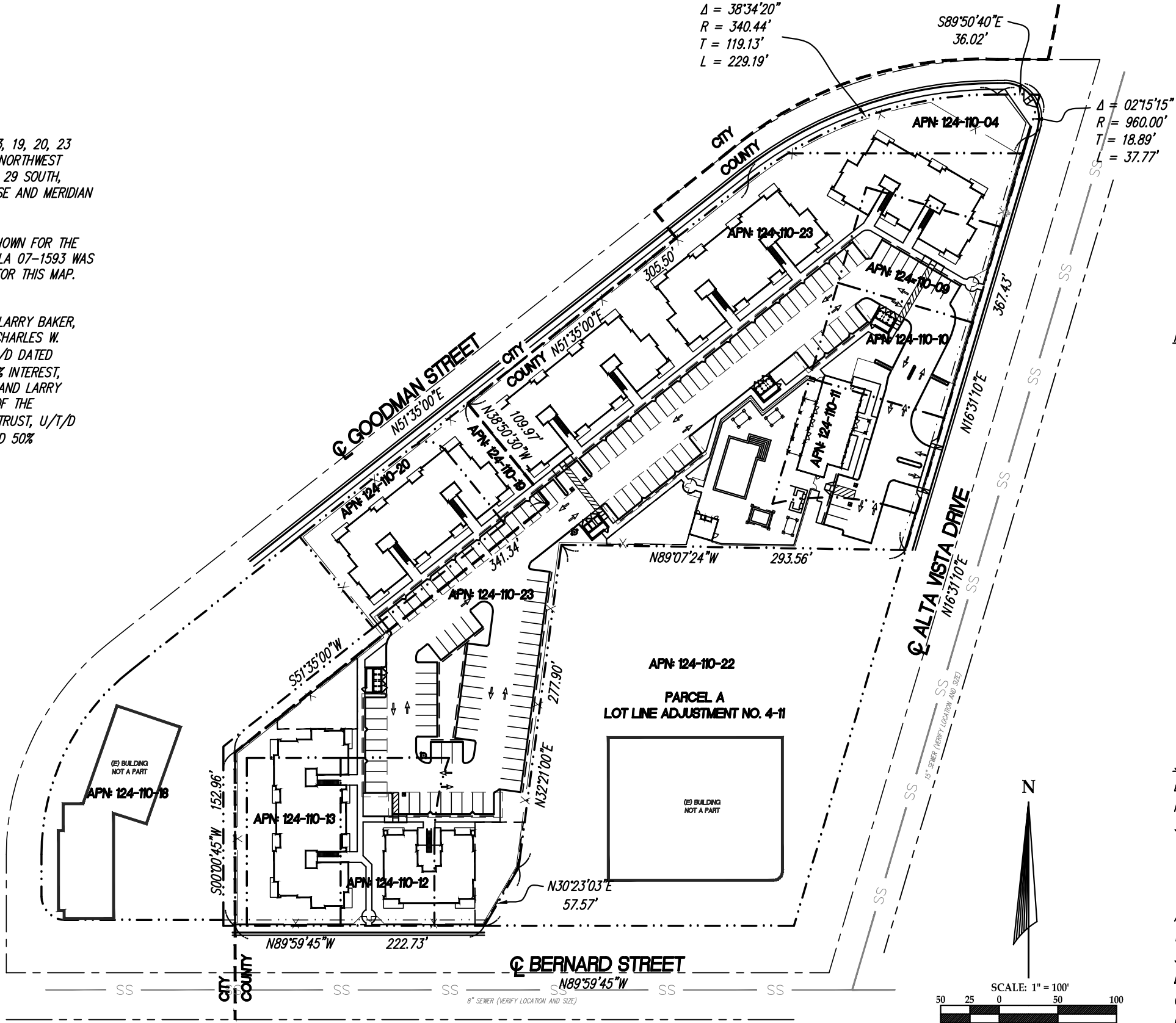
	<b>ALTA VISTA HOUSING</b>	DATE DECEMBER 14, 2023
	ALTA VISTA DRIVE & BERNARD STREET BAKERSFIELD, CALIFORNIA	ARRB PROJECT # A21057
	<b>COVER SHEET</b>	SCALE 11x17 SHEET NO SCALE 24x36 SHEET NO SCALE
		<b>A1.0</b>

**ENGINEER:**  
SWANSON ENGINEERING, INC.  
BOB SWANSON  
2000 OAK STREET SUITE 150  
BAKERSFIELD, CA 93301  
(661) 831-4919

**LEGAL DESCRIPTION:**  
APN 124-110-04, 09, 10, 11, 12, 13, 19, 20, 23  
ALL PARCELS BEING A PORTION OF NORTHWEST  
QUARTER OF SECTION 20, TOWNSHIP 29 SOUTH,  
RANGE 28 EAST, MOUNT DIABLO BASE AND MERIDIAN

**BASIS OF BEARINGS:**  
THE BEARING OF N89°59'45"W AS SHOWN FOR THE  
CENTERLINE OF BERNARD ST. PER LLA 07-1593 WAS  
USED AS THE BASIS OF BEARINGS FOR THIS MAP.

**OWNER:**  
MARY CHARLES EVERETT HAIR AND LARRY BAKER,  
SUCCESSOR CO-TRUSTEES OF THE CHARLES W.  
EVERETT TESTAMENTARY TRUST U/T/D DATED  
10/27/87, AS TO AN UNDIVIDED 50% INTEREST,  
AND MARY CHARLES EVERETT HAIR AND LARRY  
BAKER, SUCCESSOR CO-TRUSTEES OF THE  
GERTRUDE EVERETT TESTAMENTARY TRUST, U/T/D  
DATED 7/4/88, AS TO AN UNDIVIDED 50%  
INTEREST

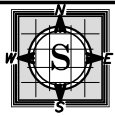


**VICINTY MAP**  
N.T.S.

PARKING STATISTICS	UNITS	RATIO	REQUIRED
RESIDENTIAL			
1-BEDROOM UNIT	40	1/1	40 SPACES
2-BEDROOM UNIT	44	2/2	88 SPACES
GUEST			
1-BEDROOM UNIT	40	10% (REQ)	4 SPACES
2-BEDROOM UNIT	44	10% (REQ)	9 SPACES
CLUBHOUSE			
OFFICE SPACE	250 S.F.	1/250 SF	1 SPACES
TOTAL REQUIRED			142 SPACES
ADA ACCESSIBLE REQUIRED			5 SPACES
ADA ACCESSIBLE PROVIDED			7 SPACES
EV CAPABLE SPACES			15 SPACES
SPACES WITH LOW POWERED RECEPTACLES			37 SPACES
EV LEVEL 2 CHARGES			7 SPACES
PARKING PROVIDED			148 SPACES
* TYPICAL PARKING SPACES ARE 9'x18' WITH 2' OVERHANG (O.H.)			

<b>SITE STATISTICS</b>	
EXISTING ZONING	C-2 (GENERAL COMMERCIAL)
PROPOSED USE	MULTI-FAMILY (R3)
SITE AREA	TOTAL - 4.66 ACRES (202,900 S.F.) CITY - 0.46 ACRES (20,123 S.F.)
LANDSCAPED PROVIDED: 6,510 S.F. (32.4% OF DEVELOPED AREA)	

APN	124-110-04, 09, 10, 11, 12, 13, 19, 20, 23
WATER	CALIFORNIA WATER SERVICE
SEWER	KERN SANITATION AUTHORITY
DRAINAGE	TO BERNARD STREET (EXISTING FLOW PATTERN)
GAS	PG&E
ELECTRIC	PG&E



**SWANSON**  
**ENGINEERING, INC.**

2000 Oak Street, Suite 150 ~ Bakersfield, CA 93301  
P-(661) 831-4919; F-(661) 873-4777

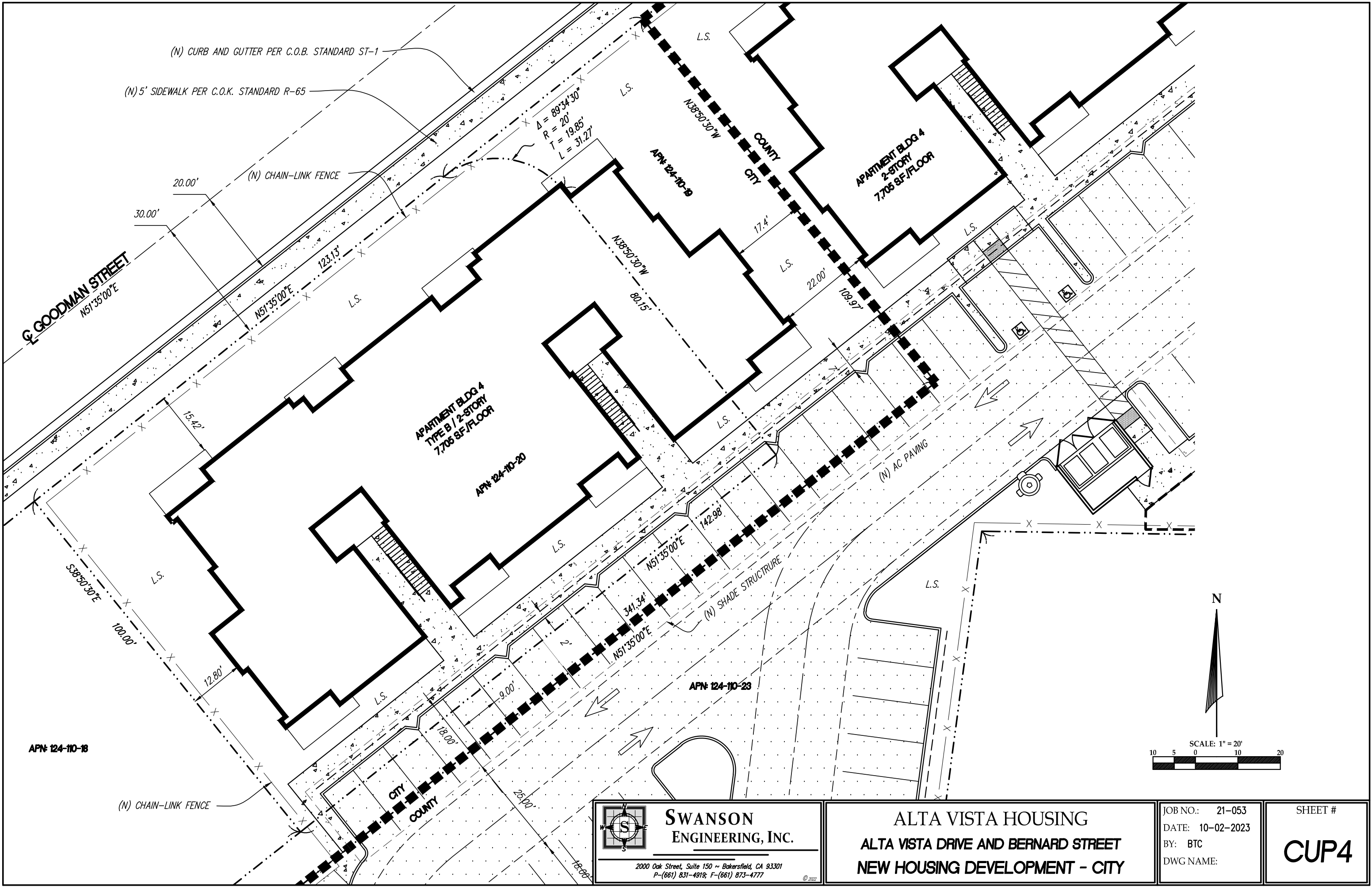
© 2022

**ALTA VISTA HOUSING**  
**ALTA VISTA DRIVE AND BERNARD STREET**  
**NEW HOUSING DEVELOPMENT**

JOB NO.: 21-053  
DATE: 10-02-2023  
BY: BTC  
DWG NAME:

SHEET #

**CUP1**



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ENGINEERING, INC.**

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**ALTA VISTA HOUSING**

**ALTA VISTA DRIVE AND BERNARD STREET**

**NEW HOUSING DEVELOPMENT - CITY**

JOB NO.: 21-053

DATE: 10-02-2023

BY: BTC

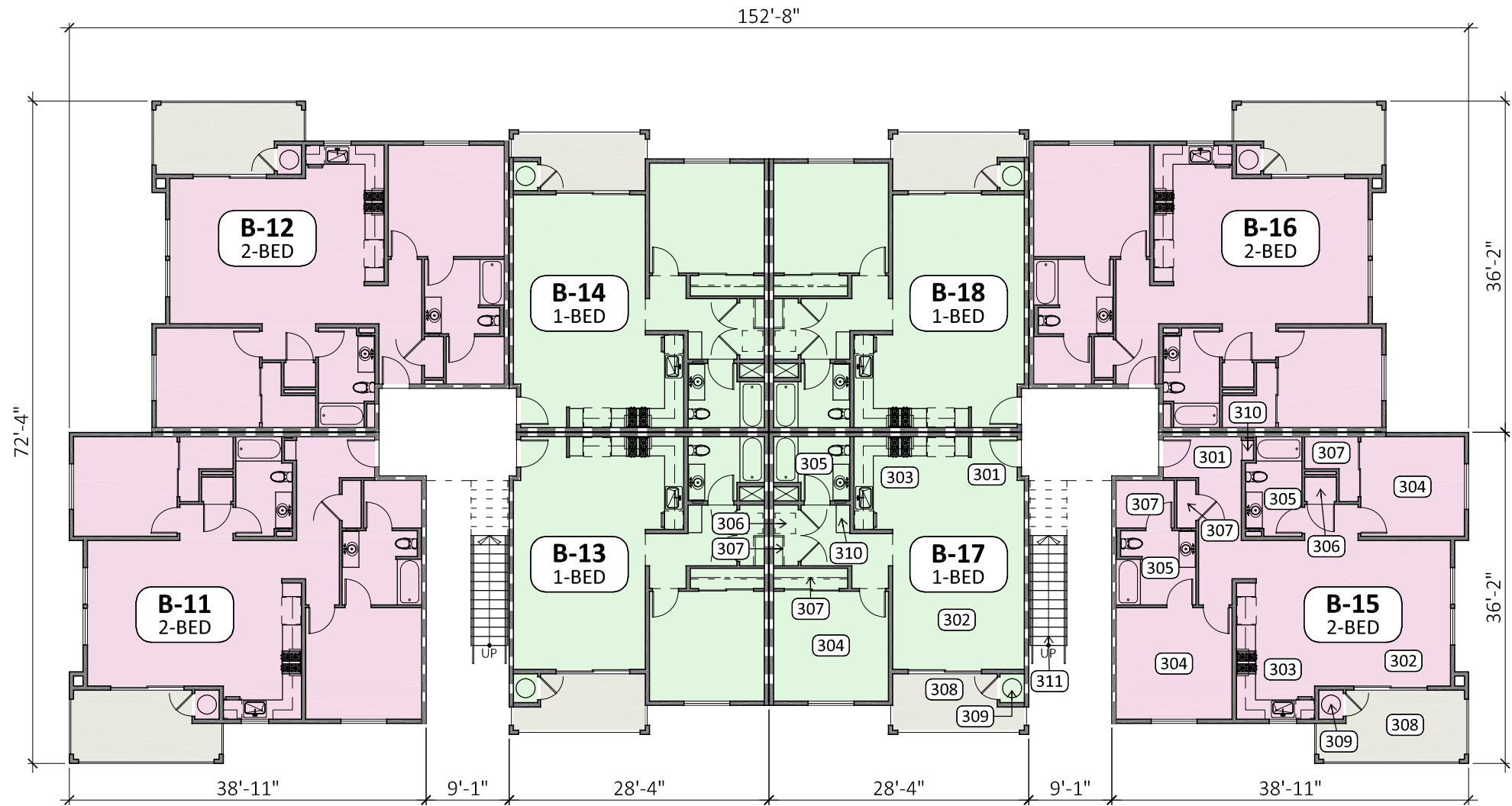
DWG NAME:

SHEET #

**CUP4**

REFERENCE NOTES

- 301. ENTRY
- 302. LIVING
- 303. KITCHEN
- 304. BEDROOM
- 305. BATHROOM
- 306. LAUNDRY
- 307. CLOSET
- 308. GROUND FLOOR PATIO
- 309. WATER HEATER
- 310. CABINET
- 311. STAIR
- 312. UPPER FLOOR DECK



BUILDING TYPE B - GROUND FLOOR PLAN

**ALTA VISTA HOUSING**  
ALTA VISTA DRIVE & BERNARD STREET  
BAKERSFIELD, CALIFORNIA

**BUILDING TYPE B**  
**GROUND FLOOR PLAN**

DATE: JULY 17, 2023  
ARRIS PROJECT #: A21057

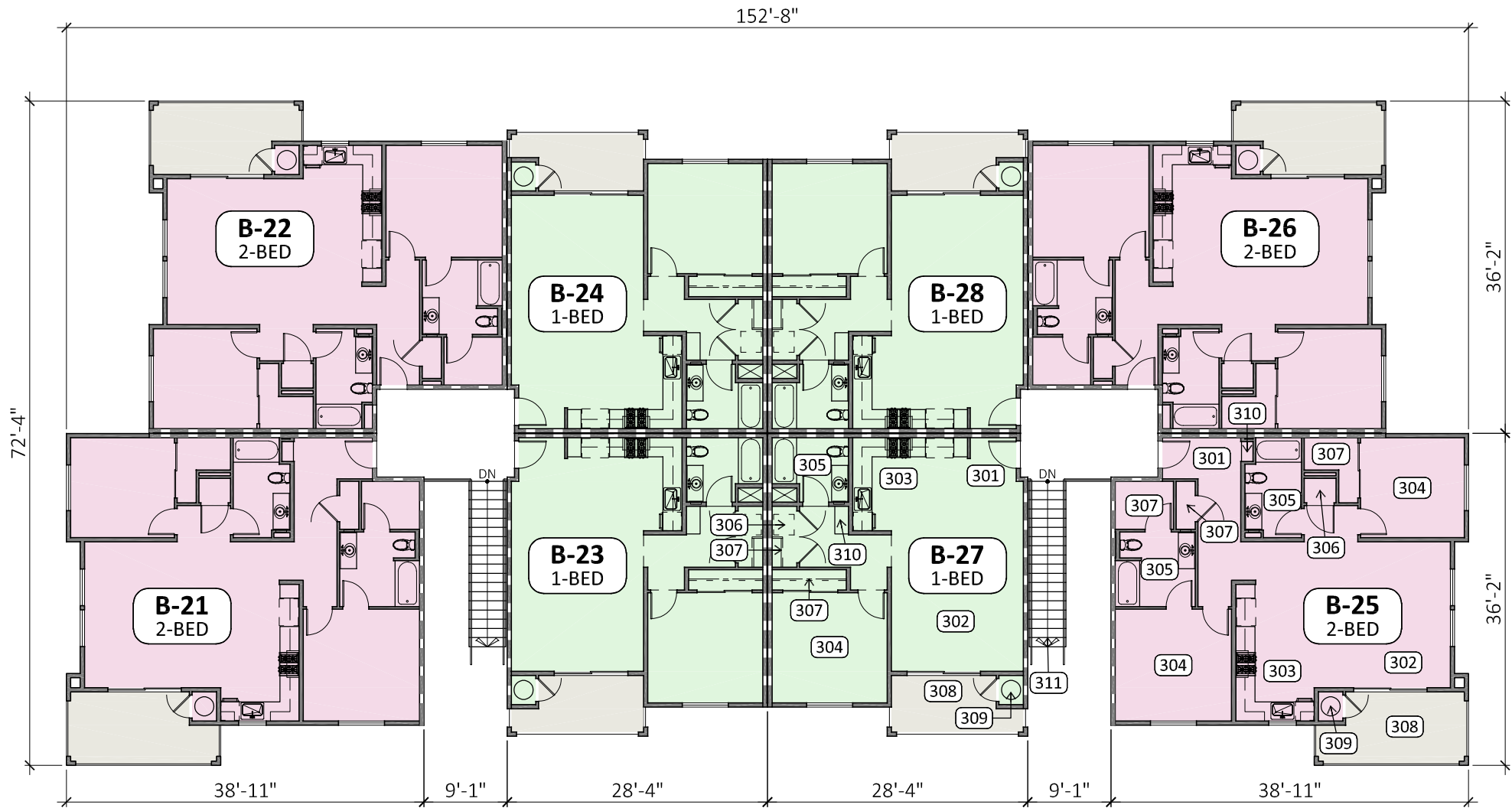
SCALE:  
11x17 SHEET 1/16" = 1'-0"  
24x36 SHEET 1/8" = 1'-0"

**A3.2**



REFERENCE NOTES

- 301. ENTRY
- 302. LIVING
- 303. KITCHEN
- 304. BEDROOM
- 305. BATHROOM
- 306. LAUNDRY
- 307. CLOSET
- 308. GROUND FLOOR PATIO
- 309. WATER HEATER
- 310. CABINET
- 311. STAIR
- 312. UPPER FLOOR DECK



BUILDING TYPE B - UPPER FLOOR PLAN

**ALTA VISTA HOUSING**  
ALTA VISTA DRIVE & BERNARD STREET  
BAKERSFIELD, CALIFORNIA

**BUILDING TYPE B  
UPPER FLOOR PLAN**

DATE: SEPTEMBER 29, 2023  
ARRIS PROJECT # A21057

SCALE:  
11x17 SHEET 1/16" = 1'-0"  
24x36 SHEET 1/8" = 1'-0"

**A3.3**

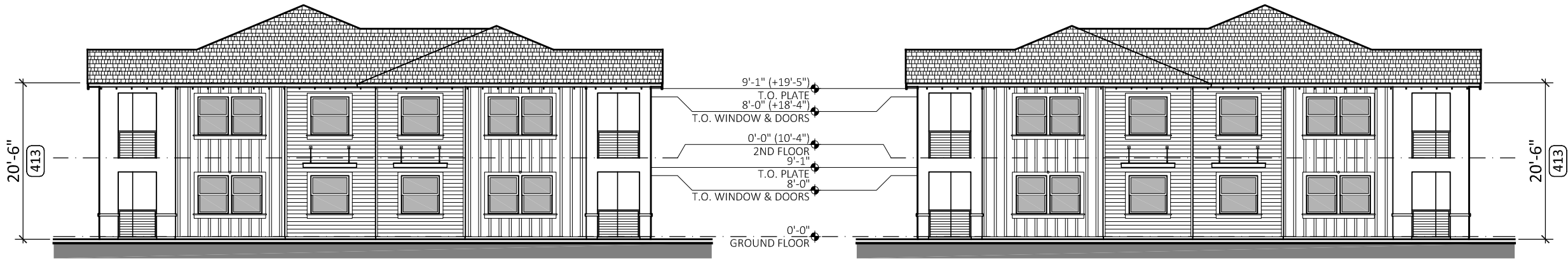


REFERENCE NOTES

- 401. CEMENT FIBER HORIZONTAL SIDING
- 402. CEMENT FIBER BOARD AND BATTEN
- 403. CEMENT FIBER SMOOTH PANELS WITH ACCENT CHANNELS
- 404. CEMENT FIBER TRIM
- 405. COMPOSITION SHINGLE ROOFING
- 406. VINYL WINDOWS AND SLIDING GLASS DOOR
- 407. STEEL/CONCRETE STAIRS
- 408. METAL RAILINGS
- 409. DECORATIVE METAL AWNINGS o/WINDOWS
- 410. DECORATIVE GABLE VENT
- 411. DECORATIVE WOOD KNEE BRACE
- 412. PAINTED WOOD FASCIA/METAL ROOF TRIM
- 413. AERIAL FIRE APPARATUS ACCESS DIMENSION. PER CALIFORNIA FIRE CODE SECTION D105, THE HEIGHT BETWEEN GRADE PLANE AND HIGHEST EAVE OF A PITCHED ROOF OR TOP OF PARAPET WALL (WHICHEVER IS GREATER) SHALL NOT EXCEED 30 FEET UNLESS ADJACENT DRIVE AISLE IS GREATER OR EQUAL TO 26 FEET.



BUILDING TYPE B - CONCEPTUAL FRONT ELEVATION



CONCEPTUAL LEFT ELEVATION

CONCEPTUAL RIGHT ELEVATION



CONCEPTUAL REAR ELEVATION

**ALTA VISTA HOUSING**  
ALTA VISTA DRIVE & BERNARD STREET  
BAKERSFIELD, CALIFORNIA

**BUILDING TYPE B**  
**CONCEPT ELEVATIONS**





DATE: SEPTEMBER 29, 2023  
ARRIS PROJECT # A21057  
SCALE: 1/16" = 1'-0"  
1/8" = 1'-0"

**A4.1**






LANDSCAPE LEGEND

TREE LEGEND					
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	QTY.	MIX
		<b>LARGE TREE - DECIDUOUS</b>			
	24" BOX	<i>ALNUS RHOMBIFOLIA (DECIDUOUS)</i>	WHITE ALDER	25	
		<b>SMALL / MEDIUM TREE - DECIDUOUS</b>			
	15 GAL.	<i>ALNUS CORDATA (DECIDUOUS)</i>	ITALIAN ALDER	45	
TOTAL DECIDUOUS TREES PROVIDED				70	70%
		<b>LARGE TREE - EVERGREEN</b>			
	24" BOX	<i>PINUS NIGRA (EVERGREEN)</i>	EUROPEAN BLACK PINE	18	
		<b>SMALL / MEDIUM TREE - EVERGREEN</b>			
	15 GAL.	<i>MAGNOLIA GRANDIFLORA (EVERGREEN)</i>	SOUTHERN MAGNOLIA	12	
TOTAL EVERGREEN TREES PROVIDED				30	30%
TOTAL TREES PROVIDED				100	

PLANT/SHRUB LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME
		<b>MEDIUM / LARGE SHRUBS</b>	
	5 GAL.	<i>CEANOTHUS THRYSFLOUS SKYLARK</i>	CAL LILAC
	5 GAL.	<i>ARCTOSTAPHYLOS</i>	MANZANITA
		<b>SMALL SHRUBS / FLOWERS</b>	
	1 GAL.	<i>ACMISPON GLABER</i>	DEER WEED
	1 GAL.	<i>TRICHOSTEMA LANATUM</i>	WOLLY BLUE CURLS
		<b>GROUND COVER / GRASS</b>	
	1 GAL.	<i>ROSEMARNUS OFFICINALIS</i>	ROSEMARY
	1 GAL.	<i>CEANOTHUS THRYRSIFLOUS GRISEUS</i>	DIAMOND HEIGHTS CEAN

LANDSCAPE NOTES

- PER CITY ORDINANCE 17.61.030.F, ALONG STREET FRONTAGES, A TREE SHALL BE PLANTED AT A RATIO OF ONE TREE PER TWENTY LINEAR FEET, OR PORTION THEREOF. TREES MAY BE CLUSTERED OR GROUPED TO NOT CONFLICT WITH REQUIRED FIRE LANES, PUBLIC ENTRANCES/EXITS, UTILITY EASEMENTS, AND SIGNS PROVIDED THE MINIMUM TREE TO FRONTAGE RATIO IS SATISFIED.
- TREE PLANTINGS SHALL INCLUDE 30% EVERGREEN AND 70% DECIDUOUS TREES
- REFER TO SHEET L2.0 FOR ADDITIONAL LANDSCAPE REQUIREMENTS

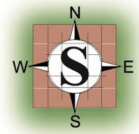


**ALTA VISTA HOUSING**  
ALTA VISTA DRIVE & BERNARD STREET  
BAKERSFIELD, CALIFORNIA

**CONCEPTUAL  
LANDSCAPE PLAN**

DATE: NOVEMBER 21, 2023  
ARRIS PROJECT # A21057  
SCALE: 1" = 80'-0"  
11x17 SHEET  
24x36 SHEET  
**L1.0**





# SWANSON ENGINEERING, INC.

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## OPERATIONAL STATEMENT FOR 84 UNIT APARTMENT COMPLEX

The Project will be an 84 unit rental apartment complex on 4.1 acres of Kern County property and 0.46 acres of City of Bakersfield property. The apartment buildings will be 2-story buildings with onsite tenant parking; half of which will be covered parking per Kern County Zoning Ordinance. 12 Bike racks will also be provided per the required ratio in Kern County Zoning Ordinance. Each building varies in square footage from 7,760 SF – 15,410 SF and will contain its own washer and dryer. The complex will also have a 3,325 square foot clubhouse that contains a leasing office, maintenance area, fitness center, and lounge. A 9,700 square foot outdoor common area with a pool and spa is adjacent to the clubhouse.

The operation hours for the site amenities are as follows; the leasing office will be open seven days a week from 9 am to 6 pm. All other amenities will also be open seven days a week, with operating hours from 10 am to 10 pm. The Manager will not be living on site, but will be available during operational hours at the leasing office. An after-hours contact number will be provided to tenants.

The security for this complex consist of a vehicular entrance gate and 2 pedestrian gates that can only be opened with a code/key provided to tenants. These gates will be operational 24 hours per day, 7 days a week. The site will be fenced with an 8 foot decorative metal fence. At this time there will be no alarms, cameras, or security patrol provided. This could change depending on the needs of the residents.

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION  
APPROVING A CONDITIONAL USE PERMIT TO ALLOW 8  
ONE-BEDROOM UNITS AND 8 TWO-BEDROOM UNITS  
(B.M.C. 17.22.040.A.2) ON 0.46 ACRES IN A C-1  
(NEIGHBORHOOD COMMERCIAL) ZONE DISTRICT,  
LOCATED AT 135 GOODMAN STREET (CUP 23-0278)**

**WHEREAS**, Bob Swanson filed an application with the City of Bakersfield Development Services Department for a conditional use permit to allow multiple-family dwellings (B.M.C. 17.22.040.A.2) in a C-1 (Neighborhood Commercial) zone district, located at 135 Goodman Street (the "Project"); and

**WHEREAS**, the Secretary of the Planning Commission set Thursday, February 1, 2024, at 5:30 p.m. in City Council Chambers, City Hall South, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the Planning Commission to consider the proposed conditional use permit, and notice of the public hearing was given in the manner provided in Title 17 of the Bakersfield Municipal Code; and

**WHEREAS**, at the public hearing (no testimony was received either in support or opposition of the Project) (testimony was received only in support/opposition/both in support and opposition of the Project); and

**WHEREAS**, the laws and regulations relating to the California Environmental Quality Act (CEQA) and the City of Bakersfield's CEQA Implementation Procedures have been duly followed by city staff and the Planning Commission; and

**WHEREAS**, the above-described project is exempt from the requirements of CEQA in accordance with Section 15332; and

**WHEREAS**, the City of Bakersfield Development Services Department (1715 Chester Avenue, Bakersfield, California) is the custodian of all documents and other materials upon which the environmental determination is based; and

**WHEREAS**, the facts presented in the staff report and evidence received both in writing and by verbal testimony at the above-referenced public hearing support the following findings:

1. All required public notices have been given. Hearing notices regarding the Project were mailed to property owners within 300 feet of the Project area and published in *The Bakersfield Californian*, a local newspaper of general circulation, 10 days prior to the hearing.
2. The provisions of CEQA, the State CEQA Guidelines, and the City of Bakersfield CEQA Implementation Procedures have been followed. Staff determined that the proposal is a project that is exempt from CEQA pursuant to Section 15332 because the project occurs within city limits, is no more than 5 acres, and is substantially surrounded by urban uses.

3. The proposed use is essential and desirable to the public convenience and welfare.
4. The proposed use is in harmony with the various elements and objectives of the Metropolitan Bakersfield General Plan.
5. The project would result in a development that is consistent with the intent of both the Metropolitan Bakersfield General Plan and the Bakersfield Municipal Code.

**NOW, THEREFORE, BE IT RESOLVED** by the Bakersfield Planning Commission as follows:

1. The above recitals, incorporated herein, are true and correct.
2. This project is exempt from the requirements of CEQA.
3. Conditional Use Permit No. 23-0278 as described in this resolution, is hereby approved subject to the conditions of approval in Exhibit A and as shown in Exhibits B and C.

**I HEREBY CERTIFY** that the foregoing Resolution was passed and adopted by the Planning Commission of the City of Bakersfield at a regular meeting held on the 1st day of February, 2024, on a motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_ the following vote:

AYES:

NOES:

RECUSE:

ABSTAIN:

ABSENT:

APPROVED

\_\_\_\_\_  
ZACHARY BASHIRTASH, CHAIR  
City of Bakersfield Planning Commission

Exhibits:     A.     Conditions of Approval  
                  B.     Location Map  
                  C.     Site Plan

## **EXHIBIT A**

### **CONDITIONS OF APPROVAL Conditional Use Permit No. 23-0278**

**I. The applicant's rights granted by this approval are subject to the following provisions:**

- The project shall be in accordance with all approved plans, conditions of approval, and other required permits and approvals. All construction shall comply with applicable building codes.
- All conditions imposed shall be diligently complied with at all times and all construction authorized or required shall be diligently prosecuted to completion before the premises shall be used for the purposes applied for under this approval.
- This approval will not be effective until ten (10) days after the date upon which it is granted by the Planning Commission to allow for appeal to the City Council. Any permit or license for any approval granted shall not be issued until that effective date.
- This approval shall automatically be null and void two (2) years after the effective date unless the applicant or successor has actually commenced the rights granted, or if the rights granted are discontinued for a continuous period of one (1) year or more. This time can be extended for up to one (1) additional year by the approving body.
- The Planning Commission may initiate revocation of the rights granted if there is good cause, including but not limited to, failure to comply with conditions of approval, complete construction or exercise the rights granted, or violation by the owner or tenant of any provision of the Bakersfield Municipal Code pertaining to the premises for which the approval was granted. The Planning Commission may also consider adding or modifying conditions to ensure the use complies with the intent of City ordinances.
- Unless otherwise conditioned, this approval runs with the land and may continue under successive owners provided all the above-mentioned provisions are satisfied.

**II. The following conditions shall be satisfied as part of the approval of this project:**

1. In consideration by the City of Bakersfield for land use entitlements, including but not limited to related environmental approvals related to or arising from this project, the applicant, and/or property owner and/or subdivider ("Applicant" herein) agrees to indemnify, defend, and hold harmless the City of Bakersfield, its officers, agents, employees, departments, commissioners and boards ("City" herein) against any and all liability, claims, actions, causes of action or demands whatsoever against them, or any of them, before administrative or judicial tribunals of any kind whatsoever, in any way arising from, the terms and provisions of this application, including without limitation any CEQA approval or any related development approvals or conditions whether imposed by the City, or not, except for CITY's sole active negligence or willful misconduct.

This indemnification condition does not prevent the Applicant from challenging any decision by the City related to this project and the obligations of this condition apply regardless of whether any other permits or entitlements are issued.

The City will promptly notify Applicant of any such claim, action or proceeding, falling under this condition within thirty (30) days of receiving such claim. The City, in its sole discretion, shall be allowed to choose the attorney or outside law firm to defend the City at the sole cost and expense of the Applicant and the City is not obligated to use any law firm or attorney chosen by another entity or party.

2. This conditional use permit allows the development of multi-family housing with 8 two-bedroom units and 8 one-bedroom units as part of a County approved apartment complex (17.22.040.2) on 0.46 acres zoned C-1 (Neighborhood Commercial) zone located at the southwest corner of Alta Vista Drive and Goodman Street.
3. Prior to occupancy, the applicant shall post a 2' x 2' signage display of emergency contact information outside the manager's office.

**III. The following are specific items that you need to resolve before you can obtain a building permit or be allowed occupancy. These items include conditions and/or mitigation required by previous site entitlement approvals (these will be specifically noted), changes or additions that need to be shown on the final building plans, alert you to specific fees, and other conditions for your project to satisfy the City's development standards.**

**The items listed below will usually need to be shown on the final building plans or completed before a building permit is issued.**

**A. DEVELOPMENT SERVICES – BUILDING (1715 Chester Avenue)  
(Staff Contact – Shannon Clark; 661-326-3607 or SClark@bakersfieldcity.us)**

1. Impact fees shall be paid at the time of building permit issuance.
2. Building permits are required for all construction on site. Submit plans for review and approval prior to obtaining all required permits for construction of the project.
3. Prior to Building permit approval, the developer shall submit a grading plan for the proposed site to be reviewed and approved by the City Engineer and Building Official (Bakersfield Municipal Code Section 16.44.010). With the grading plan, if the project is subject to the provisions of the National Pollutant Discharge Elimination System (NPDES), a Notice of Intent (NOI) to comply with the terms of the General Permit to Discharge Storm Water Associated with Construction Activity (WQ Order No. 99-08-DWQ) must be filed with the State Water Resources Control Board in Sacramento before the beginning of any construction activity. Compliance with the general permit requires that a Storm Water Pollution Prevention Plan (SWPPP) be prepared, continuously carried out, and always be available for public inspection during normal construction hours.
4. A grading permit is required prior to building plan approval. The developer shall submit four (4) copies of grading plans and two (2) copies of the preliminary soils report to the Building Division. A final soils report shall also be submitted to the Building Division before they can issue a building permit.

Grading plans must be consistent with the final building site plans and landscaping plans. Building permits will not be issued until the grading permit is approved by the Building Division, Planning Division (Metropolitan Bakersfield Habitat Conservation Plan), and Public Works Department.

**B. DEVELOPMENT SERVICES – PLANNING (1715 Chester Avenue)**

**(Staff Contact – Ashley Knight; 661-326-3673 or [Aknight@bakersfieldcity.us](mailto:Aknight@bakersfieldcity.us))**

1. Prior to the issuance of building permits, a parcel merger or lot line adjustment application removing or relocating property lines shall be submitted to the Planning Division. Recordation of the map shall occur before final building or site occupancy can be granted. If our records are in error, please provide a copy of the parcel map, subdivision map, or certificate of compliance showing the approved property lines. Please note that an Assessor's map is not acceptable since it is only for tax purposes and does not verify legal parcel status.

*For Ordinance Compliance: Our records show that the project is contained on more than one parcel. Because building setbacks cannot be met based on the design layout, a parcel line bisects a building, and/or parking for residential use is not on the same site as the project (Section 17.58.020.B of the Bakersfield Municipal Code).*

**C. FIRE DEPARTMENT (2101 H Street)**

**(Staff contact – Ernie Medina; 661-326-3682 or [EMedina@bakersfieldcity.us](mailto:EMedina@bakersfieldcity.us))**

1. Prior to issuing building permit, where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
2. Prior to issuing building permit, current fire flow data must be shown on the plan and fire flow requirements must be met prior to construction commencing on the project site.
3. Prior to issuing building permit, show the distance from the nearest hydrant to the farthest point of the building(s) along the path of travel, also include the nearby fire hydrant locations on the plan.
4. Prior to issuing building permit, the Developer shall submit two (2) sets of utility plans signed by a California Registered Civil Engineer to the Water Resources Department showing connections to underground fire waterlines, including fire service and nearby fire hydrant locations or off-site hydrants on the plans for approval.
5. Prior to issuing building permit, all projects must comply with the current California Fire Codes and current City of Bakersfield Municipal Code and noted on the plan.
6. Prior to issuing building permit, fire sprinkler and fire alarm install/modification is a deferred submittal through the Bakersfield Fire Dept. and noted on the plan.
7. Prior to issuing building permit, show on the plan the Project address, including suite number if applicable. If the project is within a shopping or business center, note the name.



8. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. All new construction of access gates shall be equipped with an automatic opening device which is activated through the wireless activation system utilized on City of Bakersfield owned vehicles for traffic preemption. Installation and maintenance of the wireless activation system on access gate(s) shall be completed by the gate owner. The gate opening device shall have a disconnect feature for manual operation of the gate when the power fails.
9. The minimum gate width shall be 20 feet and a minimum vertical clearance of thirteen (13) feet six (6) inches is required when the gate is at full open position. Where there is more than one gate and two or more driveways separated by islands, a minimum horizontal clearance of fifteen (15) feet for each driveway and a minimum vertical clearance of thirteen (13) feet six (6) inches is required when gates are at full open position. Horizontal distance shall be measured perpendicular to the direction of travel on the driveway. Vertical distance shall be measured from the highest elevation of the driveway to the lowest overhead obstruction.

**D. WATER RESOURCES (1000 Buena Vista Road)**

**(Staff contact – Tylor Hester; 661-326-3715 or [THester@bakersfieldcity.us](mailto:THester@bakersfieldcity.us))**

1. Prior to the issuance of building permits, the developer shall submit two (2) sets of utility plans signed by a California Registered Civil Engineer to the Water Resources Department showing all offsite and onsite improvements, including connections to the existing water main and underground fire waterlines and related apparatuses. Include any nearby on or off-site hydrants on the plans. Plans shall be submitted along with applicable plan check fees and any other associated fees per the current fee schedule. Plans shall comply with current City Standards and Specifications, California Fire Code, and City of Bakersfield Municipal Code. City Standards and Specifications and the current Fee Schedule are available for download from the City's website at [www.bakersfieldcity.us/379/water\\_resources](http://www.bakersfieldcity.us/379/water_resources).

**E. PUBLIC WORKS – ENGINEERING & TRAFFIC (1501 Truxtun Avenue)**

**(Staff contact – Susanna Kormendi; 661-326-3997 or [SKormendi@bakersfieldcity.us](mailto:SKormendi@bakersfieldcity.us))**

1. Prior to the issuance of building permits, the developer shall form a new maintenance district. If already within a maintenance district, you may need to update the maintenance district form. Underdeveloped parcels within an existing maintenance district are required to update maintenance district documents. Updated documents, including Proposition 218 Ballot and Covenant, shall be signed and notarized. If there are questions, contact Public Works at (661) 326-3571.
2. Prior to the issuance of building permits, a grading plan must be approved by both the Public Works Department and the Building Division.
3. Prior to the issuance of each building permit, or if no building permit is required, the first required City approval prior to construction, the developer/owner shall pay a Transportation Impact Fee (TIF) for regional facilities. This fee will be based on the rate in effect at the time the applicable approval is issued or in accordance with the Subdivision Map Act, as applicable. The Public Works Department will calculate an estimate of the total fee upon submittal of construction plans for the project.

4. All storm water generated on the project site, including the street frontage shall be retained onsite unless otherwise allowed by the Public Works Department (please contact the Public Works Department – Subdivisions at 661-326-3576).
5. A street permit from the Public Works Department shall be obtained before any work can be done within the public right-of-way (streets, alleys, easements). Please include a copy of this site plan review decision to the department at the time you apply for this permit.
6. Any proposed or future perimeter fence and/or wall shall be placed outside of existing public road right of way or future ultimate public right of way.

**F. PUBLIC WORKS – SOLID WASTE (4101 Truxtun Avenue)**

**(Staff Contact – Richard Gutierrez; 661-326-3134 or [RMGutierrez@bakersfieldcity.us](mailto:RMGutierrez@bakersfieldcity.us))**

1. You must contact the Solid Waste staff within 10 business days after comments are provided before building permits can be issued or work begins on the property to establish the level and type of service necessary for the collection of refuse and/or recycled materials. Collection locations must provide enough containment area for the refuse that is generated without violating required zoning or setback restrictions (see Planning Division conditions). Levels of service are based on how often collection occurs and are as follows:
  - A. Front loader bin services - 3 cubic yards/week - 12 cubic yards/day
2. Examples of enclosure styles can be found on (Detail # ST-27- ST-29B).
3. Facilities that require infectious waste services shall obtain approval for separate infectious waste storage areas from the Kern County Health Department. In no instances shall the refuse bin area be used for infectious waste containment purposes.
4. Residential properties with four (4) units or greater are required to have ADA Accessible refuse/recycling/organics enclosures (Detail # ST-29). Multiple enclosures may be needed depending on units in complex. A compactor may be required if the complex is large and exceeds 200 units. Before occupancy of the building the site is allowed, 16, 3-cubic yard front loading type refuse/recycle/organic bin(s) and shall be placed within the required enclosure(s).
  - A. 4 - 8' deep x 20' wide (4 bins)
5. If utilities are incorporated into the enclosure design, they shall not interfere with space provided for refuse bins and must provide sufficient protection measures to guard the utilities from damage.
6. Enclosures shall not be located in an area that would cause the refuse trucks to interfere with drive thru traffic flow, entering or exiting the site, drive thru lanes, block busy streets, and be located in a spot where the driver does not have to pull the bin more than 10 feet etc.

- 7. Businesses are required to have sufficient capacity of refuse/recycling/organic material storage to go without service for 1 day (Sunday). At any time refuse/recycling/organic services become an issue, businesses shall construct a second refuse enclosure to meet the demand. The second enclosure shall be approved by the City prior to construction.
- 8. Revise the site plan to make the trash enclosure accessible to the refuse truck. In commercial developments enclosures must be placed in main drive isles to prevent injury to the public and driver. This allows the refuse truck to stay away from entrances of the buildings. City trucks may not drive down dead end corridors, backing distance shall not exceed 50ft; if so a, turn-around area shall be provided.
- 9. If location has alley service, there needs to be a smooth transition from the pad of the enclosure to the alley to safely service. If location has alley access and on existing alley services, then the location shall have alley service regardless if new construction.
- 10 Construction in existing areas must adapt to new City standards. Old practices will not be permitted on new construction.

**G. RECREATION & PARKS – (1600 Truxtun Avenue)**  
**(Staff Contact – Fidel Gonzalez; 661-326-3268 or FGonzalez@bakersfieldcity.us)**

- 1. Prior to the issuance of the building permit, within City limits per BMC 15.82., the developer/owner shall pay the Park Development Fee (PDF) for park development, improvement and/or enhancement. This fee will be based on the rate in effect at the time the applicable approval is issued.

**ACKNOWLEDGEMENT BY PROJECT APPLICANT:**

**I agree to the project’s conditions of approval and acknowledge that failure to comply with any and all conditions shall constitute grounds for potential revocation of the permit approval.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

135 Goodman Street  
APN: 124-110-20  
**CITY OF BAKERSFIELD**

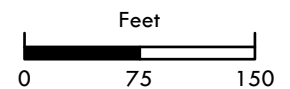
## Exhibit B

### LEGEND (ZONE DISTRICTS)

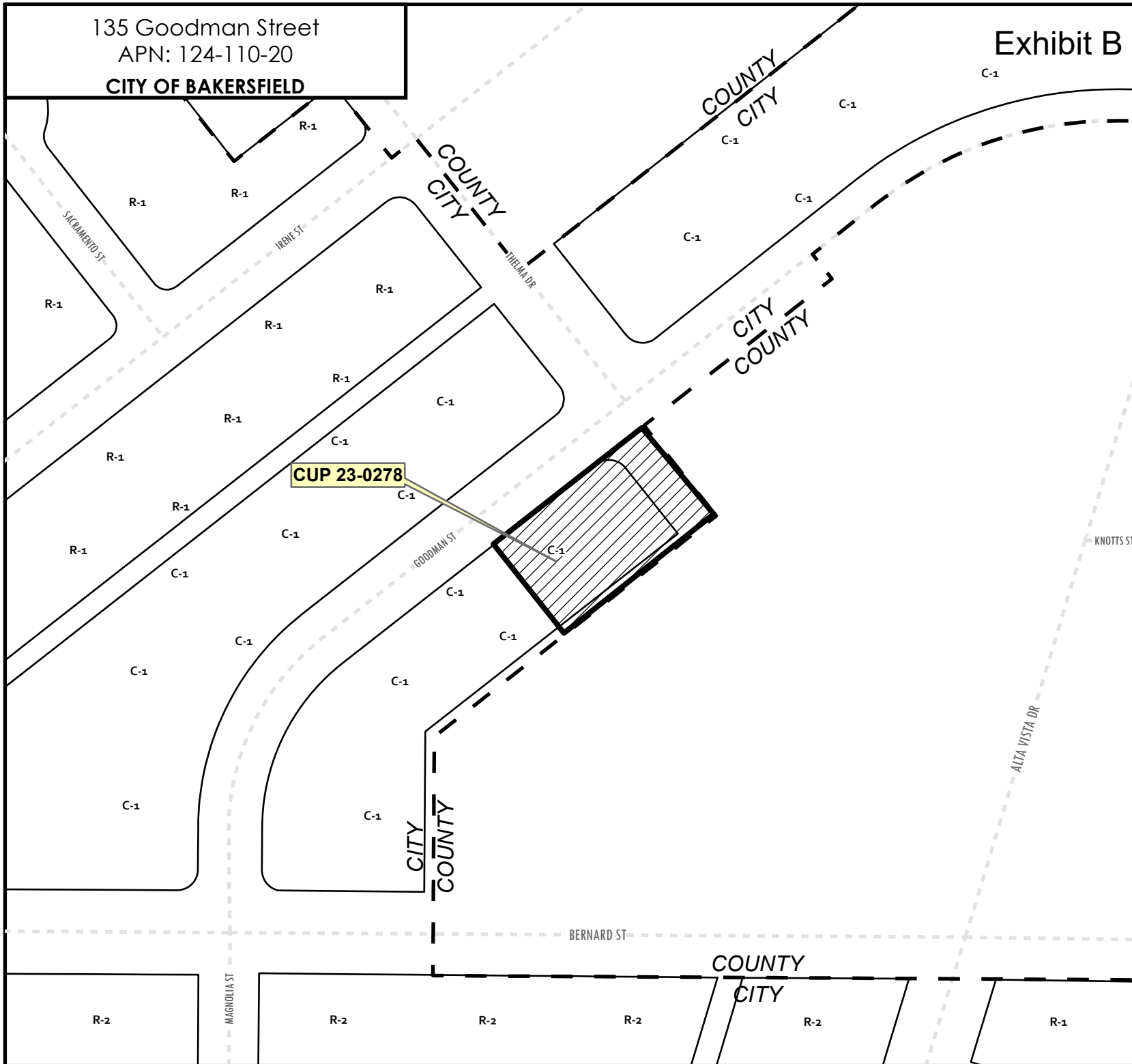
- R-1 One Family Dwelling  
6,000 sq.ft. min lot size
- R-1-4.5 One Family Dwelling  
4,500 sq.ft. min lot size
- E Estate  
10,000 sq.ft. min lot size
- R-S Residential Suburban  
24,000 sq.ft./dwelling unit
- R-S( ) Residential Suburban  
1, 2.5, 5 or 10 min lot size
- R-2 Limited Multiple Family Dwelling  
4,500 sq.ft. min lot size (single family)  
6,000 sq.ft. min lot size (multifamily)  
2,500 sq.ft. lot area/dwelling unit
- R-3 Multiple Family Dwelling  
6,000 sq.ft. min lot size  
1,250 sq.ft. lot area/dwelling unit
- R-4 High Density Multiple Family Dwelling  
6,000 sq.ft. min lot size  
600 sq.ft. lot area/dwelling unit
- R-H Residential Holding  
20 acre min lot size
- A Agriculture  
6,000 sq.ft. min lot size
- A-20A Agriculture  
20 acre min lot size
- PUD Planned Unit Development
- TT Travel Trailer Park
- MH Mobilehome
- C-O Professional and Administrative Office
- C-1 Neighborhood Commercial
- C-2 Regional Commercial
- C-C Commercial Center
- C-B Central Business
- PCD Planned Commercial Development
- M-1 Light Manufacturing
- M-2 General Manufacturing
- M-3 Heavy Industrial
- P Automobile Parking
- RE Recreation
- Ch Church Overlay
- OS Open Space
- HOSP Hospital Overlay
- AD Architectural Design Overlay
- FP-P Floodplain Primary
- FP-S Floodplain Secondary
- AA Airport Approach
- DI Drilling Island
- PE Petroleum Extraction Combining
- SC Senior Citizen Overlay
- HD Hillside Development Combining
- WM- West Ming Specific Plan



**BAKERSFIELD**



1/10/2024



# ALTA VISTA & BERNARD

Exhibit C

## PROJECT DESCRIPTION

THIS PROJECT PROPOSES THE CONSTRUCTION OF 84 RENTAL APARTMENTS ON A 4.59 ACRE SITE. THE APARTMENT BUILDINGS WILL BE TWO STORIES TALL AND ON-SITE UNCOVERED SURFACE PARKING IS PROVIDED.

IN ADDITION TO THE APARTMENT BUILDINGS, THE PROJECT INCLUDES A CLUBHOUSE BUILDING THAT WILL CONTAIN THE LEASING OFFICE, MAINTENANCE AREA, FITNESS CENTER, LOUNGE AND OTHER AMENITIES FOR THE RESIDENTS. THE PROJECT ALSO INCLUDES A SWIMMING POOL AND OUTDOOR AMENITIES.

BOTH ON-SITE AND OFF-SITE IMPROVEMENTS WILL BE MADE IN COMPLIANCE WITH THE REQUIREMENTS OF THE MUNICIPAL CODE.

CDS UNIT ON-SITE WILL BE USED FOR STORMWATER/ON-SITE DRAINAGE AND WILL CLARIFY STORMWATER PRIOR TO DISTRIBUTION INTO THE OFF-SITE SUMP

THIS SITE IS CURRENTLY MADE OF SEVERAL PARCELS THAT ARE LOCATED BOTH IN THE CITY OF BAKERSFIELD AND COUNTY OF KERN. AS DISCUSSED WITH BOTH CITY AND COUNTY PLANNING DEPARTMENTS IT HAS BEEN DETERMINED THAT THE PROJECT WILL BE REQUIRED TO GO THROUGH PLANNING REVIEW PROCESS FIRST THROUGH THE COUNTY AND THEN A FOLLOW UP SUBMITTAL TO THE CITY.

## BUILDING AREA

BUILDING 1 - CLUBHOUSE/POOL EQUIPMENT	3,325 SF
CLUBHOUSE - OFFICE SPACE - 250 SF, UTILITY 500 SF, AMENITY 2,200 SF = 2,950 SF	
POOL EQUIPMENT & POOL RESTROOMS - 375 SF	
BUILDING 2 - RESIDENTIAL TYPE A	12,190 SF
GROUND FLOOR - 6,095 SF, UPPER FLOOR - 6,095 SF, DECKS - 1,250 SF	
BUILDING 3 - RESIDENTIAL TYPE B	15,410 SF
GROUND FLOOR - 7,705 SF, UPPER FLOOR - 7,705 SF, DECKS - 1,576 SF	
BUILDING 4 - RESIDENTIAL TYPE B	15,410 SF
GROUND FLOOR - 7,705 SF, UPPER FLOOR - 7,705 SF, DECKS - 1,576 SF	
BUILDING 5 - RESIDENTIAL TYPE B	15,410 SF
GROUND FLOOR - 7,705 SF, UPPER FLOOR - 7,705 SF, DECKS - 1,576 SF	
BUILDING 6 - RESIDENTIAL TYPE B	15,410 SF
GROUND FLOOR - 7,705 SF, UPPER FLOOR - 7,705 SF, DECKS - 1,576 SF	
BUILDING 7 - RESIDENTIAL TYPE C	7,760 SF
GROUND FLOOR - 3,880 SF, UPPER FLOOR - 3,880 SF, DECKS - 810 SF	
<b>TOTAL RESIDENTIAL AREA</b>	<b>84,915 SF</b>

## UNIT MIX

1-BEDROOM	40 UNITS	48%
2-BEDROOM	44 UNITS	52%
<b>TOTAL UNITS PROVIDED</b>	<b>84 UNITS</b>	

## PARKING

<b>PARKING REQUIRED</b>	
RESIDENTIAL	128 SPACES
1 SPACE PER 1-BEDROOM UNIT	40 UNITS X 1 SPACE = 40 SPACES REQUIRED
2 SPACE PER 2 & 3-BEDROOM UNIT	44 UNITS X 2 SPACES = 88 SPACES REQUIRED
GUEST	13 SPACES
1 SPACE/(5) 1-BEDROOM UNITS	8 SPACES
1 SPACE/(10) 2-BEDROOM UNITS	4.4 SPACES
CLUBHOUSE OFFICE SPACE	1 SPACE
1 SPACE PER 250 SF	
<b>TOTAL PARKING REQUIRED</b>	<b>142 SPACES</b>
<b>PARKING PROVIDED</b>	
UNCOVERED STANDARD SPACES	32 SPACES
UNCOVERED ACCESSIBLE SPACES	3 SPACES
COVERED STANDARD SPACES	51 SPACES
COVERED ACCESSIBLE SPACES	3 SPACES
EV CAPABLE SPACES	15 SPACES
SPACES WITH LOW POWERED RECEPTACLES	37 SPACES
EV LEVEL 2 CHARGERS	6 SPACES
EV LEVEL 2 CHARGERS VAN ACCESSIBLE	1 SPACE
<b>TOTAL PARKING PROVIDED:</b>	<b>148 SPACES</b>

## SITE INFORMATION

ADDRESS	ALTA VISTA & BERNARD BAKERSFIELD, CA
APN	124-111-04 THRU 124-110-23
SITE AREA	4.59 ACRES (+/-199,926 SF)
ZONING DISTRICT	C-1/C-2
EXISTING	
PROPOSED	R-3 (HIGH DENSITY RESIDENTIAL)
PROPOSED USE	MULTI-FAMILY
BUILDING HEIGHT ALLOWED	4-STORIES OR 45'-0"
BUILDING HEIGHT PROPOSED	2 STORIES

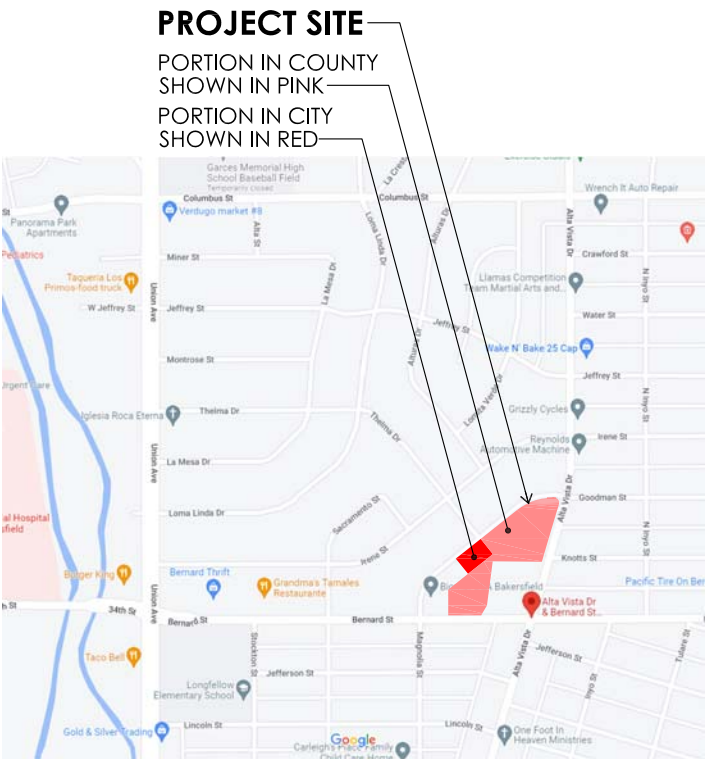
SETBACKS (SEE SITE PLAN FOR COMPLIANCE)	
FRONT	45' FROM CENTERLINE OF STREET & NO MORE THAT 15' FROM R.O.W.
FRONT SETBACK FOR CARPORTS	20'
SIDE	FOR EACH SIDE NO LESS THAN 5' YARD AT CORNER LOTS NO MORE THAN 10'
REAR	NO LESS THAN 5' YARD
DISTANCE BETWEEN BUILDINGS	10' MIN.BET. RESIDENTIAL 6' BETWEEN ACCESSORY BUILDINGS.

LANDSCAPING	
AREA REQUIRED	10% OF TOTAL DEVELOPED AREA FRONT & STREET YARDS TO BE LANDSCAPED
AREA PROVIDED	69,393 SF (36.6%)

## SHEET INDEX

A1.0	COVER SHEET
A2.0	CONCEPTUAL SITE PLAN
A2.1	ENLARGED SITE PLAN - EV PARKING PLAN
A3.0	BUILDING TYPE A - GROUND FLOOR PLAN
A3.1	BUILDING TYPE A - UPPER FLOOR PLAN
A3.2	BUILDING TYPE B - GROUND FLOOR PLAN
A3.3	BUILDING TYPE B - UPPER FLOOR PLAN
A3.4	BUILDING TYPE C - FLOOR PLANS
A4.0	BUILDING TYPE A -CONCEPTUAL ELEVATIONS
A4.1	BUILDING TYPE B -CONCEPTUAL ELEVATIONS
A4.2	BUILDING TYPE C -CONCEPTUAL ELEVATIONS
L1.0	CONCEPTUAL LANDSCAPE PLAN
L2.0	CONCEPTUAL LANDSCAPE REQUIREMENTS

## VICINITY MAP



	<b>ALTA VISTA HOUSING</b>	DATE	DECEMBER 14, 2023
	ALTA VISTA DRIVE & BERNARD STREET BAKERSFIELD, CALIFORNIA	ARRB PROJECT #	A21057
	<b>COVER SHEET</b>	SCALE	NO SCALE
		11x17 SHEET	NO SCALE
		24x36 SHEET	NO SCALE
			<b>A1.0</b>

**ENGINEER:**  
SWANSON ENGINEERING, INC.  
BOB SWANSON  
2000 OAK STREET SUITE 150  
BAKERSFIELD, CA 93301  
(661) 831-4919

**LEGAL DESCRIPTION:**  
APN 124-110-04, 09, 10, 11, 12, 13, 19, 20, 23  
ALL PARCELS BEING A PORTION OF NORTHWEST  
QUARTER OF SECTION 20, TOWNSHIP 29 SOUTH,  
RANGE 28 EAST, MOUNT DIABLO BASE AND MERIDIAN

**BASIS OF BEARINGS:**  
THE BEARING OF N89°59'45"W AS SHOWN FOR THE  
CENTERLINE OF BERNARD ST. PER LLA 07-1593 WAS  
USED AS THE BASIS OF BEARINGS FOR THIS MAP.

**OWNER:**  
MARY CHARLES EVERETT HAIR AND LARRY BAKER,  
SUCCESSOR CO-TRUSTEES OF THE CHARLES W.  
EVERETT TESTAMENTARY TRUST U/T/D DATED  
10/27/87, AS TO AN UNDIVIDED 50% INTEREST,  
AND MARY CHARLES EVERETT HAIR AND LARRY  
BAKER, SUCCESSOR CO-TRUSTEES OF THE  
GERTRUDE EVERETT TESTAMENTARY TRUST, U/T/D  
DATED 7/4/88, AS TO AN UNDIVIDED 50%  
INTEREST

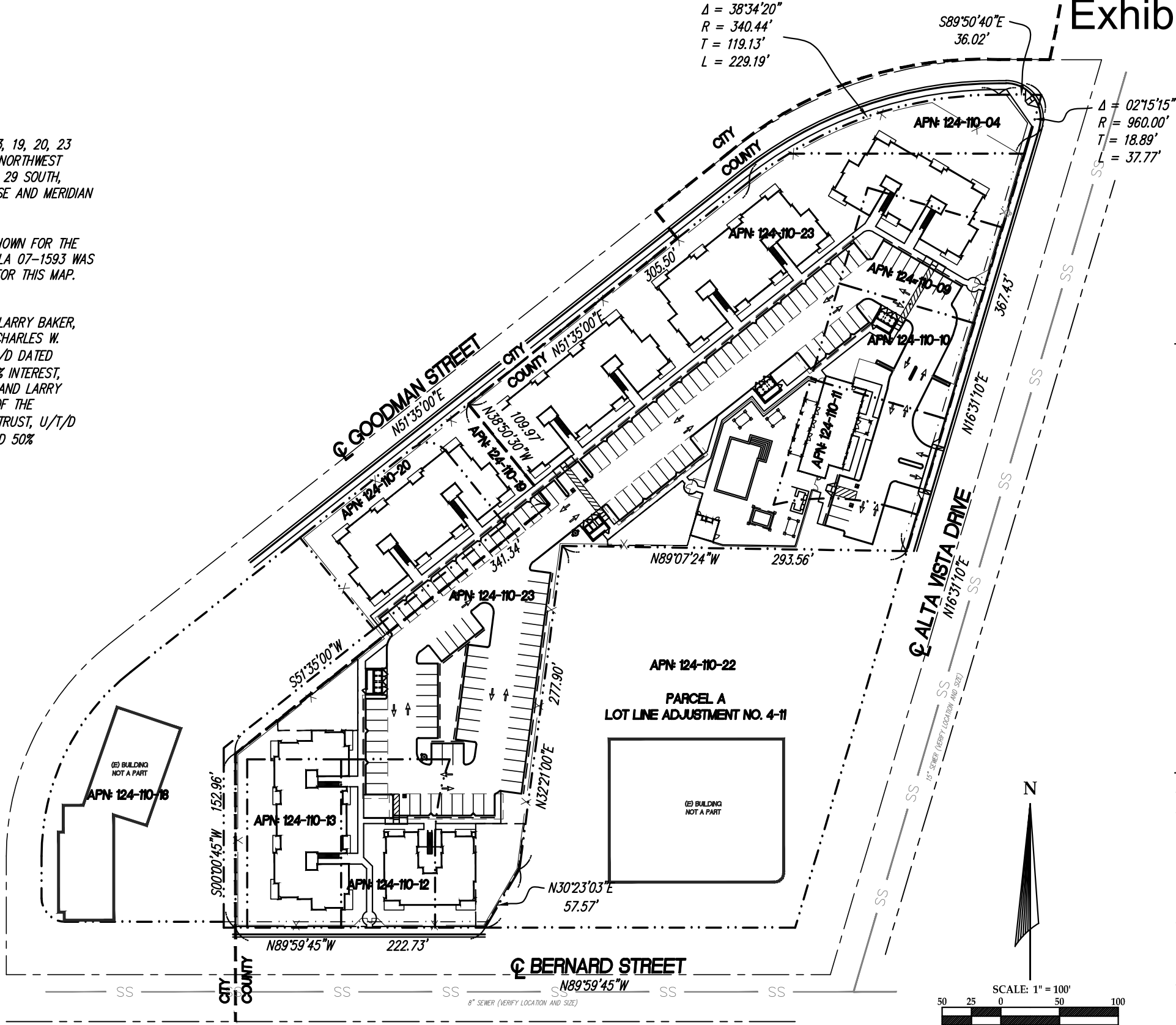



Exhibit C



VICINTY MAP			
N.T.S.			
PARKING STATISTICS	UNITS	RATIO	REQUIRED
RESIDENTIAL			
1-BEDROOM UNIT	40	1/1	40 SPACES
2-BEDROOM UNIT	44	2/2	88 SPACES
GUEST			
1-BEDROOM UNIT	40	10% (REQ)	4 SPACES
2-BEDROOM UNIT	44	10% (REQ)	9 SPACES
CLUBHOUSE			
OFFICE SPACE	250 S.F.	1/250 SF	1 SPACES
TOTAL REQUIRED			142 SPACES
ADA ACCESSIBLE REQUIRED			5 SPACES
ADA ACCESSIBLE PROVIDED			7 SPACES
EV CAPABLE SPACES			15 SPACES
SPACES WITH LOW POWERED RECEPTACLES			37 SPACES
EV LEVEL 2 CHARGES			7 SPACES
PARKING PROVIDED			148 SPACES
* TYPICAL PARKING SPACES ARE 9'x18' WITH 2' OVERHANG (O.H.)			

SITE STATISTICS	
EXISTING ZONING	C-2 (GENERAL COMMERCIAL)
PROPOSED USE	MULTI-FAMILY (R3)
SITE AREA	TOTAL - 4.66 ACRES (202,900 S.F.)
	CITY - 0.46 ACRES (20,123 S.F.)
LANDSCAPED PROVIDED: 6,510 S.F. (32.4% OF DEVELOPED AREA)	

APN	124-110-04, 09, 10, 11, 12, 13, 19, 20, 23
WATER	CALIFORNIA WATER SERVICE
SEWER	KERN SANITATION AUTHORITY
DRAINAGE	TO BERNARD STREET (EXISTING FLOW PATTERN)
GAS	PG&E
ELECTRIC	PG&E



**SWANSON  
ENGINEERING, INC.**

2000 Oak Street, Suite 150 ~ Bakersfield, CA 93301  
P-(661) 831-4919; F-(661) 873-4777

ALTA VISTA HOUSING

ALTA VISTA DRIVE AND BERNARD STREET

NEW HOUSING DEVELOPMENT

JOB NO.: 21-053

DATE: 10-02-2023

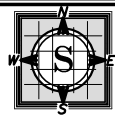
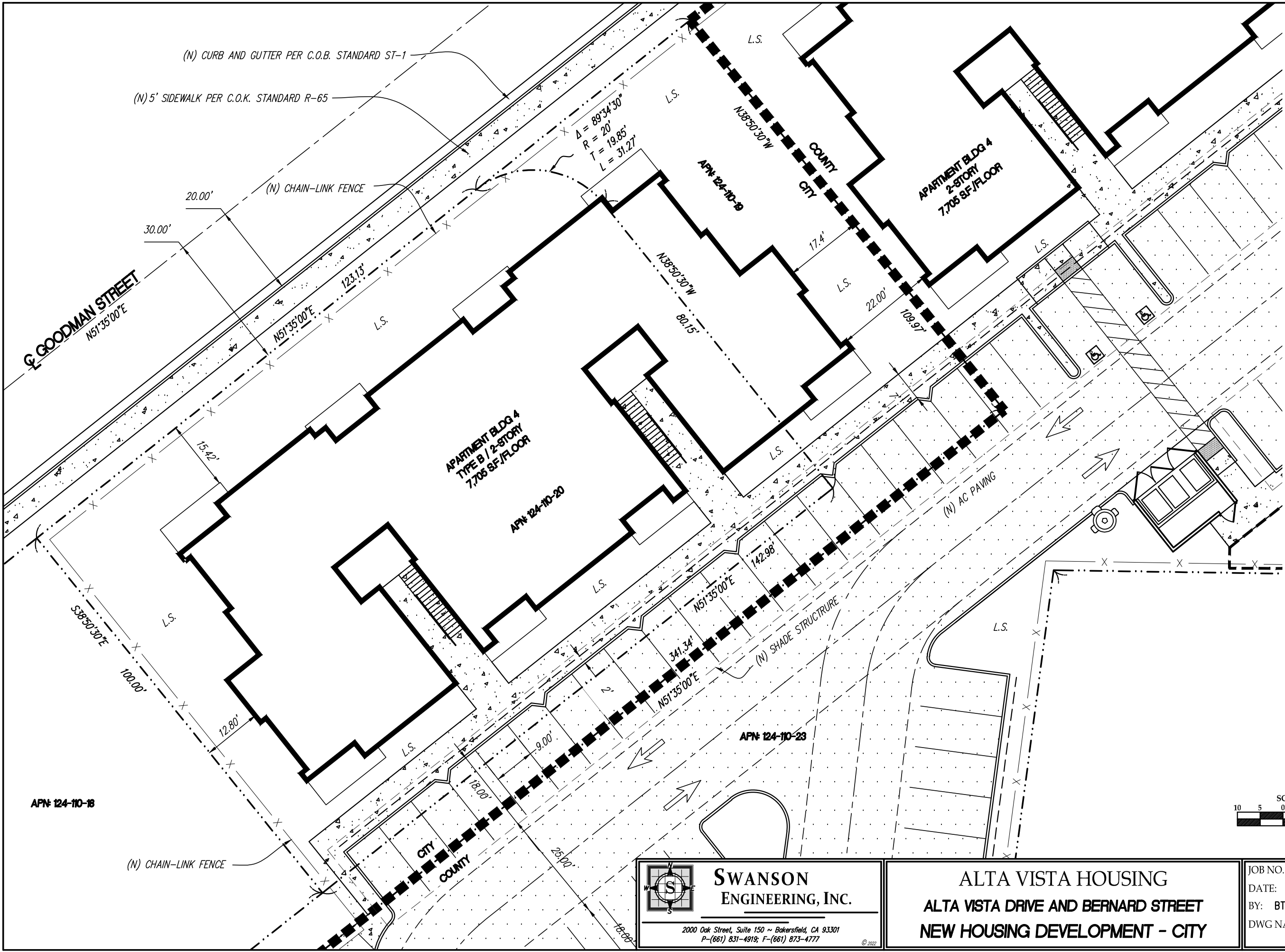
BY: BTC

DWG NAME:

SHEET #

CUP1





SWANSON  
ENGINEERING, INC.

2000 Oak Street, Suite 150 ~ Bakersfield, CA 93301  
P-(661) 831-4919; F-(661) 873-4777

© 2022

ALTA VISTA HOUSING  
ALTA VISTA DRIVE AND BERNARD STREET  
NEW HOUSING DEVELOPMENT - CITY

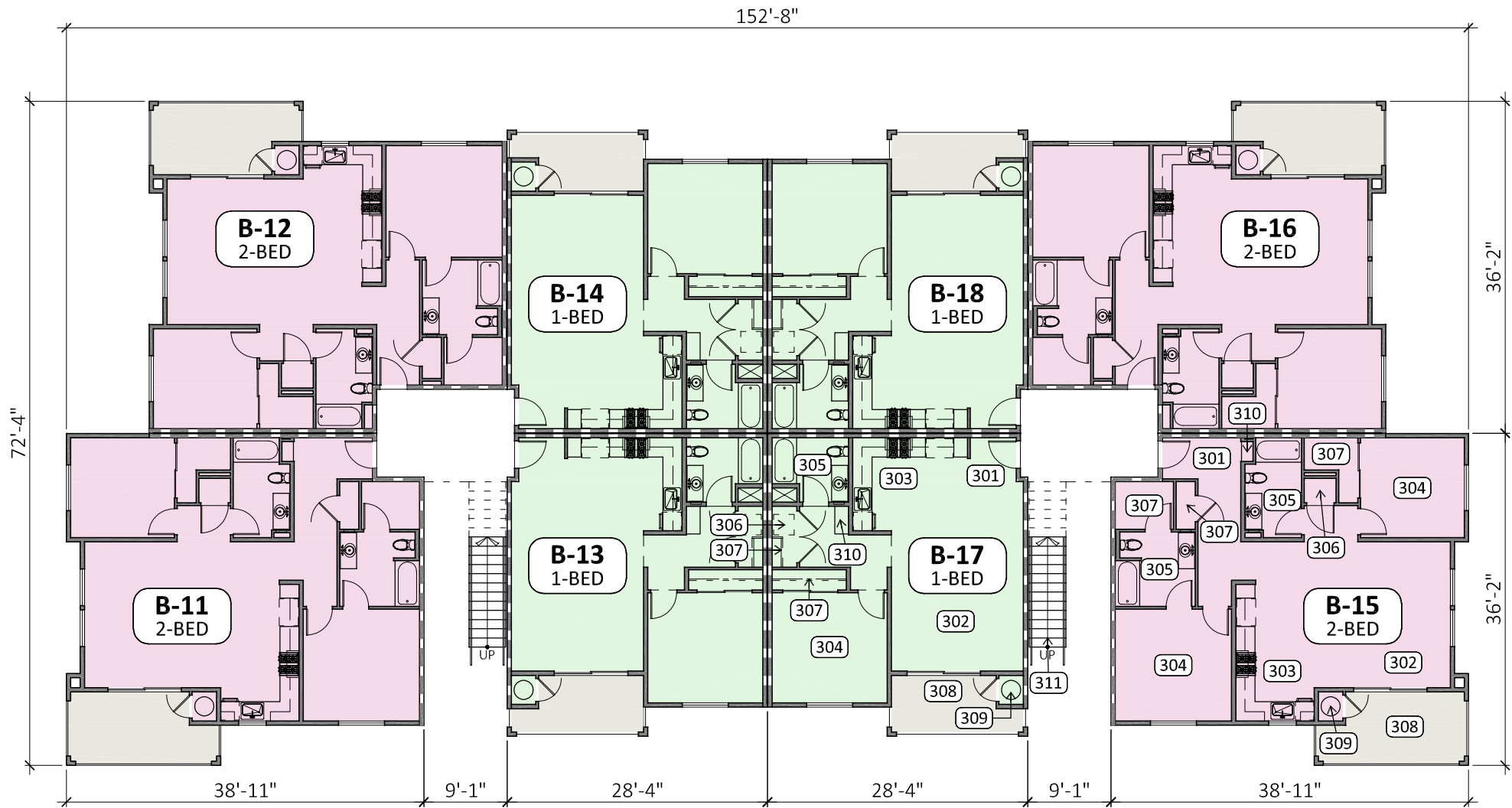
JOB NO.: 21-053  
DATE: 10-02-2023  
BY: BTC  
DWG NAME:

SHEET #

CUP4

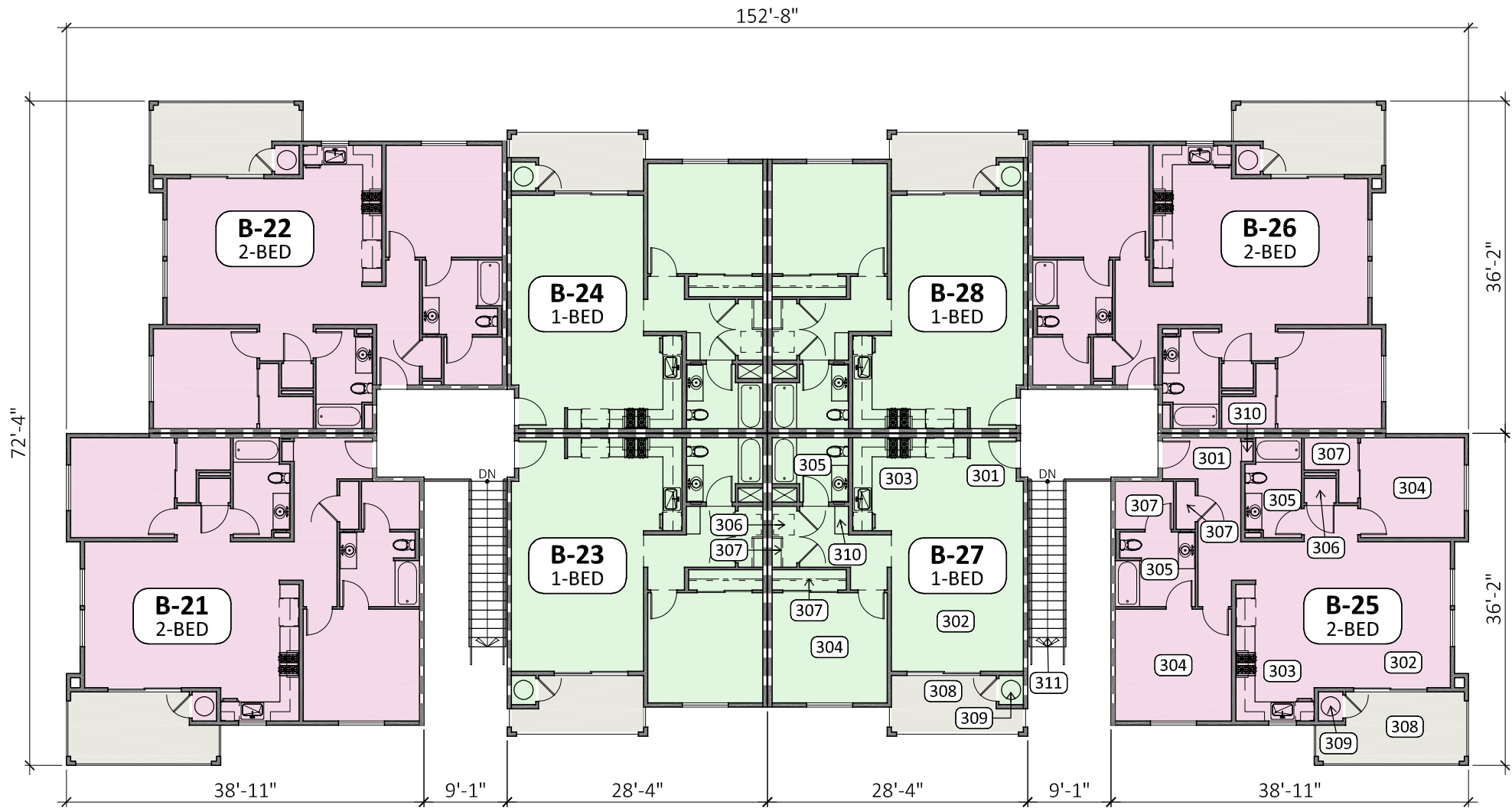
REFERENCE NOTES

- 301. ENTRY
- 302. LIVING
- 303. KITCHEN
- 304. BEDROOM
- 305. BATHROOM
- 306. LAUNDRY
- 307. CLOSET
- 308. GROUND FLOOR PATIO
- 309. WATER HEATER
- 310. CABINET
- 311. STAIR
- 312. UPPER FLOOR DECK



BUILDING TYPE B - GROUND FLOOR PLAN

- 301. ENTRY
- 302. LIVING
- 303. KITCHEN
- 304. BEDROOM
- 305. BATHROOM
- 306. LAUNDRY
- 307. CLOSET
- 308. GROUND FLOOR PATIO
- 309. WATER HEATER
- 310. CABINET
- 311. STAIR
- 312. UPPER FLOOR DECK



BUILDING TYPE B - UPPER FLOOR PLAN

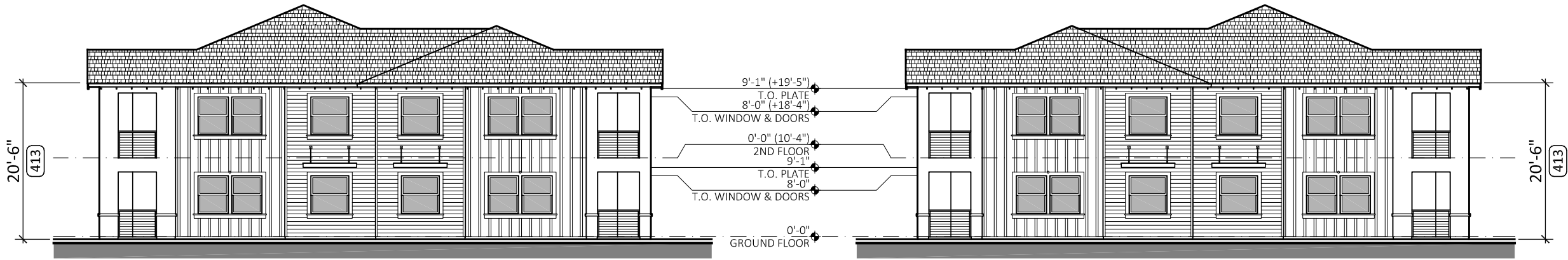
Exhibit C

REFERENCE NOTES

401. CEMENT FIBER HORIZONTAL SIDING
402. CEMENT FIBER BOARD AND BATTEN
403. CEMENT FIBER SMOOTH PANELS WITH ACCENT CHANNELS
404. CEMENT FIBER TRIM
405. COMPOSITION SHINGLE ROOFING
406. VINYL WINDOWS AND SLIDING GLASS DOOR
407. STEEL/CONCRETE STAIRS
408. METAL RAILINGS
409. DECORATIVE METAL AWNINGS o/WINDOWS
410. DECORATIVE GABLE VENT
411. DECORATIVE WOOD KNEE BRACE
412. PAINTED WOOD FASCIA/METAL ROOF TRIM
413. AERIAL FIRE APPARATUS ACCESS DIMENSION. PER CALIFORNIA FIRE CODE SECTION D105, THE HEIGHT BETWEEN GRADE PLANE AND HIGHEST EAVE OF A PITCHED ROOF OR TOP OF PARAPET WALL (WHICHEVER IS GREATER) SHALL NOT EXCEED 30 FEET UNLESS ADJACENT DRIVE AISLE IS GREATER OR EQUAL TO 26 FEET.



BUILDING TYPE B - CONCEPTUAL FRONT ELEVATION



CONCEPTUAL LEFT ELEVATION

CONCEPTUAL RIGHT ELEVATION



CONCEPTUAL REAR ELEVATION

Arris

STUDIO ARCHITECTS

ALTA VISTA HOUSING

ALTA VISTA DRIVE & BERNARD STREET

BAKERSFIELD, CALIFORNIA

BUILDING TYPE B

CONCEPT ELEVATIONS

DATE: SEPTEMBER 29, 2023

ARRIS PROJECT # A21057

SCALE: 1/16" = 1'-0"

1/8" = 1'-0"

A4.1










LANDSCAPE LEGEND

Exhibit C

TREE LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	QTY.	MIX
		<b>LARGE TREE - DECIDUOUS</b>			
	24" BOX	<i>ALNUS RHOMBIFOLIA (DECIDUOUS)</i>	WHITE ALDER	25	
		<b>SMALL / MEDIUM TREE - DECIDUOUS</b>			
	15 GAL.	<i>ALNUS CORDATA (DECIDUOUS)</i>	ITALIAN ALDER	45	
TOTAL DECIDUOUS TREES PROVIDED				70	70%
		<b>LARGE TREE - EVERGREEN</b>			
	24" BOX	<i>PINUS NIGRA (EVERGREEN)</i>	EUROPEAN BLACK PINE	18	
		<b>SMALL / MEDIUM TREE - EVERGREEN</b>			
	15 GAL.	<i>MAGNOLIA GRANDIFLORA (EVERGREEN)</i>	SOUTHERN MAGNOLIA	12	
TOTAL EVERGREEN TREES PROVIDED				30	30%
TOTAL TREES PROVIDED				100	

PLANT/SHRUB LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME
		<b>MEDIUM / LARGE SHRUBS</b>	
	5 GAL.	<i>CEANOTHUS THRYSFLOUS SKYLARK</i>	CAL LILAC
	5 GAL.	<i>ARCTOSTAPHYLOS</i>	MANZANITA
		<b>SMALL SHRUBS / FLOWERS</b>	
	1 GAL.	<i>ACMISPON GLABER</i>	DEER WEED
	1 GAL.	<i>TRICHOSTEMA LANATUM</i>	WOLLY BLUE CURLS
		<b>GROUND COVER / GRASS</b>	
	1 GAL.	<i>ROSEMARNUS OFFICINALIS</i>	ROSEMARY
	1 GAL.	<i>CEANOTHUS THRYRSIFLOUS GRISEUS</i>	DIAMOND HEIGHTS CEAN

LANDSCAPE NOTES

- PER CITY ORDINANCE 17.61.030.F, ALONG STREET FRONTAGES, A TREE SHALL BE PLANTED AT A RATIO OF ONE TREE PER TWENTY LINEAR FEET, OR PORTION THEREOF. TREES MAY BE CLUSTERED OR GROUPED TO NOT CONFLICT WITH REQUIRED FIRE LANES, PUBLIC ENTRANCES/EXITS, UTILITY EASEMENTS, AND SIGNS PROVIDED THE MINIMUM TREE TO FRONTAGE RATIO IS SATISFIED.
- TREE PLANTINGS SHALL INCLUDE 30% EVERGREEN AND 70% DECIDUOUS TREES
- REFER TO SHEET L2.0 FOR ADDITIONAL LANDSCAPE REQUIREMENTS



ALTA VISTA HOUSING

ALTA VISTA DRIVE & BERNARD STREET  
BAKERSFIELD, CALIFORNIA

CONCEPTUAL  
LANDSCAPE PLAN

DATE  
NOVEMBER 21, 2023

ARRIS PROJECT #  
A21057

SCALE  
11x17 SHEET 1" = 80'-0"  
24x36 SHEET 1" = 40'-0"

L1.0



# COVER SHEET

## PLANNING DEPARTMENT

### STAFF REPORT

**MEETING DATE:** February 1, 2024

**ITEM NUMBER:** Reports7.(a.)

**TO:** Chair and Members of the Planning Commission

**FROM:** Paul Johnson, Planning Director

**PLANNER:**

**DATE:**

**WARD:**

**SUBJECT:**

**Visit Bakersfield** Presented by David Lyman, Manager of Visit Bakersfield.

**APPLICANT:**

**OWNER:**

**LOCATION:**

---

**STAFF RECOMMENDATION:**

Receive and file.