

# PLANNING COMMISSION AGENDA MEETING OF MARCH 21, 2024

# Council Chamber, City Hall South, 1501 Truxtun Avenue Regular Meeting 05:30 P.M.

#### www.bakersfieldcity.us

#### 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 February 29, 2024. Staff recommends approval.

#### 5. CONSENT PUBLIC HEARINGS

2

a. Conditional Use Permit 23-0306: Inland Architects, representing Union 18 LLC (property owner), is requesting a Conditional Use Permit for the multi-family development to include 2 one-bedroom units and 2 studio units in the C-1 (Neighborhood Commercial) zone located at 1106 Kentucky Street. (B.M.C. 17.22.040.2). Notice of Exemption on file.

Staff recommends approval.

#### 6. NON-CONSENT PUBLIC HEARINGS

Ward 7

a. Planned Development Review No. 23-0562: Porter & Associates, Inc., representing Jacaranda Hood, LLC (property owner), is requesting a revised Planned Development Review to propose a 25,060 square-foot physical fitness center on a portion of a 12.62-acre site in the C-2/PCD (Regional Commercial/Planned Commercial Development) zone district, located at the southwest corner of Hosking Avenue and Hughes Lane. Notice of Exemption on file.

## Staff recommends approval.

- 7. COMMUNICATIONS
- 8. COMMISSION COMMENTS
- 9. ADJOURNMENT

Paul Johnson Planning Director

Paul fol



MEETING DATE: March 21, 2024

**STAFF RECOMMENDATION:** 

## **COVER SHEET**

#### PLANNING DEPARTMENT **STAFF REPORT**

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:



#### PLANNING DEPARTMENT STAFF REPORT

TO:
FROM:
PLANNER:
DATE:
WARD:
SUBJECT: Agenda Item Public Statements
APPLICANT:
OWNER:
LOCATION:

**STAFF RECOMMENDATION:** 



#### PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: March 21, 2024 ITEM NUMBER: Public Statements 3.(b.)

TO:
FROM:
PLANNER:
DATE:
WARD:
SUBJECT: Non-Agenda Item Public Statements
APPLICANT:
OWNER:
LOCATION:
STAFF RECOMMENDATION:



## PLANNING DEPARTMENT **STAFF REPORT**

MEETING DATE: March 21, 2024	ITEM NUMBER: Consent Calendar Items4.(a.)

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FR	OM:		
PL	ANNER:		
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WA	RD:		
	BJECT: proval of Planning Commission minutes of	<sup>-</sup> February 29, 2024.	
API	PLICANT:		
ow	/NER:		
LO	CATION:		
	AFF RECOMMENDATION: If recommends approval.		
ATT	TACHMENTS:		
	Description	Туре	
D	02/29/24 PC Special Meeting Minutes	Cover Memo	



## PLANNING COMMISSION MINUTES

# Special Meeting of February 29, 2024 – 5:30 p.m. Council Chambers, City Hall, 1501 Truxtun Avenue

# ACTION TAKEN

#### 1. ROLL CALL

Present: Vice-Chair Cater, Commissioners Bittle, Koman, Strickland

Absent: Chair Bashirtash, Commissioners Kaur, Neal

Staff Present: Paul Johnson, DS Planning Director; Viridiana Gallardo-King, Deputy City Attorney II; Shannon Clark, DS Civil Engineer II; Susanna Kormendi, PW Civil Engineer III; Christopher Boyle, DS Director; Roque Nino, DS Principal Planner; Jose Fernandez, DS Associate Planner; Louis Ramirez, DS Associate Planner; Michael Bell, DVS Technician; Macy Iacopetti, DS Secretary I; Ana Solis, DS Secretary II

#### 2. <u>PLEDGE OF ALLEGIANCE</u>

#### 3. PUBLIC STATEMENTS

**a.** Agenda Item Public Statements

Sandra Plascencia-Rodriguez spoke.

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

None.

#### 4. CONSENT ITEMS

**a. Approval of Minutes:** Regular schedule Planning Commission meeting of February 15, 2024.

APPROVED. BASHIRTASH, KAUR, NEAL ABSENT

#### 5. CONSENT PUBLIC HEARINGS

**a.** There are no Consent Public Hearing Items

#### ACTION TAKEN

#### 6 NON-CONSENT PUBLIC HEARINGS

a. Conditional Use Permit 23-0642: Sharkpol/Frank Associates (applicant) representing 2700 White Lane LLC (property owner) is requesting a conditional use permit to convert an existing 151-room hotel into a multi-family dwelling complex (BMC 17.24.040.A.3) on an approximate two-and-a-half-acre parcel zoned C-2 (Regional Commercial), located at 2700 White Lane.

**RES 07-24** 

Planning Director Paul Johnson provided the staff report. Public hearing was opened. Nine people spoke in support. Three people spoke in opposition. Two people spoke in favor during rebuttal. Two people spoke in opposition during rebuttal. Public hearing closed. Planning Commission deliberated. Motion by Commissioner Koman, seconded by Commissioner Strickland, to approve Non-Consent Public Hearing Item 6.a. with the addition of Condition II.6 related to providing onsite security, Condition II.7 related to staff reporting back on compliance with conditions, and Condition III.C.4 related to fire alarm and water flow monitoring permits. Motion approved.

APPROVED. BASHIRTASH, KAUR, NEAL ABSENT

**b. Zone Change No. 24-0055:** The City of Bakersfield is requesting a change in zone classification from A (Agriculture), E (Estate), E-1A (Estate One Family Dwelling – 1 acre minimum), R-S (Residential Suburban), R-S-10A (Residential Suburban – 10 acre minimum), R-S-5A (Residential Suburban – 5 acre minimum), R-1 (One Family Dwelling), R-1-4.5(One Family Dwelling 4,500 sf minimum lot size), R-1-CH (One Family Dwelling-Church Overlay), R-1-CH-HD (One Family Dwelling-Church and Hillside Development Overlay), R-1-HD (One Family Dwelling - Hillside Development Overlay), R-2 (Limited Multiple Family Dwelling), R-2/PUD (Limited Multiple Family Dwelling/Planned Unit Development), R-3 (Multiple Family Dwelling), PCD (Planned Commercial Development), C-O (Professional and Administrative Office), C-O/PCD (Professional and Administrative Office/Planned Commercial Development), (Neighborhood Commercial), C-2 (Regional Commercial), C-2/PCD (Regional Commercial/Planned Commercial Development), M-1 (Light Manufacturing), M-2 (General Manufacturing), **RES 08-24** 

#### ACTION TAKEN

and P (Automobile Parking) to MX-1 (Mixed-Use Neighborhood), MX-2 (Mixed-Use Transit), R-2 (Small Lot Single-Unit Dwelling), R-3 (Medium Density Multi-unit Dwelling), R-4 (High-Density Multi-Unit Dwelling), R-4-HD (High-Density Multi-Unit Dwelling – Hillside Development Overlay), and R-5 (Very-High Density Multi-Unit Dwelling) on approximately 790 acres in various properties throughout the City to facilitate compliance with California's Housing Element Law.

Development Services Director Cristopher Boyle provided the staff report. Public hearing was opened. Two people spoke in support. One person spoke in opposition. No one spoke in rebuttal. Public hearing closed. Planning Commission deliberated. Motion by Commissioner Bittle, seconded by Commissioner Koman, to approve Non-Consent Public Hearing Item 6.b. Motion approved.

APPROVED.
BASHIRTASH,
KAUR, NEAL
ABSENT

#### 7. <u>REPORTS</u>

**a.** Housing Element Annual Progress Report for Calendar Year 2023.

RECEIVE & FILE

Report given by Development Services Director Christopher Boyle.

#### 8. <u>COMMUNICATIONS</u>

**a.** Planning Director Johnson thanked the commissioners and staff for attending this Special Meeting. He also announced all commissioners will be attending the Planning Commissioners Academy from March 5, 2024, through March 8, 2024.

#### **COMMISSION COMMENTS**

9. a. Commissioner Koman asked for clarification on quorum voting procedures. Deputy City Attorney II Viridiana Gallardo-King responded to Commissioner Koman's question.

# ACTION TAKEN

## 10. <u>ADJOURNMENT</u>

There being no further business, Vice-Chair Cater adjourned the meeting at 9:11 p.m.

Ana Solis Recording Secretary

Paul Johnson Planning Director

S:\01\_Planning Commission\PC\Minutes\2024\02.29 Draft.docx



#### PLANNING DEPARTMENT STAFF REPORT

**MEETING DATE:** March 21, 2024 **ITEM NUMBER:** Consent Public

Hearings5.(a.)

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Ashley Knight, Assistant Planner

DATE:

WARD: 2

#### SUBJECT:

**Conditional Use Permit 23-0306:** Inland Architects, representing Union 18 LLC (property owner), is requesting a Conditional Use Permit for the multi-family development to include 2 one-bedroom units and 2 studio units in the C-1 (Neighborhood Commercial) zone located at 1106 Kentucky Street. (B.M.C. 17.22.040.2). Notice of Exemption on file.

**APPLICANT:** Inland Architects

**OWNER:** Union 18 LLC

LOCATION: 1106 Kentucky Street, Bakersfield, CA 93305

#### STAFF RECOMMENDATION:

Staff recommends approval.

#### ATTACHMENTS:

Description Type

□ Staff Report Staff Report
□ Map Set Backup Material

Development Plans Backup Material

ResolutionCombined ExhibitsResolution



#### **CITY OF BAKERSFIELD** PLANNING COMMISSION

MEETING DATE: March 21, 2024 AGENDA: 5.a.

TO: Chair Bashirtash and Members of the Planning Commission

FROM: Paul Johnson, Planning Director 79 for

DATE: March 15, 2024

FILE: Conditional Use Permit 23-0306

WARD: 2

STAFF PLANNER: Ashley Knight, Assistant Planner

REQUEST: A conditional use permit for a multi-family development to include 2 one-bedroom units and 2 studio units in a commercial zone.

**APPLICANT: Inland Architects** OWNER: Pomelo Tr LA LLC

Sam Wilson

1401 19th Street

Bakersfield, CA 93301

Michael Hariri

324 South Beverly Hills Drive

Suite 418

Beverly Hills, CA 90212

**LOCATION:** 1106 Kentucky Street, Bakersfield, CA 93305

APN: 015-390-15

PROJECT SIZE: 0.17 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. 23-0306 as depicted in the project description and subject to the listed conditions of approval.

SITE CHARACTERISTICS: The site is vacant and the surrounding properties are primarily developed as: north – multi-family residential; east – undeveloped land; south – train yard; west – residential.

#### **BACKGROUND AND TIMELINE:**

- January 6, 1910 Annexation No. 2 was annexed to the City of Bakersfield. This project site was included as a portion of this annexation area (Annexation 2, East Bakersfield).
- January 29, 2014 Permit for a residential demolition permit was approved.
- December 6, 2023 Parcel merger application submitted to merge the two underlying parcels to facilitate the proposed multi-family residential development.

#### **PERMITTING:**

**Zoning.** Properties with a C-1 (Neighborhood Commercial) zone classification are typically situated within residential neighborhoods, often abutting or in close proximity to a residential development. Pursuant to Bakersfield Municipal Code (BMC) Section 17.22.040, all permitted uses in the R-1, R-2, R-3, and R-4 residential zones are permitted in the C-1 zone with approval of a conditional use permit. These residential zones allow for a variety of housing types varying from single-family (e.g., 1 dwelling unit per acre) to high density apartment buildings (e.g., 72 dwelling units per acre).

**Site Plan Review.** Pursuant to BMC Section 17.08.060, no person shall undertake, conduct, use or construct, or cause to be undertaken, conducted, used or constructed, any of the following without first obtaining site plan approval: any change in the actual use of land or improvements thereon, including, but not limited to, the construction of any improvements which require a building permit, enlargement, reconstruction or renovation of improvements; provided, however, site plan approval may be consolidated with other discretionary approvals such as a conditional use permit. This process is followed to ensure development is designed in compliance with requirements of City standards, policies, and guidelines.

**Conditional Use Permit.** A Conditional Use Permit (CUP) does not authorize uses that the zoning ordinance does not allow, nor uses not expressly prohibited. As noted above, Section 17.22.040 of the zoning ordinance specifically allows residential uses in the C-1 zone with approval of a CUP. It is important to note that CUPs are given at the discretion of the jurisdiction that has authority over the property and may impose special conditions to ensure compatibility with surrounding land uses.

#### **PROJECT ANALYSIS:**

**Proposed Use:** The applicant is requesting to develop 7,500 square foot parcel with two multi-family residential buildings. Each 1,000 square foot single-story building will consist of 1 one-bedroom unit (615 square feet) and 1 studio unit (385 square feet).

Each unit will have a back yard fenced with a 6' high wood fencing. The back yard is proposed as compacted crushed gravel. The site plan also shows an approximate 1,325 square foot area between the buildings and parking as compacted crushed gravel. The applicant has agreed to upgrade these areas with grass (turf). Therefore, should your Commission approve the request, staff is recommending a condition of approval requiring the plans be revised to reflect the change, prior to applying for building permits (Condition B-1).

Off-street parking for the residents is provided off the alley. Four parking spaces are required and four spaces are being provided.

CUP 23-0306 Page 2

#### **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 occur within city limits, are no more than 5 acres, and are 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.** BMC 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.

BMC 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 to include:

Goal 3: Preserve, rehabilitate, and enhance existing housing and neighborhoods.

Goal 5: Encourage sustainable development patterns and promote infill with sufficient affordable housing with access to transit, employment opportunities, community facilities and services, and amenities.

*Policy 3-1*: Preserve existing neighborhoods.

CUP 23-0306 Page 3

**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 Resolution and suggested findings APPROVING Conditional Use Permit 23-0306 with conditions of approval.

#### **ATTACHMENTS:**

#### Map Set

- Aerial
- Zone Classification
- General Plan Designation

#### **Development Plans**

- Site Plan
- Floor Plan
- Elevations

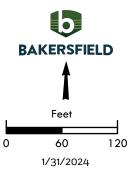
**Resolution with Exhibits** 

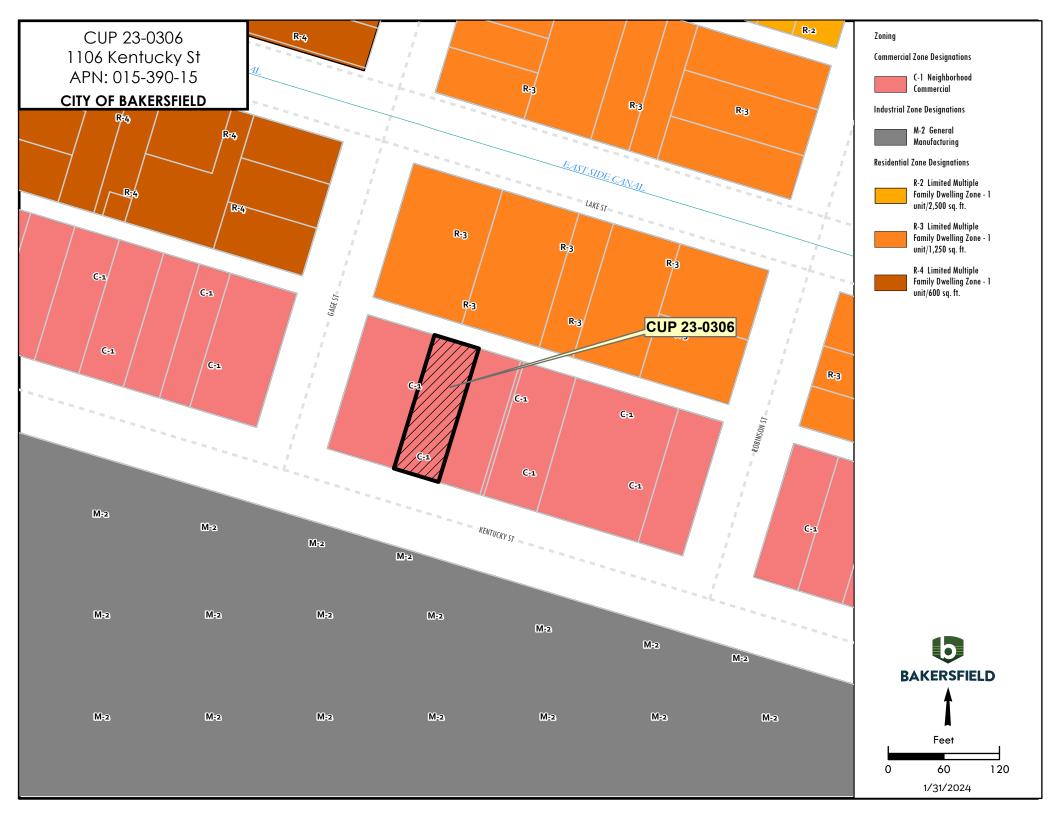
CUP 23-0306 Page 4

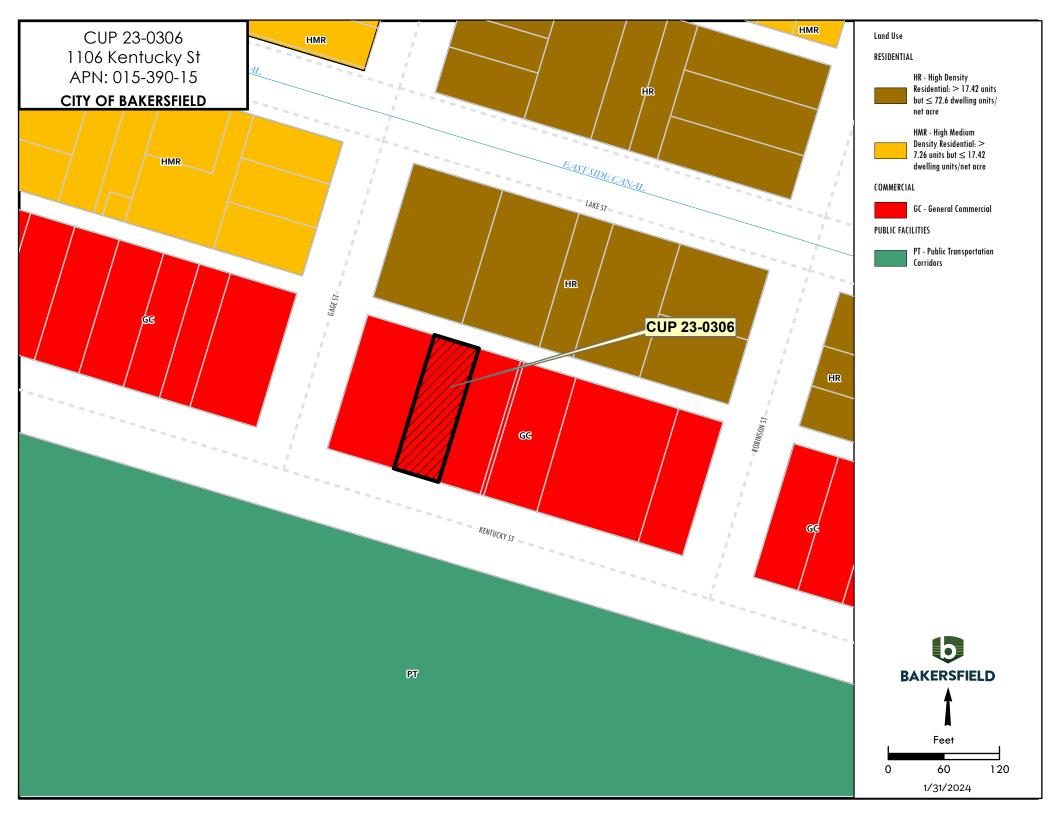




**AERIAL** 



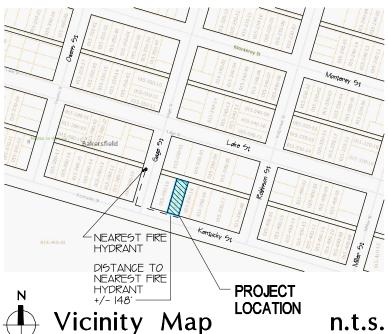




#### **GOVERNING CODES**

ALL WORK SHALL BE IN CONFORMANCE WITH THE CURRENTLY ADOPTED EDITION OF THE FOLLOWING APPLICABLE CODES: 2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 GALIFORNIA ELEGTRICAL GODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING CODE CURRENT CITY OF BAKERSFIELD

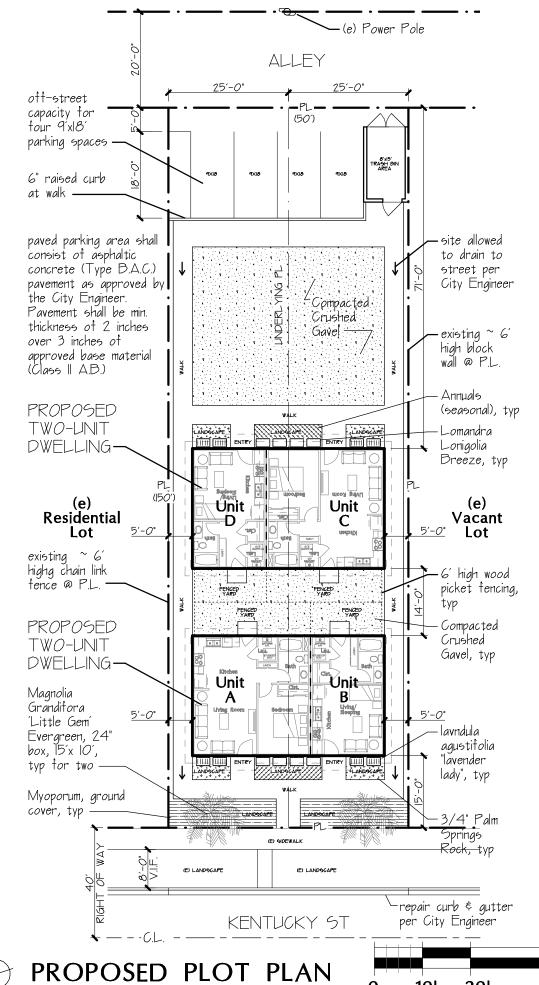
MUNICIPAL CODE





Aerial Map

n.t.s.



#### PROJECT INFO

#### PROJECT DESCRIPTION:

THIS PROPOSED MULTI-FAMILY RESIDENTIAL USE IS LISTED AS USES PERMITTED ONLY BY CONDITIONAL USE PERMIT PER THE PROPERTY'S ZONED C-I COMMERCIAL DISTRICT. THIS PROPOSED PROPERTY DEVELOPMENT CONSIST OF TAKING A VACANT LOT AND CONSTRUCTING TWO (2) MULTI-FAMILY RESIDENTIAL, TWO-UNIT DWELLING STRUCTURES CONSISTING OF TWO ATTACHED DWELLING UNITS EACH. EACH. STRUCTURE CONSISTING OF A ONE BEDROOM UNIT AND A STUDIO UNIT. THIS DEVELOPMENT WILL ALSO INCLUDE THE ASSOCIATED SITE IMPROVEMENTS FOR PAVED FLATWORK, PAVED PARKING, LANDSCAPING, AND SECURITY FENCING.

PROJECT-SPECIFIC INFORMATION	
ADDRESS: IIO6 KENTUCKY ST, BAK. CA, 93305	
APN No: 015-390-15-6	
ZONING: C-I, LIMITED COMMERCIAL	
GENERAL PLAN: GENERAL COMMERCIAL	
ACREAGE: ~.17 ACRES (7,500 SF)	
DWELLINGS IN C-1 ZONE SHALL COMPLY WITH R-4 ZONE: MIN. LOT AREA: 6,000 SF	
MIN. LOT AREA / DWELLING:	
(7,500 SF / 600 SF - 12 UNITS ALLOWED)	
OPERATION:THESE RENTABLE DWELLING UNITS WILL BE LEASED AND OCCUPIED BY TENANTS ON A 24 HOUR, 7 DAYS A WEEK, YEAR-ROUND BASIS.	
DRAINAGE:SURFACE FLOW TO CITY STORM DRAIN SYSTEM	
SEWER \$ WATER:	
LANDSCAPE AREA:	
BUILDING SUMMARY INFORMATION	
PROPOSED TWO-UNIT DWELLING x2: +/- I,000 SF	
DEDROOM UNIT EA:	
I STUDIO UNIT EA.:+/- 385 SF	
TOTAL PROPOSED UNITS: 4 UNITS	
PROPOSED OCCUPANCY TYPE:TWO-FAMILY DWELLING	
CONSTRUCTION TYPE: V-D	
STORIES:	
FIRE SPRINKLERS: YES (SI3D)	
BARKING ANIAL VOIC	

#### PARKING ANALYSIS

MULTIPLE-FAMILY DWELLING (CITY ZONING: 17,58,110,E,3):

REQUIRED PARKING @ | SPACE PER UNIT @ 4 PROPOSED UNITS = 4 X | = 4 SPACES REQUIRED

REQUIRED SPACES = 4 SPACES PROVIDED SPACES = 4 SPACES

#### **CITY NOTES**

40'

#### WATER RESOURCES:

AT LEAST FIVE (5) FULL BUSINESS DAYS BEFORE PERMANENT CONSTRUCTION, THE DEVELOPER SHALL PAY THE REQUIRED WATER RESOURCES FIRE SERVICE INSPECTION FEES AND SUBMIT AN INSPECTION REQUEST FORM FOR ANY UNDERGROUND FIRE WATERLINES AND THEIR APPARATUSES (FORM AVAILABLE FOR DOWNLOAD AT BAKERSFIELDCITY, US/379/WATERRESOURCES).

#### BUILDING DEPARTMENT:

DUILDINGS OR STRUCTURES SHALL REQUIRE INSTALLATION OF AN AUTOMATIC FIRE SPRINKLER SYSTEM WHERE REQUIRED BY CURRENT CALIFORNIA BUILDING CODE AND CITY ORDINANCE.

THE DEVELOPER SHALL INCLUDE FIRE RESISTIVE WALL CONSTRUCTION DETAILS WITH THE FINAL BUILDING PLANS FOR ALL EXTERIOR WALLS OF ANY BUILDING THAT IS WITHIN THE DISTANCE AS SET FORTH IN CHAPTER 7 OF THE CALIFORNIA BUILDING CODE

PRIOR TO 155UING A BUILDING PERMIT, THE BUILDING DIVISION WILL CALCULATE AND COLLECT THE APPROPRIATE SCHOOL DISTRICT IMPACT FEES.



ENSED ARCHIT

SAM WILSON

Sam Wilson - Architect 1401 19th Street - Suite 130 Bakersfield, CA 93301 Phone: 661-321-3440 Fax: 661-321-3441 sam@inlandarchitects.com

#### BUILDING DEPARTMENT (GONT.):

PRIOR TO GRANTING OCCUPANCY OF THE APARTMENT COMPLEX, THE BUILDING DIVISION MUST INSPECT AND APPROVE THE PLACEMENT AND COLORS OF THE ADDRESS NUMBERS IDENTIFYING EACH UNIT AND/OR BUILDING, AND ON-SITE BUILDING/UNIT LOCATION MAPS SO THAT EMERGENCY PERSONNEL CAN EASILY FIND A SPECIFIC UNIT WHEN RESPONDING TO THE SITE DURING AN EMERGENCY

PRIOR TO GRANTING OCCUPANCY, THE BUILDING PRIOR TO GRANTING OCCUPANCY, THE BUILDING DIVISION WILL VERIFY THAT A WATER METER SERVING THE DEVELOPMENT IS IN PLACE. THE DEVELOPER SHALL CONTACT THE APPLICABLE WATER PURVEYOR TO INQUIRE ABOUT THEIR PROCESS FOR OBTAINING WATER SERVICE FOR THE DEVELOPMENT AS SOON AS POSSIBLE (FOR WATER PURVEYOR AS NOW INSTANTION ON TAKEN OF BUILDING WATER AGENCY INFORMATION CONTACT: 1000 BUENA VISTA ROAD; 661-326-3715).

#### PLANNING DEPARTMENT:

SEE ADDITIONAL PLANNING NOTES ON SHEET #2.

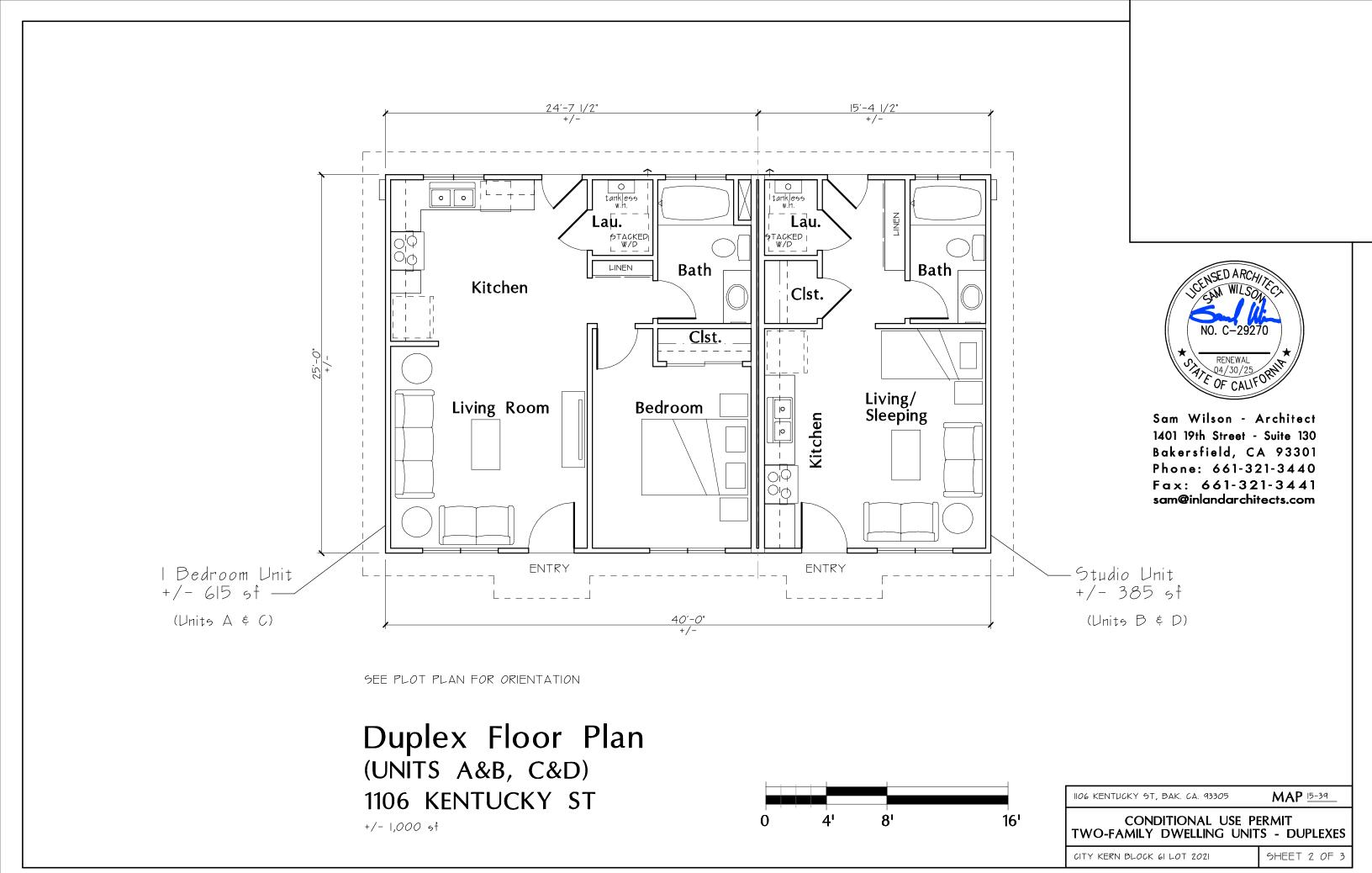
1106 KENTUCKY ST, BAK. CA. 93305

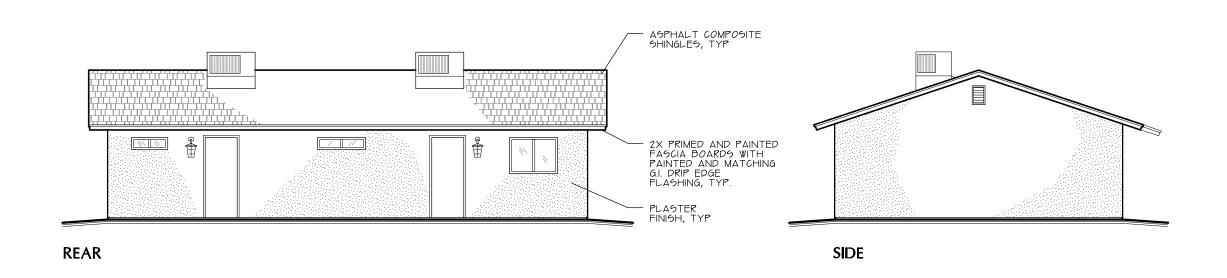
MAP 15-39

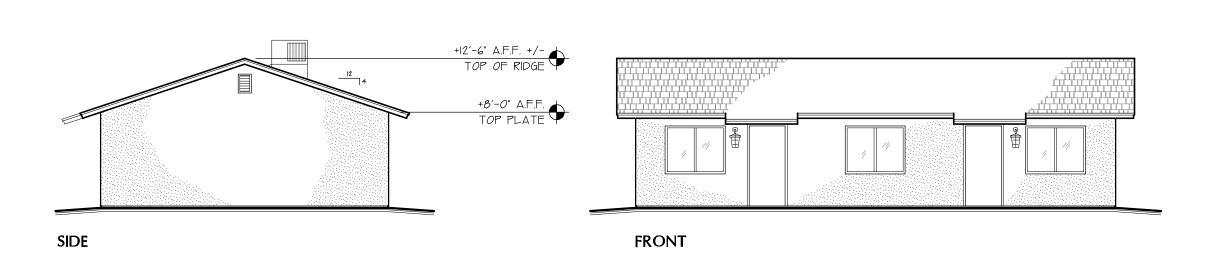
CONDITIONAL USE PERMIT FOR TWO MULTI-FAMILY TWO-UNIT DWELLINGS

CITY KERN BLOCK 61 LOT 2021

SHEET I OF 3









Sam Wilson - Architect 1401 19th Street - Suite 130 Bakersfield, CA 93301 Phone: 661-321-3440 Fax: 661-321-3441 sam@inlandarchitects.com

SEE PLOT PLAN FOR ORIENTATION

# EXTERIOR ELEVATIONS

(UNITS A&B, C&D) 1106 KENTUCKY ST



1106 KENTUCKY ST, BAK. CA. 933*0*5

MAP 15-39

CONDITIONAL USE PERMIT
TWO-FAMILY DWELLING UNITS - DUPLEXES

CITY KERN BLOCK 61 LOT 2021

SHEET 3 OF 3

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RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT TO ALLOW FOR MULTI-FAMILY DEVELOPMENT TO INCLUDE 2 ONE-BEDROOM UNITS AND TWO STUDIO UNITS (B.M.C. 17.22.040.2) ON A 0.17-ACRE PARCEL ZONED C-1 (NEIGHBORHOOD COMMERCIAL) ZONE DISTRICT, LOCATED AT 1106 KENTUCKY STREET. (CUP 23-0306)

WHEREAS, Inland Architects filed an application with the City of Bakersfield Development Services Department for a conditional use permit to allow for multi-family development to include 2 one-bedroom units and two studio units (B.M.C. 17.22.040.2) zoned C-1 (Neighborhood Commercial) zone district, located at 1106 Kentucky Street (the "Project"); and

WHEREAS, the Secretary of the Planning Commission set Thursday, March 21, 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. 23-0306 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.

Planning Commission of the City of Bak	going Resolution was passed and adopted by the ersfield at a regular meeting held on the 21st day of oner, seconded by Commissioner the
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. 23-0306

#### 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:

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.

CUP 23-0306 Page | 2 of 5

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 2 one-bedroom units and two studio units on a 0.17 acre site.
- 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. <u>DEVELOPMENT SERVICES - BUILDING (1715 Chester Avenue)</u>

(Staff Contact - Martin Ledezma; 661-326-3522 or MLedezma@bakersfieldcity.us)

- 1. 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.
- 2. 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.
- 3. Show on the plans how and where water will be drained from the property.

#### B. DEVELOPMENT SERVICES - PLANNING (1715 Chester Avenue)

(Staff contact – Ashley Knight; 661-326-3673 or AKnight@bakersfieldcity.us)

1. The developer shall install irrigation and landscaping in the form of turf on the proposed development in place of the compacted crushed gravel. The plans shall be revised prior to the submittal of the building permit to the Building Division.

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2. 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).

3. Prior to receiving the final building permit or site occupancy, the subdivider shall construct a 6-foot-high masonry wall to City standards, as measured from the highest adjacent grade, along the common property line at the west boundary of the development site.

#### 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
- 3. 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.

#### D. <u>WATER RESOURCES (1000 Buena Vista Road)</u>

(Staff contact - Tylor Hester; 661-326-3715 or 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.

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#### E. <u>PUBLIC WORKS – ENGINEERING & TRAFFIC (1501 Truxtun Avenue)</u>

(Staff contact – Susanna Kormendi; 661-326-3997 or 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 <u>both</u> 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.
- The developer shall install new connection(s) to the public sewer system.
- 5. 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).
- 6. 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.
- 7. 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.
- 8. 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.
- 9. 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.

#### F. PUBLIC WORKS - SOLID WASTE (4101 Truxtun Avenue)

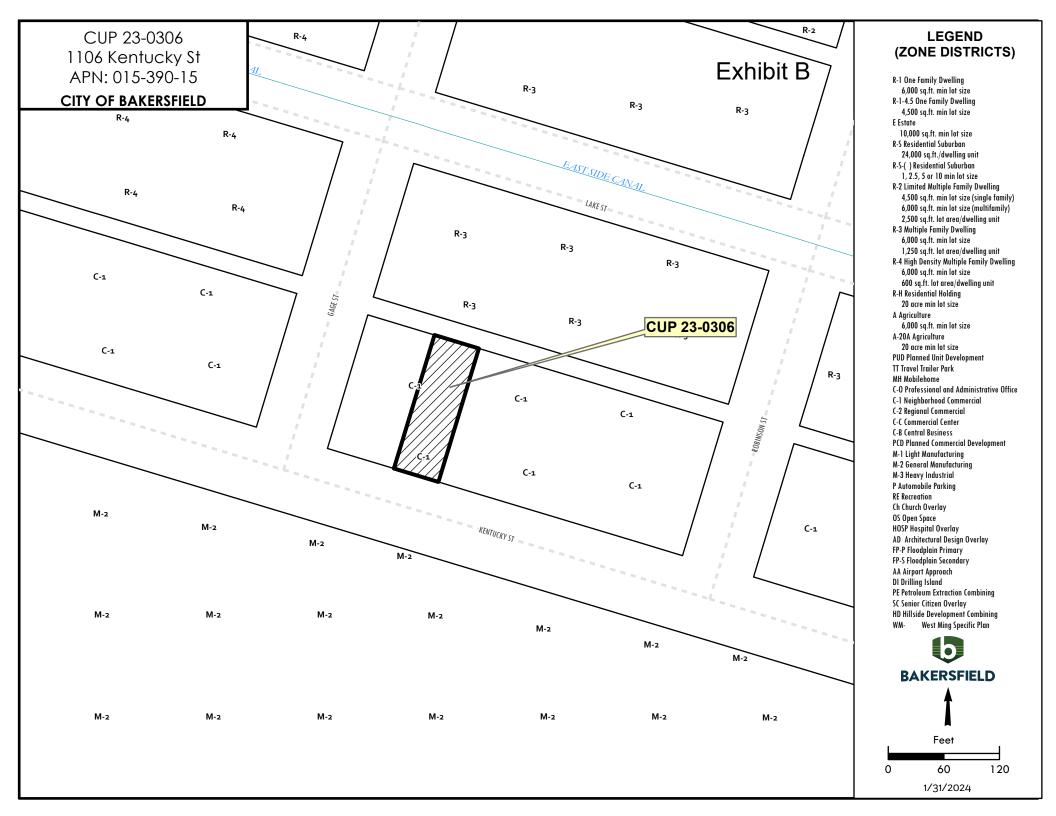
(Staff Contact – Richard Guiterrez; 661-326-3129 or RMGutierrez@bakersfieldcity.us)

1. At this time, no applicable conditions for the proposed project. Conditions may be added if the project changes.

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## **ACKNOWLEDGEMENT BY PROJECT APPLICANT:**

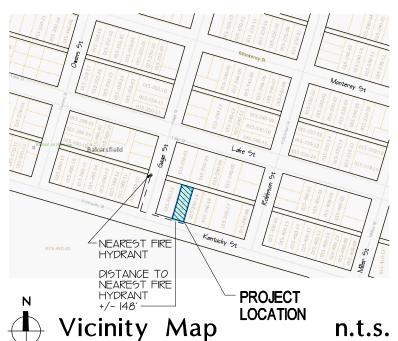
I agree to the project's conditions of appr conditions shall constitute grounds for pote	oval and acknowledge that failure to comply with any and all ntial revocation of the permit approval.
Signature	Date
Print Names	



#### GOVERNING CODES

ALL WORK SHALL BE IN CONFORMANCE WITH THE CURRENTLY ADOPTED EDITION OF THE FOLLOWING APPLICABLE CODES: 2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING CODE CURRENT CITY OF BAKERSFIELD

MUNICIPAL CODE

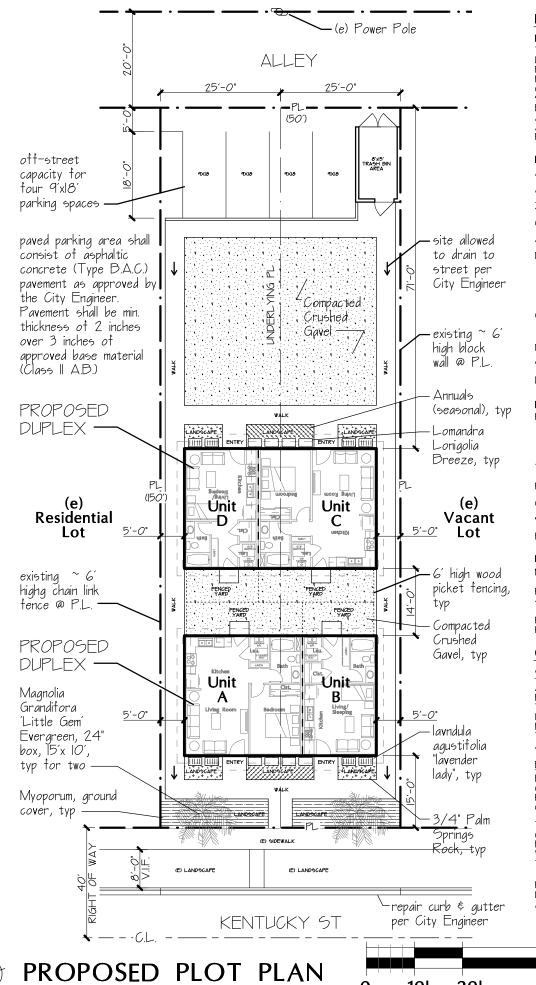






Aerial Map

n.t.s.



#### PROJECT INFO

## PROJECT DESCRIPTION:

THIS PROPOSED MULTI-FAMILY RESIDENTIAL USE IS LISTED AS USES PERMITTED ONLY BY CONDITIONAL USE PERMIT PER THE PROPERTY'S ZONED C-I COMMERCIAL DISTRICT. THIS PROPOSED PROPERTY DEVELOPMENT CONSIST OF TAKING A VACANT LOT AND CONSTRUCTING TWO (2) MULTI-FAMILY RESIDENTIAL DUPLEX STRUCTURES CONSISTING OF TWO ATTACHED DWELLING UNITS EACH. EACH STRUCTURE CONSISTS OF A ONE BEDROOM UNIT AND A STUDIO UNIT. THIS DEVELOPMENT WILL ALSO INCLUDE THE ASSOCIATED SITE IMPROVEMENTS FOR PAVED FLATWORK, PAVED PARKING, LANDSCAPING, AND SECURITY FENCING.

#### PROJECT-SPECIFIC INFORMATION

PROJECT-SPECIFIC INFORMATION  ADDRESS: 1106 KE	ENTUCKY ST, BAK. CA, 93305
APN No:	
ZONING:	C-I, LIMITED COMMERCIAL
GENERAL PLAN:	GENERAL COMMERCIAL
ACREAGE:	
DWELLINGS IN C-I ZONE SHALL CO MIN. LOT AREA:	OMPLY WITH R-4 ZONE: 6,000 SF
	5:600 SF 00 SF = 12 UNITS ALLOWED)
	E DWELLING UNITS WILL BE IPIED BY TENANTS ON A 24 WEEK, YEAR-ROUND BASIS.
DRAINAGE: SURFACE FLOW TO	CITY STORM DRAIN SYSTEM
SEWER & WATER:	CONNECTIONS AT ALLEY
LANDSCAPE AREA:	~ 2,469 SF (33% LOT COVERAGE
BUILDING SUMMARY INFORMATION PROPOSED DUPLEXES x2:	
	+/- 615 SF
	+/- 385 SF
TOTAL PROPOSED UNITS:	
PROPOSED OCCUPANCY TYPE:	
CONSTRUCTION TYPE:	V-B
ST0RIES:	
FIRE SPRINKLERS:	
PARKING ANALYSIS MULTIPLE-FAMILY DWELLING (GITY	70NING: 1758 II0 F 3):

MULTIPLE-FAMILY DWELLING (CITY ZONING: 17.58.110,E,3):

REQUIRED PARKING @ | SPACE PER UNIT @ 4 PROPOSED UNITS = 4 X | = 4 SPACES REQUIRED

REQUIRED SPACES = 4 SPACES PROVIDED SPACES = 4 SPACES

#### **CITY NOTES**

401

#### WATER RESOURCES:

AT LEAST FIVE (5) FULL BUSINESS DAYS BEFORE PERMANENT CONSTRUCTION, THE DEVELOPER SHALL PAY THE REQUIRED WATER RESOURCES FIRE SERVICE INSPECTION FEES AND SUBMIT AN INSPECTION REQUEST FORM FOR ANY UNDERGROUND FIRE WATERLINES AND THEIR APPARATUSES (FORM AVAILABLE FOR DOWNLOAD AT BAKERSFIELDGITY.US/379/WATERRESOURCES).

#### BUILDING DEPARTMENT:

DUILDINGS OR STRUCTURES SHALL REQUIRE INSTALLATION OF AN AUTOMATIC FIRE SPRINKLER SYSTEM WHERE REQUIRED BY CURRENT CALIFORNIA BUILDING CODE AND CITY ORDINANCE.

THE DEVELOPER SHALL INCLUDE FIRE RESISTIVE WALL CONSTRUCTION DETAILS WITH THE FINAL BUILDING PLANS FOR ALL EXTERIOR WALLS OF ANY BUILDING THAT IS WITHIN THE DISTANCE AS SET FORTH IN CHAPTER 7 OF THE CALIFORNIA BUILDING CODE.

PRIOR TO ISSUING A BUILDING PERMIT, THE BUILDING DIVISION WILL CALCULATE AND COLLECT THE APPROPRIATE SCHOOL DISTRICT IMPACT FEES.



SAM WILSON

Sam Wilson - Architect 1401 19th Street - Suite 130 Bakersfield, CA 93301 Phone: 661-321-3440 Fax: 661-321-3441 sam@inlandarchitects.com

#### BUILDING DEPARTMENT (GONT.):

PRIOR TO GRANTING OCCUPANCY OF THE APARTMENT COMPLEX, THE BUILDING DIVISION MUST INSPECT AND APPROVE THE PLACEMENT AND COLORS OF THE ADDRESS NUMBERS IDENTIFYING EACH UNIT AND/OR BUILDING, AND ON-SITE BUILDING/UNIT LOCATION MAPS SO THAT EMERGENCY PERSONNEL CAN EASILY FIND A SPECIFIC UNIT WHEN RESPONDING TO THE SITE DURING AN EMERGENCY.

PRIOR TO GRANTING OCCUPANCY, THE BUILDING DIVISION WILL VERIFY THAT A WATER METER SERVING THE DEVELOPMENT IS IN PLACE. THE DEVELOPER SHALL CONTACT THE APPLICABLE WATER PURVEYOR TO INQUIRE ABOUT THEIR PROCESS FOR OBTAINING WATER SERVICE FOR THE DEVELOPMENT AS SOON AS POSSIBLE (FOR WATER PURVEYOR AGENCY INFORMATION CONTACT: 1000 BUENA VISTA ROAD; 661-326-3715).

1106 KENTUCKY ST, BAK. CA. 93305

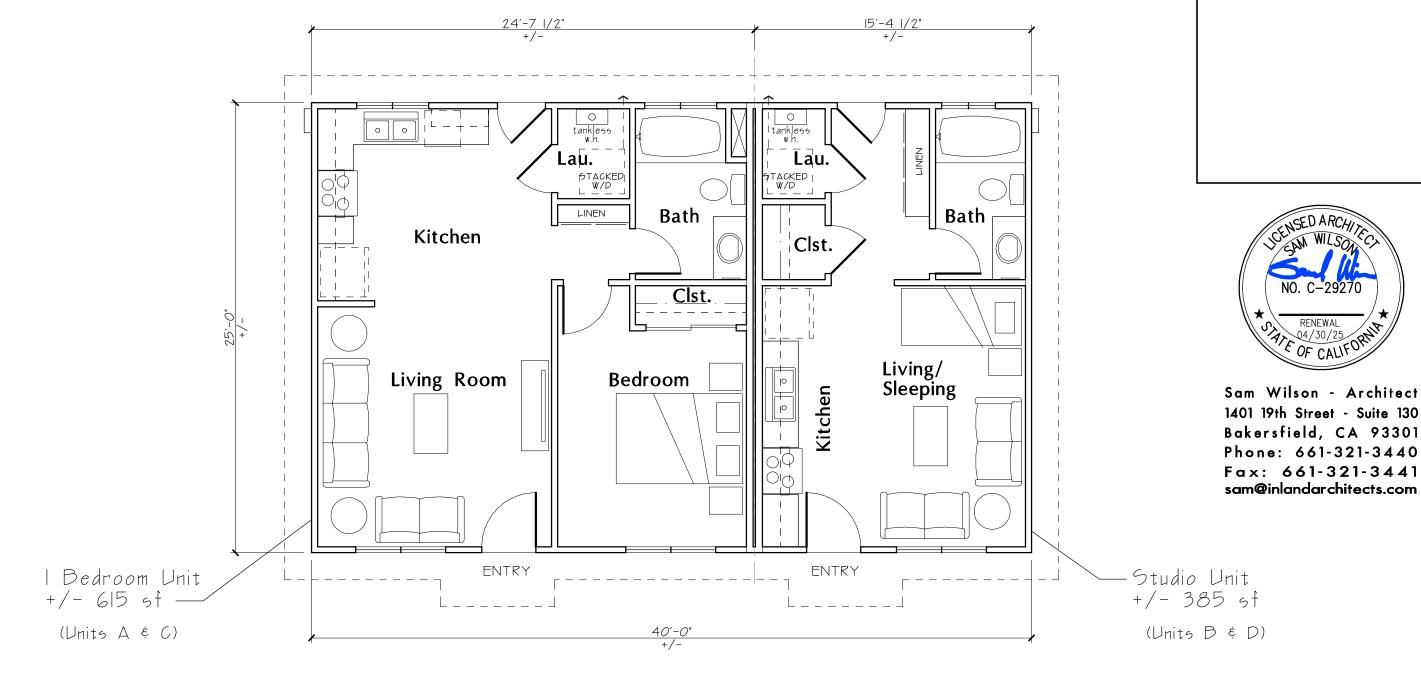
MAP 15-39

CONDITIONAL USE PERMIT
TWO-FAMILY DWELLING UNITS - DUPLEXES

CITY KERN BLOCK 61 LOT 2021

SHEET I OF 3

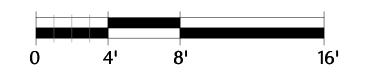
# Exhibit C



SEE PLOT PLAN FOR ORIENTATION

# Duplex Floor Plan (UNITS A&B, C&D) 1106 KENTUCKY ST

+/- 1,000 st



1106 KENTUCKY ST, DAK. CA. 93305

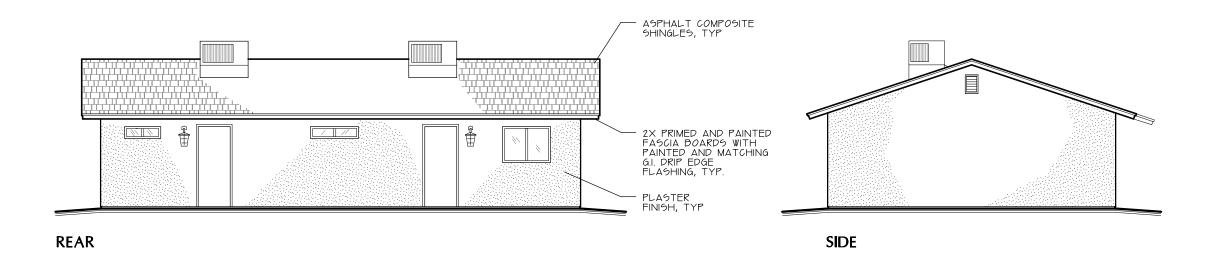
CONDITIONAL USE PERMIT
TWO-FAMILY DWELLING UNITS - DUPLEXES

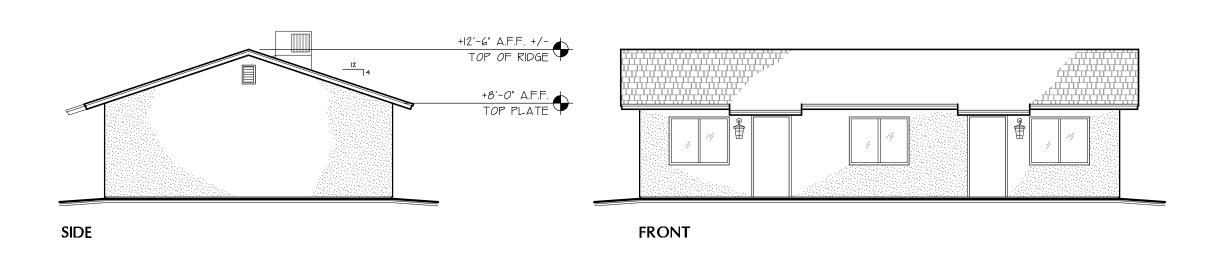
CITY KERN BLOCK 61 LOT 2021

SHEET 2 OF 3

MAP 15-39

# Exhibit C





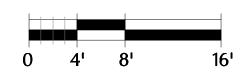


Sam Wilson - Architect 1401 19th Street - Suite 130 Bakersfield, CA 93301 Phone: 661-321-3440 Fax: 661-321-3441 sam@inlandarchitects.com

SEE PLOT PLAN FOR ORIENTATION

# EXTERIOR ELEVATIONS

(UNITS A&B, C&D) 1106 KENTUCKY ST



1106 KENTUCKY ST, BAK. CA. 93305

MAP 15-39

CONDITIONAL USE PERMIT
TWO-FAMILY DWELLING UNITS - DUPLEXES

CITY KERN BLOCK 61 LOT 2021

9HEET 3 0F 3



#### PLANNING DEPARTMENT STAFF REPORT

**MEETING DATE**: March 21, 2024 **ITEM NUMBER**: Non-Consent Public

Hearings6.(a.)

TO: Planning Commission

FROM: Paul Johnson, Planning Director

**PLANNER:** Veronica Martinez, Assistant Planner

DATE:

WARD: Ward 7

#### SUBJECT:

**Planned Development Review No. 23-0562:** Porter & Associates, Inc., representing Jacaranda Hood, LLC (property owner), is requesting a revised Planned Development Review to propose a 25,060 square-foot physical fitness center on a portion of a 12.62-acre site in the C-2/PCD (Regional Commercial/Planned Commercial Development) zone district, located at the southwest corner of Hosking Avenue and Hughes Lane. Notice of Exemption on file.

APPLICANT: Porter & Associates, Inc.

OWNER: Jacaranda Hood, LLC

**LOCATION:** Southwest corner of Hosking Avenue and Hughes Lane.

#### STAFF RECOMMENDATION:

Staff recommends approval.

#### ATTACHMENTS:

	Description	Type
D	Staff Report	Staff Report
D	Map Set	Backup Material
D	Development Plans	Backup Material
D	Resolution	Resolution
D	Exhibits	Exhibit
D	Zoning Ch 17.54	Backup Material



# CITY OF BAKERSFIELD PLANNING COMMISSION **STAFF REPORT**

MEETING DATE: March 21, 2024 AGENDA: 6.a

Chair Bashirtash and Members of the Planning Commission TO:

Paul Johnson, Planning Director FROM:

DATE: March 15, 2024

WARD: 7

STAFF PLANNER: Veronica Martinez, Assistant Planner

**REQUEST:** A proposed revised Planned Development Review to allow the development of a 25,060-squarefoot physical fitness center on a portion of 12.62-acre site.

**APPLICANT:** Porter & Associates, Inc. **OWNER:** Jacaranda Hood, LLC

Fred Porter II

James Lundy 1707 Eye Street, Suite 111 4468 Foothill Road Bakersfield, CA 93301 Carpinteria, CA 93013

**PROJECT LOCATION:** Southwest corner of Hosking Avenue and Hughes Lane

APN: Portion of 514-030-29

PROJECT SIZE: Portion of 12.62 Acres CEQA: Section 15332 (Class 3; Infill Development)

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

EXISTING ZONE CLASSIFICATION: C-2/PCD (Regional Commercial/Planned Commercial Development)

STAFF RECOMMENDATION: Adopt Resolution and suggested findings APPROVING Planned Development Review No. 23-0562 as depicted in the project description and subject to the listed conditions of approval.

SITE CHARACTERISTICS: The project site is partially developed with a Starbucks, Taco Bell, and a convenience store. Surrounding properties are developed as: north - single-family residences; east - single-family residences and vacant commercial land; south – single-family residences; and west – single-family residences and the west branch canal.

#### **BACKGROUND AND TIMELINE:**

- **January 9, 1991** The subject property was annexed to the City as part of a larger annexation (Hosking No. 3) (Ordinance No. 3334).
- March 30, 2005 City Council approved General Plan Amendment and Zone Change No. 04-0867, changing the property's land use from LR (Low-Density Residential) to GC (General Commercial) and the zoning from the R-1 (One-Family Dwelling Zone) zone district to the C-1 (Neighborhood Commercial) zone district (Ordinance No. 4239).
- April 9, 2008 City Council approved Zone Change No. 07-1724, changing the property's zoning from the C-1 (Neighborhood Commercial) zone district to the C-2/P.C.D. (Regional Commercial/Planned Commercial Development) zone district (Ordinance No. 4503). No development was proposed at that time.
- August 15, 2019 Planned Commercial Development No. 19-0189 was approved by the Planning Commission to allow the development of a 122,500-square-foot retail/commercial center (Resolution No. 90-19).

#### **PROJECT ANALYSIS:**

**Proposed Development.** This proposal would revise Planned Development Review No. 19-0189, which originally outlined the development of a 122,500-square-foot retail/commercial center in three phases. This plan included six multi-tenant buildings totaling 68,500 square feet, a gas station with a 4,000-square-foot convenience store, a 2,000-square-foot fast food restaurant, and a 48,000-square-foot, 3-story hotel that would provide 110 rooms.

This revised plan proposes a 25,605-square-foot, 1-story physical fitness center in place of the originally proposed hotel, designated as Building 6 of the development. Additionally, Building 5 would be relocated, with the square footage to remain the same as proposed in the initial development review.

**Parking.** The purpose of the City's parking and loading standards is to provide accessible, attractive, secure, and well-maintained off-street parking and loading facilities, reduce parking lot size within the urban setting to mitigate the heat island effect, ensure that parking demands associated with new development are met without adversely affecting nearby land uses, and provide easy access and maneuverability for emergency vehicles.

Per the City's parking standards for a development of this nature, the minimum required parking for this development is 443 parking spaces. As proposed, a total of 468 parking spaces would be provided. It should be noted that the number of off-street parking spaces shall not exceed one hundred and fifty (150) percent of the minimum requirement for commercial uses. The development will provide a surplus of parking consistent with the municipal code and would be subject to a shared parking agreement.

Planned Commercial Development (PCD) Development Standards. The planned commercial development zone is intended to allow for innovative design and diversification in the relationship of various uses, buildings, structures, lot sizes and open spaces while ensuring compliance with the general plan and the intent of the municipal code. In addition, the development would provide adequate improvements and standards necessary to satisfy the requirements of the public health, safety and general welfare. This zone is not to be used to restrict commercial development or to compromise other zoning districts that may be more appropriate for a site. Instead, it enables a developer to obtain approval

PDR 23-0562 Page 2

of a specific, detailed plan for a commercial development, which ensures that the uniqueness of the project design being proposed is preserved. Standards shall be observed without unduly inhibiting the advantages of modern site planning techniques and innovative planning of commercial and professional office neighborhoods.

As such, your Commission has the authority to require design standards, regulations, limitations, and restrictions that are designed to protect and maintain property values and provide or protect community amenities that would foster and maintain the health, safety, and general welfare of the community, including and relating to but not limited to the categories specified in Section 17.54.060 (PCD Latitude of Regulations). Generally, those standards are related to topics such as the construction of fences and walls, structure height, the distance between buildings, parking ratios, open space, architectural design of buildings and structures, and any additional improvements and dedications reasonably necessary to fulfill public needs for the general health, safety, and welfare of the neighborhood and the City.

**Consistency with General Plan.** The project is consistent with land use goals and policies as contained in the *Metropolitan Bakersfield General Plan* which include but are not limited to:

- Goal 1: Accommodate new development which captures the economic demands generated by the marketplace;
- Goal 2: Accommodate new development which provides a full mix of uses to support its population;
- Goal 3: Accommodate new development which is compatible with and complements existing land uses;
- Goal 4: Accommodate new development which channels land uses in a phased, orderly manner and is coordinated with the provision of infrastructure and public improvements;
- Goal 7: Establish a built environment that achieves a compatible functional and visual relationship among individual buildings and sites;
- Policy 15: Allow for the development of a variety of commercial centers/corridors which are
  differentiated by their function, intended users, and level of intensity, including convenience
  centers serving local residential neighborhoods, sub-regional centers that serve groupings of
  neighborhoods, and major regional centers which serve the planning area and surrounding areas;
- *Policy 16:* Allow for the development of a variety of commercial uses, including those that serve residents, highway users, and tourists-visitors;
- *Policy 19:* Allow for the intensification and development of existing commercial areas in an infill fashion.
- Policy 23: Promote the recycling of block-long corridors of commercial uses to consolidate new commercial uses.
- Policy 28: Require that commercial development provide design features such as screen walls, landscaping and height, setback and lighting restrictions between the boundaries of adjacent residential land use designations so as to reduce impacts on residences due to noise, traffic, parking, and differences in scale

**Consistency with the Zoning Ordinance.** This project has been reviewed by the Site Plan Review Committee which has determined that the proposed development is designed in compliance with City standards and policies with the exception of the following retail standard (17.08.140.C.1):

Exterior building walls and facades over one hundred feet in length shall incorporate wall plane projections or recesses with a depth of at least three percent of the length of the facade and extending along at least twenty percent of the length of the facade. No facade shall have an uninterrupted length of flat wall that exceeds one hundred horizontal feet. Facades that face public streets shall include arcades, display windows, entry areas, or other such permanent features along no less than sixty percent of their horizontal length.

PDR 23-0562 Page 3

In reviewing the elevations, the rear facade of Building 6 consists of lengths of flat wall that exceeds 100 horizontal feet. The applicant acknowledges this but states that the building, overall, maintains various architectural features, material changes, and vertical height changes to meet the intent of the building design standards.

Your Commission can: (1) accept the plans as proposed; (2) accept the plans with a condition of approval that they be revised to meet the minimum development standards before issuance of any building permit; or (3) delay approval of request until revised plans are submitted and presented to your Commission for consideration.

Staff is recommending Option 2 and has included Condition III.A.5 to require compliance with Section 17.18.140 (Design Standards for Retail Development) of the municipal code for the rear façade of Building 6.

**Consistency with Surrounding Development.** The project site is zoned appropriately for commercial development and is currently under construction as such. Therefore, the proposed development will complement the character of the surrounding community.

#### **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 3: Infill Development). This exemption includes projects that are consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. 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.

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

#### **CONCLUSIONS:**

**Findings.** BMC Section 17.54.070 contains findings that must be made in order for your Commission to approve modifications to approved development plans in the C-2/PCD (Regional Commercial/Planned Commercial Development) zone:

- 1. The development plan is consistent with the general plan and objectives of the zoning ordinance;
- The proposed development will constitute a commercial environment of sustained desirability and stability, and it will compliment and harmonize with the character of the surrounding neighborhood and community; and

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3. The proposed development justifies exceptions from the normal application of this code in that it integrates such elements as the location of structures, circulation pattern, parking, landscaping and utilities, together with a program for provision, operation and maintenance of all areas, improvements, facilities and services provided on the property.

In accordance with these required findings, and as conditioned, staff finds: (1) the project is consistent with the general plan and objectives of the zoning ordinance; (2) the project will constitute a commercial use of sustained desirability/stability and compliment/harmonize with the surrounding neighborhood; and (3) the project would comply with the zoning code with the addition of Condition III.B.5.

**Overall 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 Resolution and suggested findings APPROVING Planned Development Review No. 23-0562 with conditions of approval.

#### **ATTACHMENTS:**

#### Map Set

- Aerial
- Zone Classification
- General Plan Designation

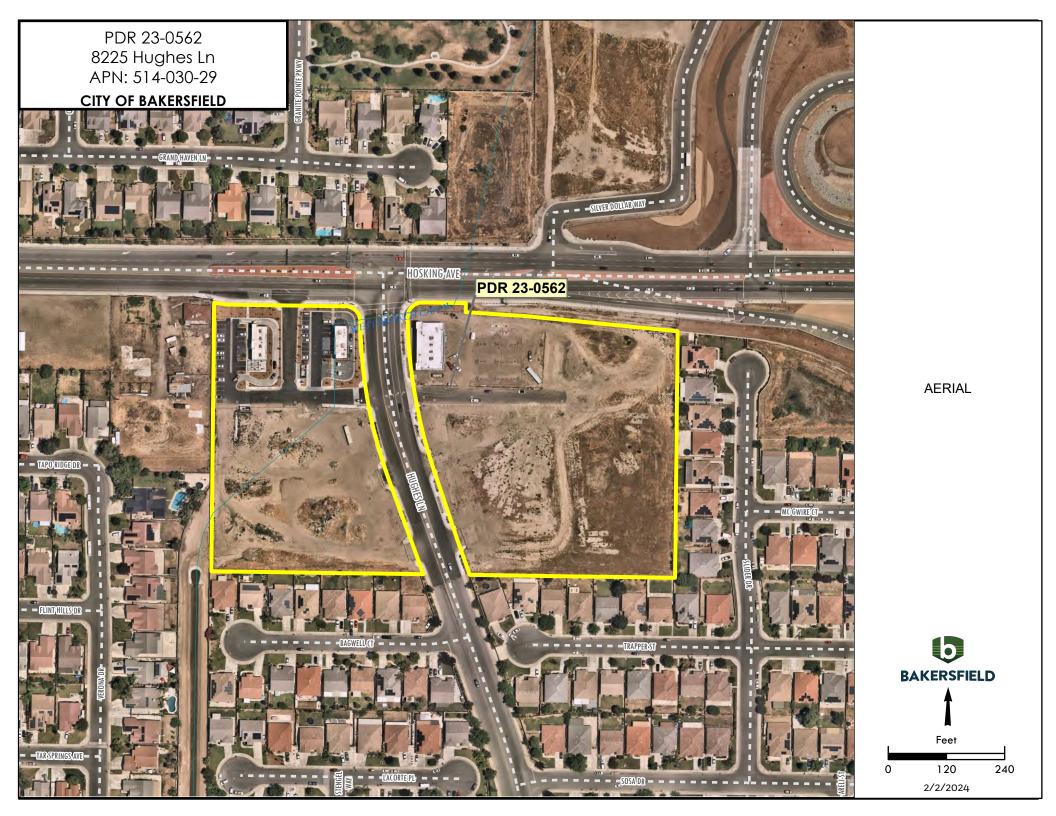
#### **Development Plans**

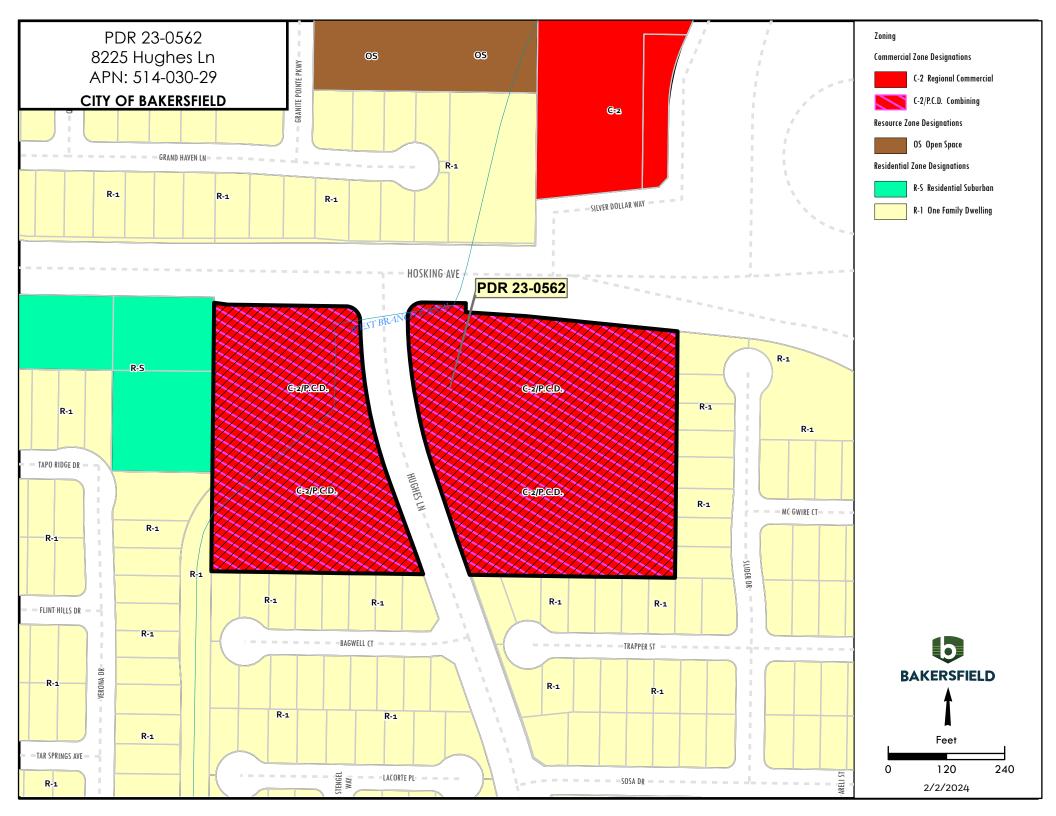
- Site Plan
- Landscape Plan
- Floor Plan
- Elevations

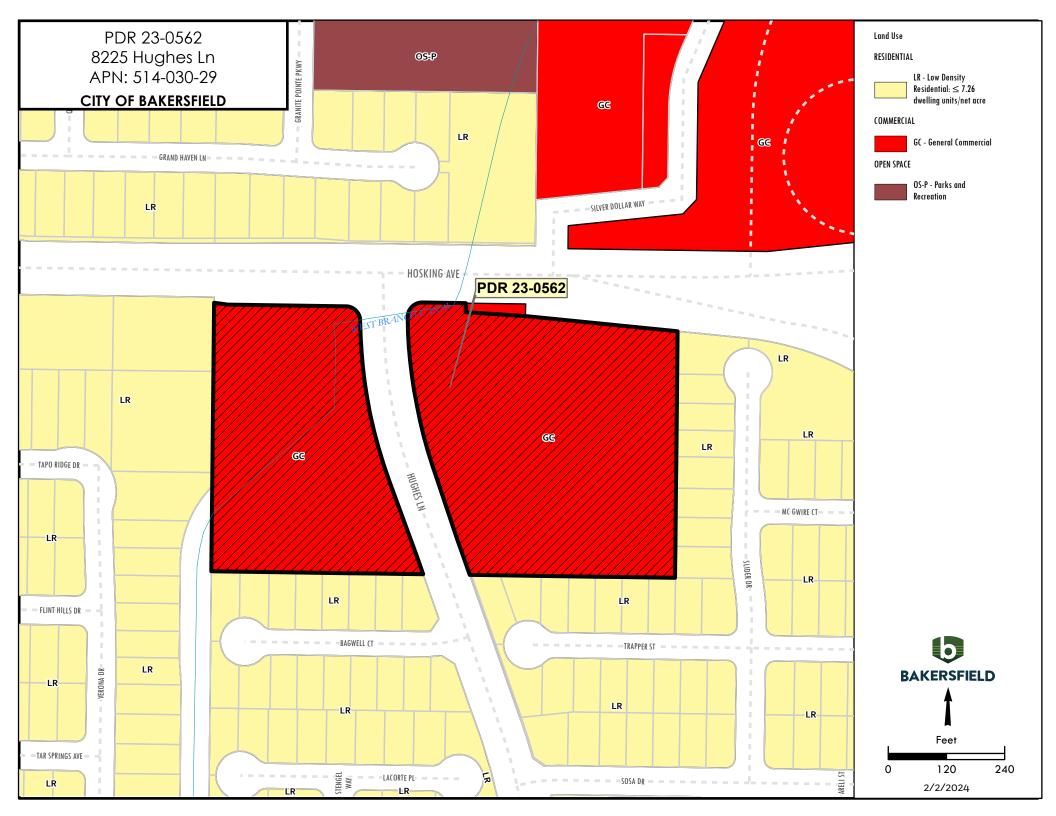
Chapter 17.54 (Planned Commercial Development Zone) Resolution with Exhibits

PDR 23-0562 Page 5









General Notes

actual field verifications

specifies other requirements.

- 1. By executing the bid and contract, the contractor represents that he has visited the site, familiarized himself with the local conditions, codes and requirements under which the work is to be performed and correlated to his observations with the requirements of the contract documents. This shall be done prior to bid. Provide sealed bid.
- 2. The intent of the bid contract is to include all items necessary for the proper execution and completion of the work. The contract documents are complimentary, and what is required by any one shall be as binding as if required by all. Work not covered in the contract documents will not be required unless it is consistent therewith and is reasonably inferable therefrom as being necessary to produce the intended results. Words and abbreviations which have well known technical or trade meanings are used in contract documents in accordance with such recognized meanings.
- 3. The drawings and specifications are intended to be fully explanatory and supplementary. However, should anything be shown, indicated or specified on one and not the other, it shall be done. All drawings should be read in conjunction with the engineers drawings.
- 4. Should either the drawings and the specification, or any particular specification, and general conditions contradict each other in any point, or require clarification, the contractor must call the same to the attention of the architect, and his decision should be obtained prior to the submission of bids, otherwise the architect's interpretation will govern the performance of the work and no allowance shall be made on behalf of the contractor for error or negligence on his part in this connection. The contractor shall bear all costs due to his errors and/or omissions prior to bid.
- 5. Prospective contractors and subcontractors shall secure all data at the site of the proposed construction, such as existing condition, convenience of receiving and sorting materials, location and adequacy of utilities and other information which will have a bearing on making their proposals or on the execution of the work if awarded the contract, and no allowance will be made for failure of the contractor to obtain such on-site information prior to bidding.
- 6. Should any error or inconsistency appear in the drawings or specifications, the contractor, before proceeding with the work, must clearly bring the same to the attention of the architect for proper adjustment, and in no case proceed with the work uncertainly nor with insufficient drawings.
- 7. The contractor and each subcontractor shall be responsible for verification of all site measurements of the proposed construction building site. No charge or compensation shall be allowed due to differences between actual dimensions and dimensions indicated on the drawings. Any such discrepancy in dimensions which may be found shall be submitted to the architect for his consideration before the contractor proceeds with the work in the affected area.
- 8. Contractor shall follow sizes in specifications or figures on drawings in preference to scale measurements and follow detail drawings in preference to general drawings and follow actual field conditions.
- 9. Where it is obvious that a drawing illustrates only part of a given work, which is repeated on a number of items, the remainder shall be deemed repetitious and so constructed.
- 10. Contractor shall not proceed with detailing, fabrication or construction of any work connected with or dependent on equipment furnished by "Owner" or "other Contractors" until he/she has obtained approved equipment specifications from owner or architect. Contact owner or architect for current information.
- 11. All work completed by any contractor on this project shall be done in accordance with state building codes, local by—laws and regulations of the governing authorities and all other authorities having jurisdiction over the building. The contractor is responsible for knowledge as such prior to bid.
- 12. All work to comply with owner requirements. Contractor to hand over building to owner in clean condition and to the satisfaction of the owner.
- 13. Design Build Contractors are fully responsible for their own work in terms of, but not limited to: All codes, dimensions, coordination with other trades, and all applicable municipal and other governing approvals. Each trade is responsible for the daily removal of debris.
- 14. Contractors shall verify locations and adequacy of all utility lines, sanitary sewer lines, and water lines prior to bid and construction and contact the Architect with any descrepancies between drawings and
- 15. Contractor shall verify exact dimensions of entire building and site prior to any layout, construction or installation of any equipment. Any dimensional discrepancies that would prohibit any item or piece of equipment from being located or installed as indicated on plan or in specification must be made known to the Architect immediately.
- 16. Contractor to coordinate and schedule shipment of fixtures and equipment with material suppliers. Each week the Contractor shall submit a written receiving report with a copy of all packing tickets. Report shall include all equipment that is damaged, omitted, or not in accordance with plans and/or specifications.
- 17. Contractor is responsible for receiving, unloading, and storage of owner-furnished items. Contractor is to verify that all equipment (fixtures, boxes, etc.) is in accordance with packing list, equipment schedule and/or specifications and being located or installed as indicated on plans or in specifications. Contractor will be held responsible for any missing or damaged owner—supplied fixtures/equipment and redelivery of
- 18. Provide solid blocking behind all wall-mounted fixtures, including but not limited to shelving, sinks, first aid kit racks, grab bars, dispensers, etc.
- 19. Contractor shall be responsible for the installation of a job site phone as soon as practically possible and immediately notify architect by fax at (208) 892-8533 or owner of job site phone number.
- 20. All wood and wood products used throughout the construction of this building area to have moisture content of no more than 19% and shall meet certified Forestry Stewardship Criteria (FSC).
- 21. All interior finishing materials to have a flame spread rating no greater than 200, unless local code
- 22. All interior finishing materials to have a smoke density no greater than 450, unless local code specifies
- other requirements. 23. Contractor shall provide insurance per owner's requirements and bear proof upon request without delay.
- 24. Punch list to be completed at owner's convenience, typically within 3 days upon receipt of punch list. Apply for final payment within 30 days using standard Certificate of Substantial Completion. Final waivers of lien from the general contractor and all subcontractors must be submitted with final application for
- 25. Contractor shall be responsible for independent air balance report to be submitted with final application
- 26. Contractor shall conform to all current Federal Glazing Specifications, C.P.S.C. Glazing Requirements, and all State and local codes having jurisdiction.
- 27. Provide all access panels as required for the maintenance, inspection and servicing of all equipment and
- 28. Contractor shall take extreme caution not to place electrical outlets behind or under drawer bases, drains, or any other obstacles/objects which may restrict the use of electrical outlets, (See Electrical Plan)
- 29. Fire extinguishers to be provided within the space as required by all authorities having jurisdiction. Contact Architect at (208) 892-8433 to confirm locations as noted on plans.
- 30. These drawings and copies thereof are legal instruments of service for use of the Owner only.
- Each trade shall be held responsible for knowledge of the General Notes included throughout the contract documents and the applicable building codes.
- 31. General Contractor to schedule a Pre-Construction Meeting with Architect and submit all required Certificates of Insurance and Bonds, prior to commencement of any construction work (demolition
- 32. All permits and inspection fees to be obtained by and paid for by the G.C. Signage permits to be obtained by the G.C.
- 33. Building department approved drawings and all job copies of the building project and fire system plans and permits must be on site at all times.
- 34. Absolutely no asbestos containing floor tile, floor mastic, roofing mastic, or other building materials may be installed in or on the premises.

STRUCT. = STRUCTURAL

- 35. Drawings and specifications shall be considered together.
- 36. All Change Orders to be reviewed by Architect and Tenant prior to Approval

# Abbreviations

(N) = NEW

W/ = WITH

 $\overline{A.F.}$ F. = ABOVE FINISH FLOOR O.C. = ON CENTER(E) = EXISTINGR.O. = ROUGH OPENING S.O.H. = SIMILAR OPPOSITE HAND EA. = EACHF.O.F. = FACE OF FINISH TYP. = TYPICAL GA. = GAUGEU.N.O. = UNLESS NOTED OTHERWISE G.C. = GENERAL CONTRACTORV.I.F. = VERIFY IN FIELD MANUF. = MANUFACTURER GYP. BD. = GYPSUM BOARD L.L. = LANDLORDMECH. = MECHANICAL

ELEC. = ELECTRICAL

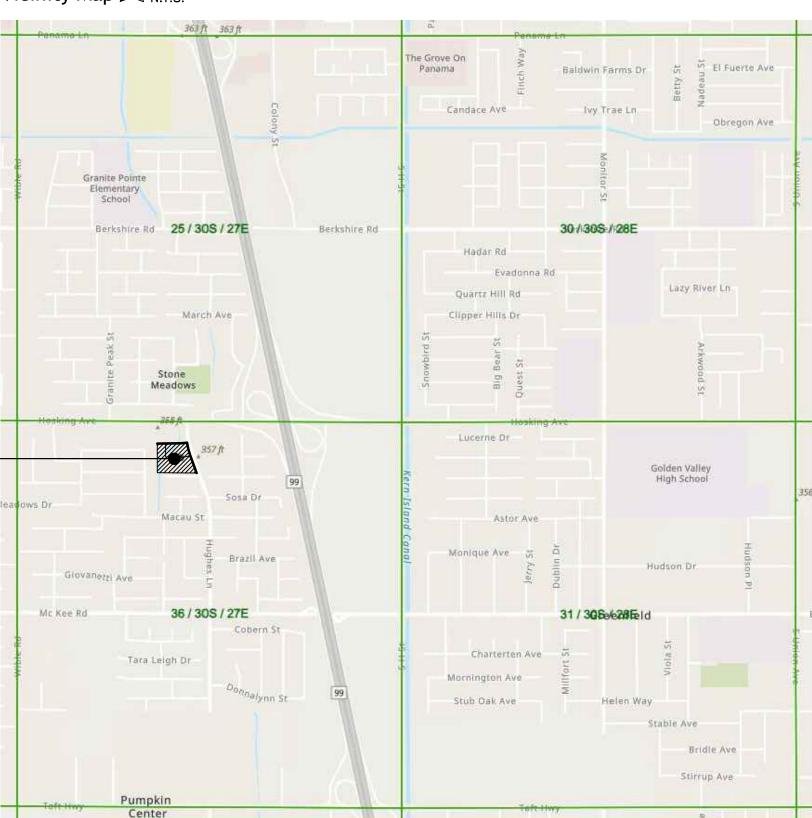
### PROTECTED SPECIES NOTIFICATION

Federal and state laws protect certain species of plants, fish, and wildlife that are listed or proposed for listing as endangered or threatened, as well as their designated critical habitat. The presence of an endangered or threatened species on private land that overlaps with development may impose certain duties, such as avoiding unauthorized take and, in some cases requiring consultation with the United States Fish & Wildlife service and/or California Department of Fish and Wildlife agency. Property owners and developers shall take the necessary steps to ensure compliance with Federal and state laws. If unauthorized take occurs, a violation of the prohibition on unauthorized take can lead to civil and criminal penalties by Federal and state agencies.

#### GENERAL PROJECT REQUIREMENTS

- 1. The developer shall include fire resistive wall construction details with the final building plans for all exterior walls of any building that is within the distance as set forth in Table 602 of the California Building Code.
- 2. Prior to issuing a building permit, the Building Division will calculate and collect the appropriate school district impact fees.
- 3. At least five (5) full business days before permanent construction, the developer shall pay the required Water Resources Fire Service Inspection Fees and submit an Inspection Request Form for any underground fire waterlines and their apparatuses (form available for download at bakersfieldcity.us/379/water-resources).

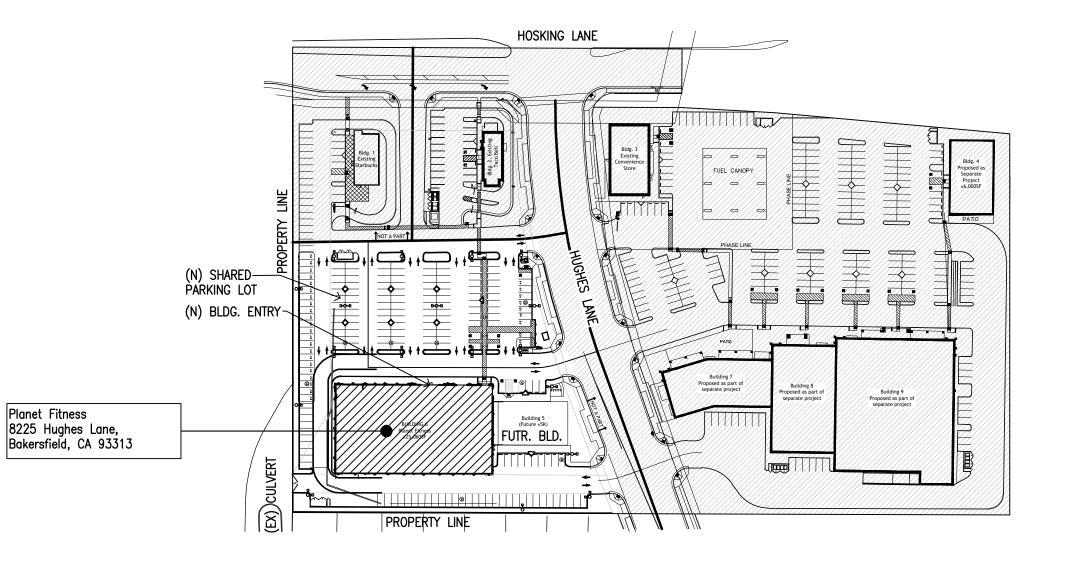
# Vicinity Map 🖊 N.T.S.



# Site Map 🙏 N.T.S.

8225 Hughes Lane,

Bakersfield, CA 93313



#### CODE DATA

All work is to conform to the requirements of the current California Building Code and any current state and/or city amendments. These codes are to take precedence over the drawings and specifications.

#### Codes 2022 California Building Code

2022 California Fire Code 2022 California Green Building Code 2022 California Plumbing Code 2022 California Mechanical Code Bakersfield Municipal Code 2022 California Electrical Code

#### Construction Type Type II-B, Fully Sprinklered

Roofing Classification Rea'd: Class C or better | Provided: Class C Allowable: 75' (3 Story) | Provided: 42'-10" (1 Story) Building (Occuancy) Area Allowable: 38,000 SF | Provided: 24,403 SF

Occ. Group A-3

#### Life Safety Occupant Load Calculation

Function of Space	SF	Load Factor	Occupants
Fitness Area (Exercise)	16,915	1 : 50 gross	339
Storage/Utility	536	1 : 300 gross	2
Black Card Spa (Business)	<u>1,797</u>		
Amenity Rooms/Equipment (only 1 person allowed)	1,424	1 : Equip/Room	15
Other Black Card Spa Floor Area	373	1 : 150 gross	3
Reception/Sales (Business) (Health Club, Mostly Empty)	1,025	1 : 150 gross	7
Locker Rooms/Showers	1,989	1 : 50 gross	40
Circulation (primary)	2,141	1 : 50 gross	43
Total Occupancy (Interior/Occupancy) Square Feet:	24,403		449

Allowable Area per CBC 506.2 38,000 (Type IIB, Fully Sprinklered) Required Exit Width (.20 x Total Occupants) Provided Exit Width Required Number of Exits Provided Number of Exits

## Plumbing Occupant Load Calculations per section 422 Table A

AREA	OCCUPANCY GROUP	S.F.		OCCUPANTS
Fitness Area	Exercise (Fitness)	16,915	1 : 50 Gross SF	339
Storage	Accessory Area	536	_	_
Black Card Spa	Business	1,797	1 : 150 Gross SF	12
Reception	Business	1,025	1 : 150 Gross SF	7
Locker Rooms/Showers	Accessory Area	1,989	_	_
Circulation (Primary)	Accessory Area	2,141	_	_
, ,,	•	24,403		TOTAL: 358

Req'd Plumbing Fi	xtures					
Plumbing Fixture	Req'd Per CP	C 2022 Table	e422.1	Р	rovide	d
	TOTAL OC	CCUPANTS				
	MALE	FEMALE		MALE	FEMALE	TOTAL
Water Closets	2	4*		3	5	8
Urinals	2	N/A		2	N/A	2
Lavatories	1	2		4	4	8
Drinking Fountains	2	2			2	2
Showers	N/A	N/A		4	4	8

\*Per CPC 2022 - See Table 422.1, Footnote 3: The total number of water closets for females shall be equal to the total number of water closets and urinals required for males.

# PROJECT NARRATIVE

Service Sink

This is a new 25,060SF Ground—Up building with Planet Fitness as first tenant which includes locker rooms. showers, bathrooms, workout areas, reception, tanning & massage, and utility rooms. New utilities to include water, sewer, gas, electricity, phone, and Internet. Mechanical units will be located on roof.

Site Drainage Note: The site drains to existing storm drain and City sump as shown on

# PROPERTY INFORMATION

Plumbing Occupant Load

358 Total

179 Men 179 Women

Location: SW Corner of Hosking Lane and Hughes Avenue Site Address: 8225 Hughes Lane, Bakersfield, CA 93313 APN: 514-030-29 Overall Parcel Size (Combined 1-9): 12.62 AC. GROSS Parcel 3&4 combined (proposed alteration): 3.51 AC. GROSS / 3.09 AC. NET

Parcel 3 Size: 1.11 AC. GROSS / 0.92 AC. NET Parcel 4 Size: 2.40 AC. GROSS / 2.17 AC. NET Zone: C-2 Regional Commercial / PCD Precise Commercial Development Land Use (General Plan Designation): GC General Commercial

# OPERATIONAL NARRATIVE

Planet Fitness provides members with a simple no frills solution for obtaining a balanced and healthy lifestyle. And by being opened 24hours a day, 7 days per week (or as permitted) it provides options for members with different work schedules to be able to go to the gym. Planet Fitness provides a variety of services to members at an affordable rate of \$10 a month, and has another Black Card membership option for access to tanning, red light tanning, massage chairs, hydromassage beds, and other amenities for relaxation/wellness. Physical Education training is offered at no extra charge. There are cleaning stations throughout and members are asked to wipe down workout equipment after each use. There are no separate classes offered such as spinning, zoomba, etc. and no pools or sports courts. It is all workout focused. Employee

and member safety and security are important. There will be security cameras and the

Planet Fitness will employ up to 18 staff with 5 working during the largest shift.

front desk is positioned for visibility through the majority of the space.

# Summary of Important information about Planet Fitness:

- Membership is restricted to 13 years or older and there is no child care provided. • Tanning and Massage Equipment is self serve with no interaction during use of
- equipment. There is no food or beverage served by this facility. Planet Fitness only has
- pre-bottled drinks. • The facility will be open 24/7.
- Total Employees: 18
- Number of Employees on largest shift: 5

# **PROJECT TEAMS**

Franchi	se	Archited	ct .	Project	Location
Company Address City	Planet Fitness 4 Liberty Lane West Hampton, NH 03842	Company Address City Phone Fax Contact(s) Email	DKMullin Architects 517 South Main Street Moscow, Idaho 83843 (208) 892-8433 (208) 892-8533 Tim Goheen Tim@dkmullin.com	Company Address City Phone Email Contact(s)	Planet Fitness 8120 Hughes Lane, Bakersfield, CA 93313 (702) 596-6334 josiah@planetfitness.com Josiah Garlan
Franchi	see	Civil Eng	gineer	Landsca	pe Contractor
Company	White Lane Fitness	Company	Porter & Associates, Inc.	Company	. Gandola Landscape & Lawn C

1707 Eye Street, Suite 11

Bakersfield, CA 93301

fred2@portercivil.com

(661) 327-0362

Fred Porter

Address

Contact(s)

**SHEET INDEX** 

City Phone

Contact(s)

Sheet Sheet Name ARCHITECTURAL T1.0 Title Sheet

AS1.0 Overall Site Plan & Utilities

2300 White Lane, Unit C

josiah@planetfitness.com

Bakersfield, CA 93304

(702) 596-6334

Josiah Garlan

AS1.1 Site Plan Site Photometric Plan

Site Photometric Plan (Cont'd) & Site Details A1.0

Exterior Elevations Exterior Color Elevations

Landscape Plan LS2.0 Landscape Plan

Gandola Landscape & Lawn Care, Inc. P.O. Box 972 Address City Phone Lamont, CA 93241 (661) 747-5434 Deanne Gandola Contact(s) deanne@gandolalandscaping.com

> Location 8225 Hughes Lane, Bakersfield, CA 93313

Planet Fitness

4 Liberty Lane West

Hampton, New Hampshire 03842

By Date Appr

Issue Sets

No. Issue Set

**ARCHITECT** 

517 S Main St.

Moscow, ID 83843

P. (208) 892-8433

F. (208) 892-8533

Civil Engineer

P. (661) 327-0362

P.O. Box 972

Lamont, CA 93241

P. (661) 747-5434

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Project Manager Approval

Architect/Engineer of Record

Porter & Associates, Inc

1707 Eye Street, Suite 11 Bakersfield, CA 93301

Landscape Contractor

Gandola Landscape & Lawn Care, Inc.

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Daniel K. Mullin, Architect, NCARB

Project/Space No. Planet Fitness (Ground Up)

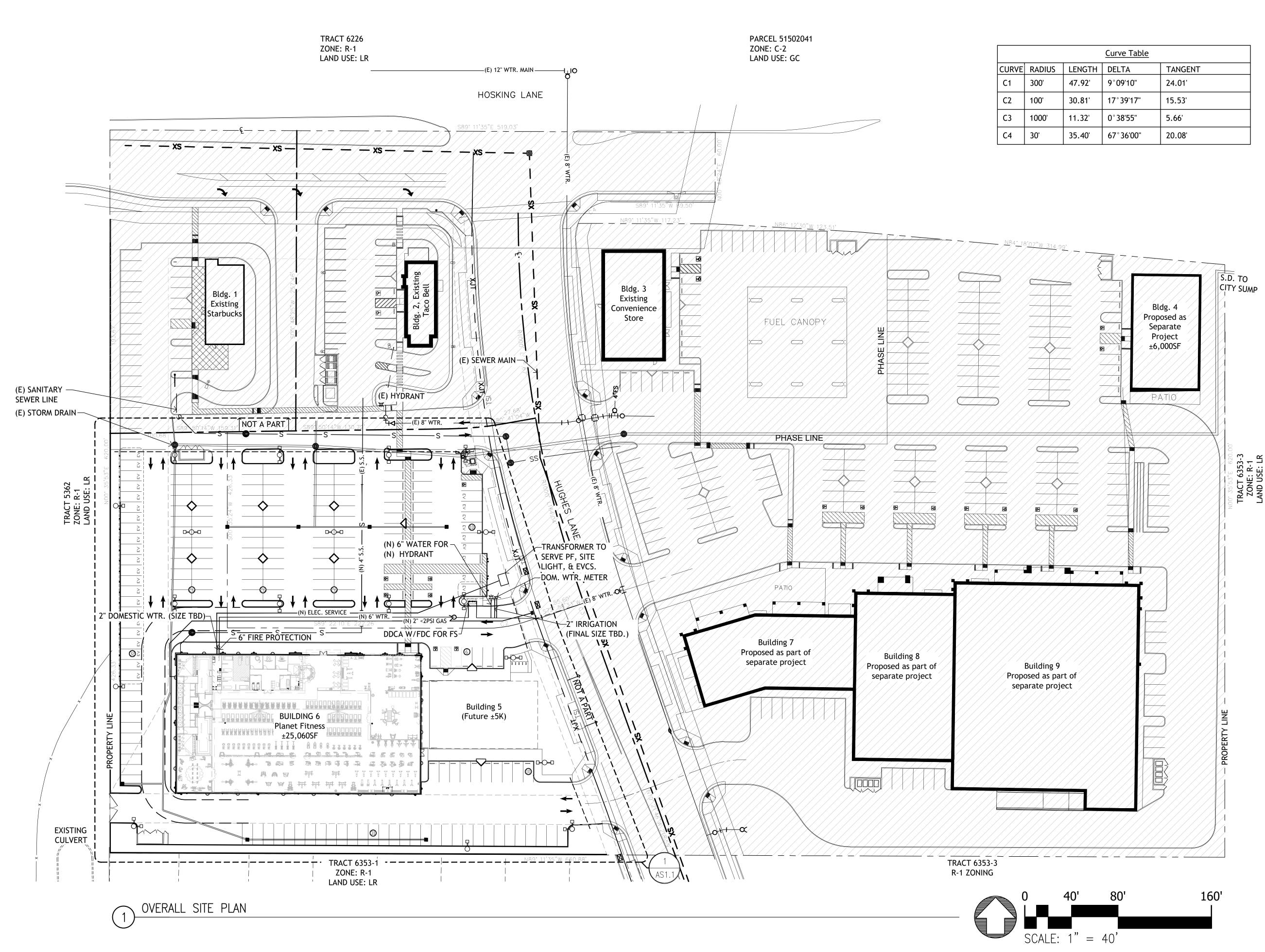
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TITLE SHEET

Scale: As Shown Drawn By: T.G. Chk'd By: T.G. Issue Date: January 5, 2024

230508

Project No.



#### Property Info

Location: SW Corner of Hosking Lane and Hughes Avenue Site Address: 8225 Hughes Lane, Bakersfield, CA 93313 APN: 514-030-29 Zone: C-2 Regional Commercial / PCD Precise Commercial

General Plan Designation: GC General Commercial

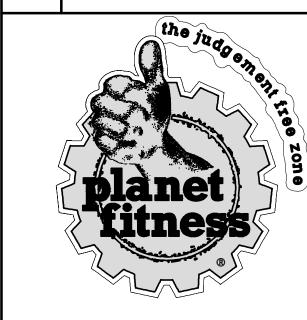
Sewer Service: City of Bakersfield
Water Service: City of Bakersfield
Gas Service: Pacific Gas & Electric
Electrical Service: Pacific Gas & Electric
Storm Water and Disposal: Regional Basin
Sanitation: City of Bakersfield

(All buildings are single story)

# Building Coverage Health Club/Fitness (this project) → Bldg. 6 25,060 SF Retail Bldg. 1 4,305 SF Bldg. 4 6,000 SF Bldg. 5 6,000 SF Bldg. 7 9,200 SF Bldg. 8 12,400 SF Bldg. 9 29,400 SF Total Retail 67,305 SF Convenience Store Bldg. 3 5,300 SF Restaurant/Fast Food: Bldg. 2 2,000 SF Total Bldg. Coverage: 99,665 SF

	Parking Information	
Health Club:	25,060/300	= 84 spaces
Retail:	35,000 SF / 200 32,305 SF / 250 Credit (2) spaces per wdw. Total:	= 175 spaces = 130 spaces = -2 spaces = 303 spaces
Convenience Str.:	5,300 SF / 200 Credit (2) spaces per wdw. Total:	= 27 spaces =-18 spaces = 9 spaces
Restaurant/F.F.	2,000 SF / 75 Credit (2) spaces per wdw. Total:	= 27 spaces =-2 spaces = 25 spaces
Total Req'd Parking Less Total Parking Total Rq'd after Cr Parking Provided:	Credits:	= 443 spaces = 22 spaces = 421 spaces
	Standard Accessible Total	= 459 = 9 = 468

\*SEE AS1.1 FOR BICYCLE PARKING INFORMATION



Planet Fitness 4 Liberty Lane West Hampton, New Hampshire 03842

lss	Issue Sets								
ο.	Issue Set	Ву	Date	Appr.					
				,					

Daniel K. Mullin, Architect, NCARB
517 S Main St.
Moscow, ID 83843
P. (208) 892-8433
F. (208) 892-8533

Civil Engineer
Porter & Associates, Inc.
1707 Eye Street, Suite 111
Bakersfield, CA 93301
P. (661) 327-0362

Landscape Contractor

Gandola Landscape & Lawn Care, Inc.
P.O. Box 972
Lamont, CA 93241
P. (661) 747-5434

ARCHITECT

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Project Manager Approval

Architect/Engineer of Record



8225 Hughes Lane, Bakersfield, CA 93313

Project/Space No.

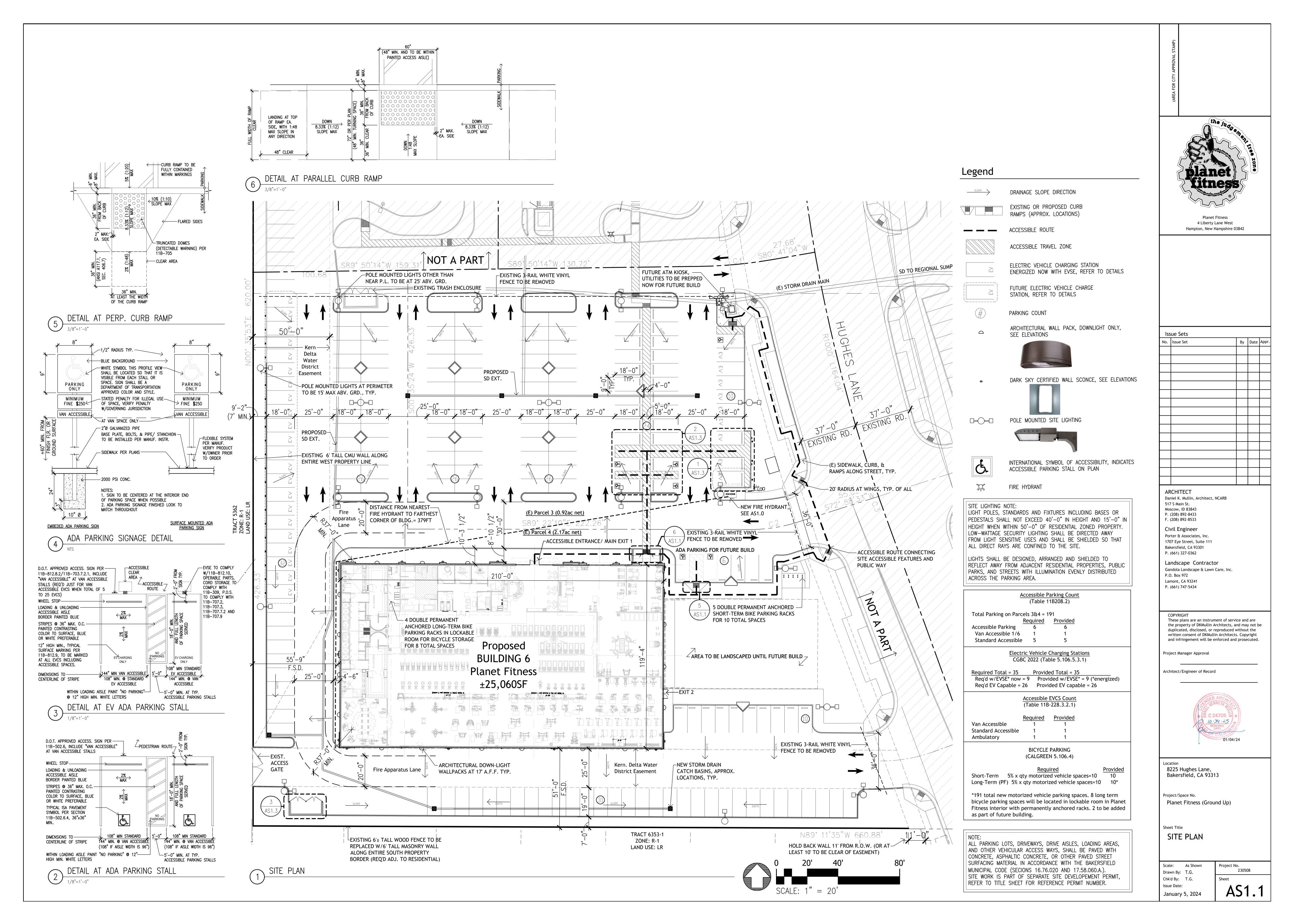
Planet Fitness (Ground Up)

OVERALL SITE PLAN & UTILITIES

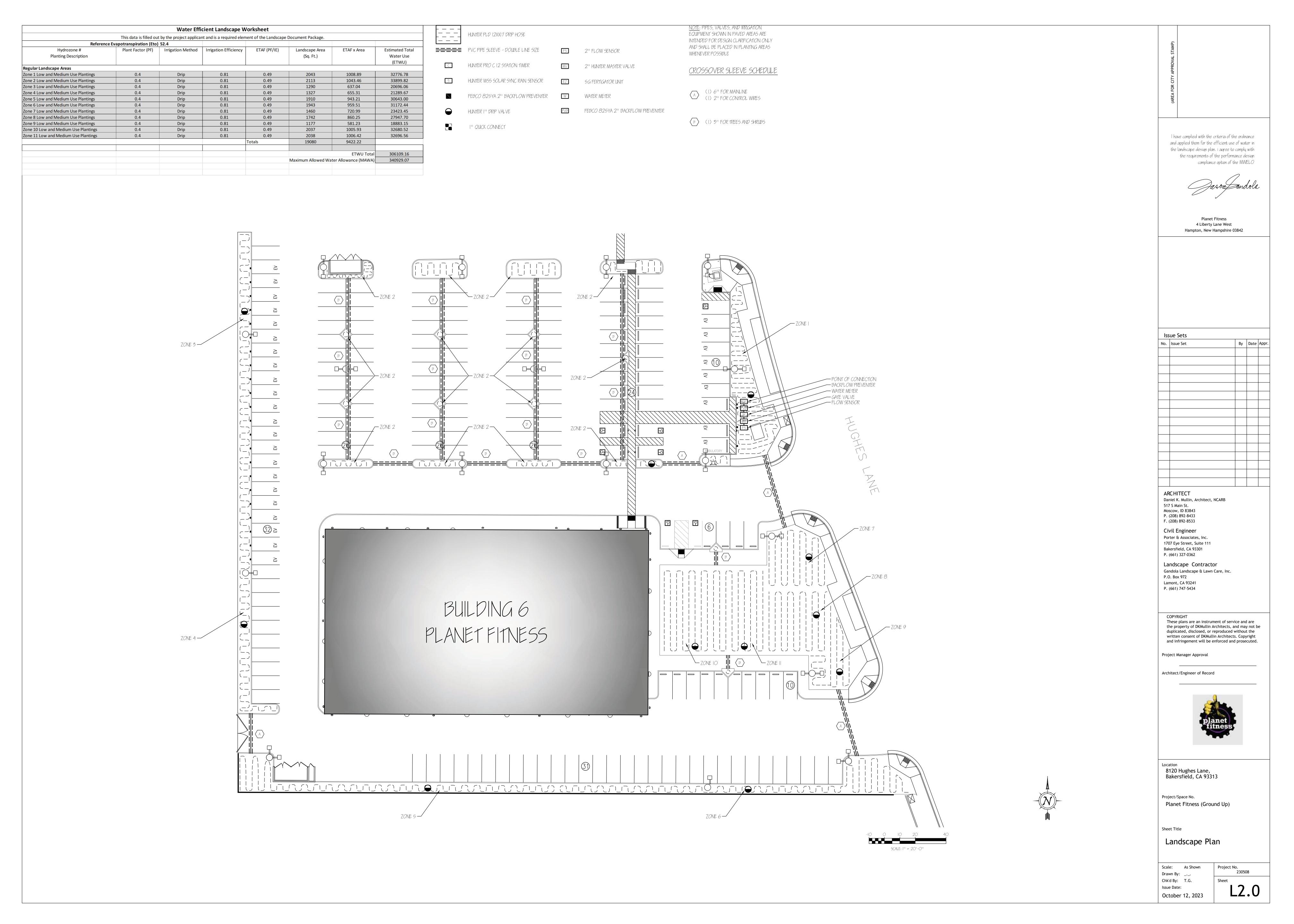
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Chk'd By: T.G.
Issue Date:
January 5, 2024

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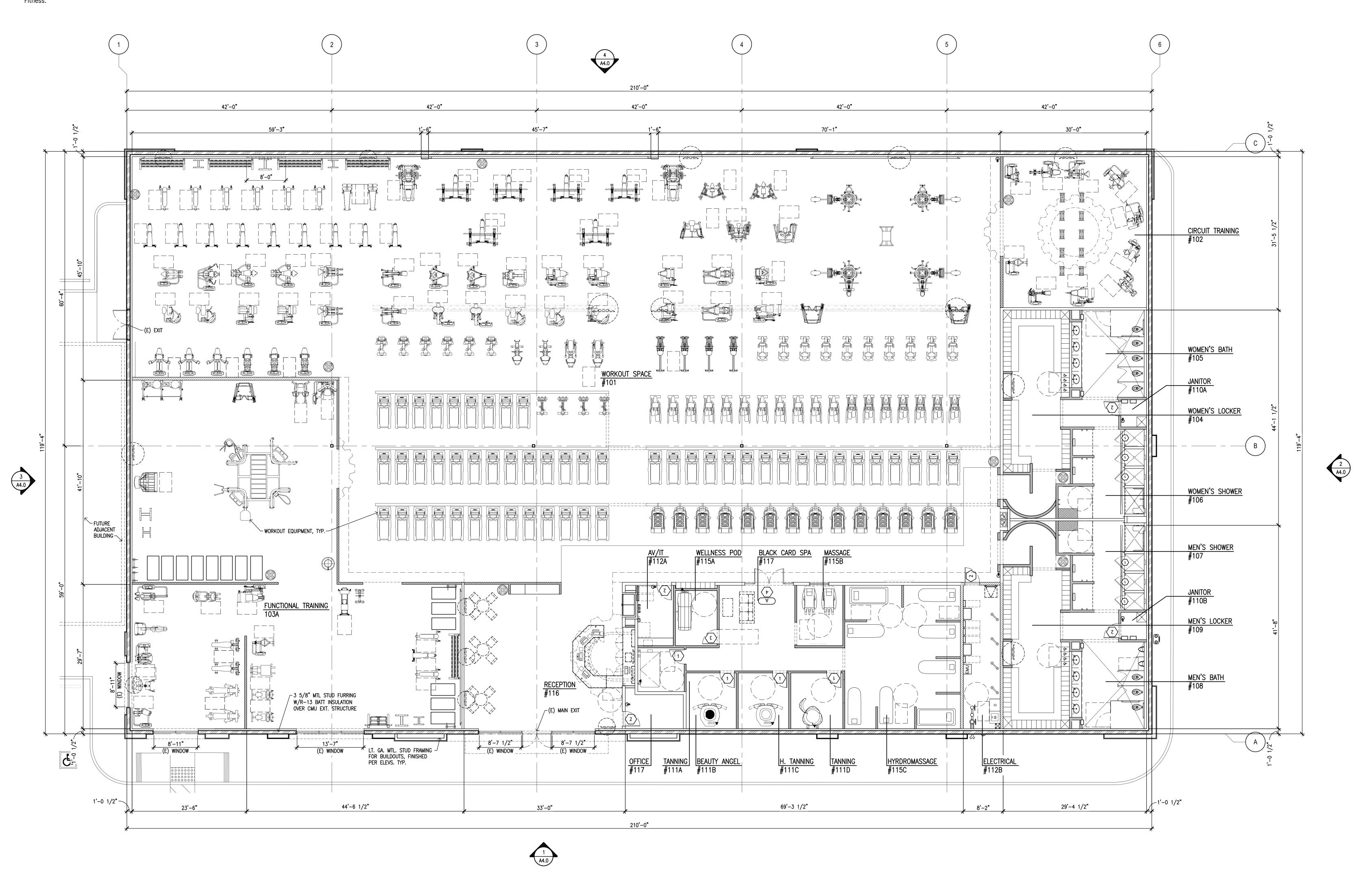
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		Λ	Master Tree List					Λ	Master Tree List	L					 Plant Selection	n lick		
Quantity	Botanical Name	Common Name	Foliage Mature Diameter		Symbol	Quantity	Botanical Name	Common Name	Foliage	Mature Diameter		Size Symbol	Qty	Common Name	Botanical Name	Water Usage Size	Symbol	
13	Maqnolia Grandifloria D.D. Blanchard	D.D. Blanchard Magnolia	Evergreen 25'-0''	Medium 24"		3	Prunus Caroliniana	Carolina Laurel Cherry	Evergreen	'-0''	Medium	24"	74 51	Purple Hopseed Iceberg Rose	Dodonaea viscosa ''purpurea'' Rosa 'Korbin'	Moderate 5 gal / I gal	⟨₽н⟩	OVAL STA
						9	Pyrus Calleryana 'Bradford'	Bradford Pear	Deciduous	2 '-0''	Medium	24"	100	Flax Lily Red Kangaroo Paw	Dianella revoluta cvs. Aniqozanthos flavidus	Low 5 qal / 1 qal  Low 5 qal / 1 qal	⊗ ⊙	
12	Ulmus Parvifolia	Chinese Elm	Deciduous 49'-0''	Medium 2411									125	Fountain Grass Purple Verbena	Pennisetum setaceum Glandularia lilacina	Low 5 gal / 1 gal Low 5 gal / 1 gal	•	A FOR CI
						10	Quercus Wislizeni	Live Oak	Evergreen	56'-0"	Very Low	48"	_	NOTES;				(ARE
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II	Laurus Nobilis	Grecian Laurel	Evergreen 28'-0"	Low 24"										•• EVER	L NUMBER OF TREES; 62 GREEN TREES; 41			the landscape design plan. i agree to comply with the requirements of the performance design
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																		Scale: As Shown Project No.  Drawn By:  Chk'd By: T.G.  Sheet
																		October 12, 2023 L1.0
																		1



All business activities in conjunction with Planet Fitness will occur on the inside of the tenant suite and will not be disruptive to surrounding tenants. Planet Fitness does offer prepackaged liquid drinks such as Gatorade, water, and energy drinks for sale. Planet Fitness also has trademarked merchandise for sale in the form of hats, bags, t—shirts, etc. There is no food or drink prepared on site or sold inside of the Planet



(AREA FOR CITY APPROVAL STA



Hampton, New Hampshire 03842

Issue Set

No. Issue Set

By Date Appr.

Daniel K. Mullin, Architect, NCARB
517 S Main St.
Moscow, ID 83843
P. (208) 892-8433
F. (208) 892-8533

Civil Engineer
Porter & Associates, Inc.
1707 Eye Street, Suite 111
Bakersfield, CA 93301
P. (661) 327-0362

Landscape Contractor

Gandola Landscape & Lawn Care, Inc.

ARCHITECT

P.O. Box 972 Lamont, CA 93241 P. (661) 747-5434

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Project Manager Approval

Architect/Engineer of Record



Location 8225 Hughes Lane, Bakersfield, CA 93313

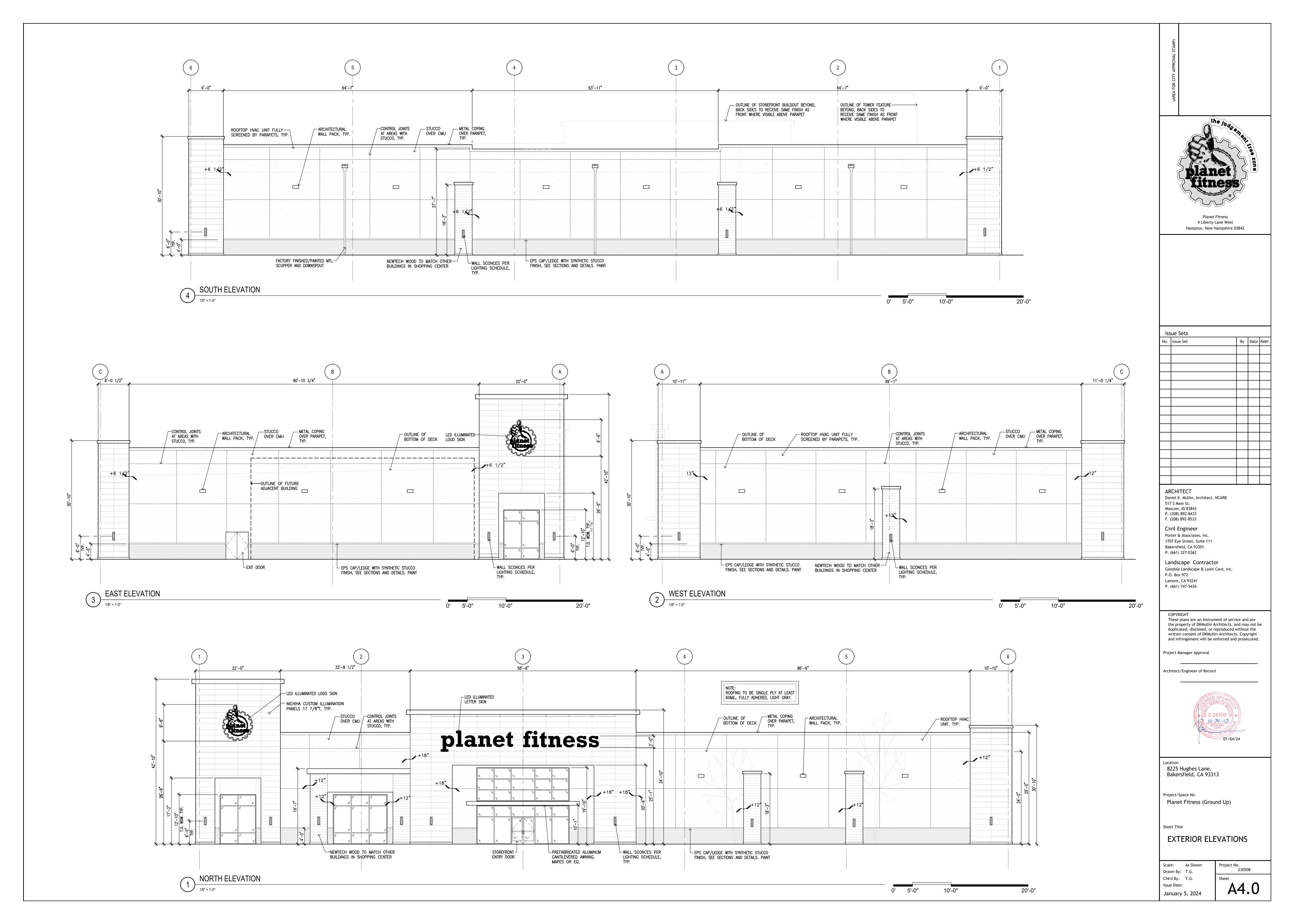
Project/Space No.
Planet Fitness (Ground Up)

Sheet Title

FLOOR PLAN

Scale: As Shown
Drawn By: D.H.
Chk'd By: T.G.
Issue Date:
January 5, 2024

230508
Sheet
A1.0





RESOLUTION NO.	NO.
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RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION APPROVING A PLANNED DEVELOPMENT REVIEW TO ALLOW THE DEVELOPMENT OF A 25,060 SQUARE-FOOT PHYSICAL FITNESS CENTER (B.M.C. 17.54.020) IN THE C-2/PCD (REGIONAL COMMERCIAL / PLANNED COMMERCIAL DEVELOPMENT) ZONE DISTRICT, LOCATED AT THE SOUTHWEST CORNER OF HOSKING AVENUE AND HUGHES LANE (PDR 23-0562).

**WHEREAS**, Porter & Associates, Inc. filed an application with the City of Bakersfield Development Services Department for a Planned Development Review to allow the development of a 25,060 square-foot physical fitness center (B.M.C. 17.54.020) in the C-2/PCD (Regional Commercial/Planned Development Commercial) zone district, located at the southwest corner of Hosking Avenue and Hughes Lane (the "Project"); and

**WHEREAS**, the Secretary of the Planning Commission set Thursday, March 21, 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 planned development review, 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 is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

- 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. Planned Development Review No. 23-0562 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.

Planning Co	mmissic , on a r	on of the City of Bak	going Resolution was passed and adopted by the ersfield at a regular meeting held on the 21st day of ner, seconded by Commissioner the
AYES:			
NOES:			
RECUSE:			
ABSTAIN:			
ABSENT:			
			APPROVED
			ZACHARY BASHIRTASH, CHAIR City of Bakersfield Planning Commission
Exhibits:	Α.	Conditions of Appro	val

В.

C.

Location Map Site Plan

#### **EXHIBIT A**

# CONDITIONS OF APPROVAL Planned Development Review No. 23-0562

#### 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:

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.

PDR 23-0562 Page | 2 of 4

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. All mitigation measures and conditions of approval associated with Planned Development Review No. 19-0189 and Zone Change 07-1724 are hereby incorporated (Resolution 90-19; Ordinance No. 4503).
- 3. This Planned Development Review allows the development of a 25,060-square-foot physical fitness center on a portion of 12.62 acres.
- 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. As part of the building permit submittal, identify the location of your response by using the *APPLICANT'S RESPONSE* line provided directly below the item (example: sheet number, detail, etc.).

#### A. <u>DEVELOPMENT SERVICES - BUILDING (1715 Chester Avenue)</u>

(Staff Contact - Martin Ledezma; 661-326-3522 or MLedezma@bakersfieldcity.us)

1. At this time, no applicable conditions for the proposed project. Conditions may be added if the project changes.

#### B. DEVELOPMENT SERVICES - PLANNING (1715 Chester Avenue)

(Staff contact – Veronica Martinez; 661-326-3640 or vmartinez@bakersfieldcity.us)

- Prior to receiving final building or site occupancy, you must contact the Planning Division for final inspection and approval of the landscaping, parking lot, lighting and other related site improvements. Inspections will not be conducted until all required items have been installed. Any deviations from the approved plans without prior approval from the Planning Division may result in reconstruction and delays in obtaining a building or site occupancy. Please call the Planning Division at 661-326-3733 to schedule.
- 2. Prior to receiving final building permit or site occupancy, the subdivider shall construct a 6-foothigh masonry wall to City standards, as measured from highest adjacent grade, along the common property line at the west and south boundary of the development site.
- 3. The required wall along the south side of the parcel shall be installed on the property line after removal of any existing fences in coordination with the adjacent property owners.

PDR 23-0562 Page | 3 of 4

4. Prior to issuance of any building permits, revised drawings shall be submitted demonstrating compliance with the design standards for retail development as listed in Bakersfield Municipal Code Section 17.18.140.

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

(Staff contact - Ernie Medina; 661-326-3682 or EMedina@bakersfieldcity.us)

1. At this time, no applicable conditions for the proposed project. Conditions may be added if the project changes.

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

(Staff contact - Tylor Hester; 661-326-3715 or 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.
- 2. At least five (5) full business days before permanent construction, the developer shall pay the required Water Resources Fire Service Inspection Fees and submit an Inspection Request Form for any underground fire waterlines and their apparatuses (form available for download at bakersfieldcity.us/379/water-resources).

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

(Staff contact – Susanna Kormendi; 661-326-3997 or SKormendi@bakersfieldcity.us)

- The developer shall dedicate any sidewalk extending out of the right of way to the City of Bakersfield for the pedestrian way along all arterial streets. This must be conducted with a separate instrument or final map.
- 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. 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).
- 4. 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.

PDR 23-0562 Page | 4 of 4

- 5. The developer shall install new connection(s) to the public sewer system.
- 6. The developer shall install a full-sized manhole in each sewer line except residential development before it connects to the sewer main. This manhole is to be located within the property being developed and must be easily accessible by City workers.
- 7. **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.
- 8. **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.
- 9. 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.
- F. <u>PUBLIC WORKS SOLID WASTE (4101 Truxtun Avenue)</u>
  (Staff Contact Zekeio Martinez; zmartinez@bakersfieldcity.us)
  - 1. Refuse enclosure details and specifications will need to be shown on the final building plans, with a 4 bin 8'X20' refuse enclosure to accommodate for trash, recycling, and organics.

#### **ACKNOWLEDGEMENT BY PROJECT APPLICANT:**

I agree to the project's conditions of approval a conditions shall constitute grounds for potential re	nd acknowledge that failure to comply with any and a evocation of the permit approval.	ıII
Signature	Date	
Print Name		



- General Notes by executing he bid on controct, the controctor represents that he has violed the site, familiarized the site of the septement and correlate to this development. This shall be done prior to be preformed and to be provide scooled bid.
- The drowings and specifications are intended to be fully explanatory and supplementary. However, shoul prophile be shown, indicated or specified on one and not the other, it shoul be done. All drowings should be read in conjunction with the explaness drowings.
- Should allow the development in the experience, and experience experience on element conflicts controlled case there in any point, or require elements must call be some to the meant or the anterior of the subsection, and the subsection price in development or experience of the subsection price in the conflicted price in the conflicted price in the conflicted interpretation will power this preference of the next code to elements on the tendency for the rest code to element on the tendency for the rest code to element on the tendency for the rest code to element on the tendency for the rest code of the next code to element of the tendency for the conflicted or the tendency of the conflicted or the code of the tendency of the tendency of the code of the tendency of the code of the tendency of the code of the tendency of the tende
  - Prospective contractors and autocontractors shall secure all data at the site of the proposed construct the a resting conflow, conventions for resolving and experim particular, because of all utilities and other information which will have a beform on making their proposals or no the execution are at all secured the contracts and the contract and the contract and experimentally be made for failure of the contractor to all such a contract and to liderarce will be made for failure of the contractor to all such as the contractor to bidding.
- Should any error or inconsistency appear in the drawings or specifications, the contractor, before
  proceeding with the work, must clearly bring the summer to the detailed or the architect for proper
  odjustment, and in no cose proceed with the work uncertainly nor with insufficient drawings.
- 7. The present of each hardware the bit is proposed to the freezence of all the second control of the present of the present control o

  - 9. Where it is duction that of density illustrates only port of a given work, which is repeated on a number of firms, the supplies of the supervised production as construction to a construction of the 10. Contractor shall not proceed with defaulting, inducation or construction of any work connected with or dependent or supplient infinited by "Owner" or "Owne
    - 11. All work completed by any contractor on this project shall be done in accordance with state building codes, local by-lines and regulations of the governing cubrofiels are and all other subtrivities having jurisdiction over the building. The contractor is responsible for increasing one such prior to bid.
- 12. M with to comply with green requirements. Controllor to hand over building to owner in clean control and to the controllor and c
- La Contractor and wirty exact dismensions of either building and the prior to say upon, construction of installation of any equipment. Any directional dismensional discrepancies that would prohibit only item on piece of equipment from heigh located or installed on indicated on plan or in specification must be made know to the whether immediately. 14. Controctors shall verify locations and adequacy of all utility lines, sanitary sewer fines, and water lines prior to bid and exactuation and contact the Architect with any descrepancies between drowings and actual field wild construction.
- (4. Control to carefulous development of the control to control
  - Provide solid blocking behind all wall-mounted factures, including but not limited to shelving, sinks, first aid kit racks, grab bars, dispensers, etc.
    - Contractor shall be responsible for the installation of a job site phone as soon as practically possible intraediately notify architect by fax at (208) 892-8533 or owner of job site phone number.
      - 20. All wood and wood products used throughout the construction of this building one to have mobilure content of no more than 15% and shall meet certified forestry Stewardship Chania (15%).
        21. All interfor finishing motion to how a flame spread reling no greater than 200, unless local code specifies other requirements.
- All interior finishing materials to have a smoke density no greater than 450, unless local code specific other requirements.
  - 23. Contractor shall provide insurance per owner's require
- Parton His Lie acompleted or covered convenience, byteckly subtilist 2 days upon except of pract fits the part of the first payment states 20 days using stondard Cardinate of Subsendral Competies. Find anyson of fair from the general contractor and all subcontractors must be submitted with final application for porferit.
  - Contractor shall be responsible for independent oir balance report to be submitted with final applica for progreent.
    - 26. Contractor shall conform to all current Federal Grazing Specifications, C.P.S.C. Grazing Requirements, all State and local codes having jurisdiction.
      - Provide all access panels as required for the maintenance, inspection and servicing of all equipment systems.
- Contractor shall take extreme caution not to place electrical outlets behind or under drawer bases, drains or any other obstacles/objects which may restrict the use of electrical outlets, (See Electrical Plan).
  - Fire extingulaters to be provided within the space as required by all authorities having jurisdiction Contact Architect at (208) 892-8433 to confirm locations as noted on plans. 30. These drowings and copies thereof are legal instruments of service for use of the Cemer only. Each trade suits be hald responsible for knowledge of the Cemeral Notes included throughout the documents and the applicable suiting ocies.
- General Contractor to schedule a Pre-Construction Meeting with Architect and submit all required refribese of insurance and Bonds, prior to commencement of any construction work (demolified included).
  - 32. All permits and inspection fees to be obtained by and paid for by the G.C. Signage permits to be obtained by the G.C.
- 33. Building department approved drawings and all job copies of the building project and fire system plans and permits must be on site at all times.
- 34. Absolutely no asbestos containing floor lise, floor mastic, roofing mastic, or other building materials may be installed in or on the premises.
  - Drawings and specifications shall be considered together

Abbreviations
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# GENERAL PROJECT REQUIREMENTS

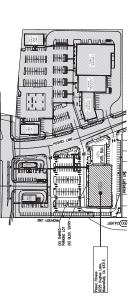
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# Vicinity Map A N.T.S.



Planet Filness 8225 Hughes Lone, Bokerafield, CA 93313

Site Map



CODE DATA

18 work is to conform to the requirements of the current California Balding Code and any current state
ond/or city amendments. These codes are to take presedence over the drawings and specifications.

Exhibit C

2022 California Bulking Code 2022 California Green Bulking Code 2022 California Mechanical Code 2022 California Electrical Code

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Roofing Classification head cone or extent i hended: Dans C
American American (2004) From the second provides 42–10° (1 Story)
Building (OCCLIBIOS) Africa American SADOS SI I provides 24,403 ST
OCC. Group
A-3

# Life Safety Occupant Load Calculation

Function of Space	SF	Load Factor	Occupants	
Phoess Area (Exercise)	16,915	1:50 gross	339	
Herape/UERy	83	1 : 300 gross	2	
Bock Card Spot (Business)	1787			
Amenity Rooms/Equipment (only 1 person allowed)	1,424	1 : Equip/Room	15	
Other Black Card Spa Floor Area	373	1 : 150 gross	,	
leception/Sides (Business) (Health Club, Wootly Empty)	1,025	1: 150 gross	7	
ocker Rooms/Showers	1,989	1 : 50 gross	ę	
Preulation (primary)	2,141	1:50 gross	2	

owable Area per CBC 506.2 38,000
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ä	P.	6				1 Ext Width	13	
ě	ž	6	d Number of Exits	_			2	
ž	ž	ъ	â	_			2	

# Plumbing Occupant Load Calculations per section 422 Table A

Area	Everoise (Fibress)	16,915	1 : 50 Gross SF	339
	Accessory Area	200		1
Card Spo	Business	1,797	1: 150 Gross SF	12
8	Business	1,025	1 : 150 Gross SF	7
Rooms/Shoeers	Accessory Area	1,989	,	1
ion (Primary)	Accessory Area	2,141		1
		24.403		TOTAL: 358

In.	Provided		FEMALE TOTAL	80	N/A 2		2			
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	le422.1			Γ	Γ	Γ	Г	Γ	Γ	l
	Tab	TOTAL OCCUPANTS	FEMME		W/A	2		¥/¥		Candon Ciris
SILI S	Req'd Per CP.	TOTAL OC	MALE	,	~	-	ľ	W/A	ľ	1 Seeds
UIIDIIIS LIXUIES	g Fixture			ŧ			Suntains		2	Cheb

PPer CPC 2022 - See Table 422.1, Footnote 3: The total number of water closets for females shall be equal to the total number of water closets and unique required for makes.

PROPERTY	Locotion: SW Corne Site Address: B225 APR: 514-030-29 Overall Parcel Size	Porcel 3&+ Porcel 3 Size Porcel 4 Size
PROJECT NARRATIVE	This is a sew \$3,000% Ground-Up building with Planet Ritess on first tennet which includes locker rooms, absents, behindrons, sected orons, reception, toming & mossope, and fifth rooms have utilities to holded worts, sewer, gas, electricity, planes, and intent. Mechanical units all be biocode on roof.	She Dreinope Note: The site dreins to existing storm drain and City sump as shoem on the site plan.

Per S 14-LUGG (Closhed 4-1); ILS R.A. (CROSS / JOB AC, NET Pered 15-LUGG (Closhed 4-1); Ord 26, LM (CROSS / JOB AC, NET Pered 15-RE 114, CROSS / JOB AC, NET Pered 15-RE 240 AC, CROSS / 2,17 A. NET Pered 15-RE 240 AC, CROSS / 2,17 A. NET DESS C-2 Agond Corrected / AC Pered Commercial Everapement Load Just (General Peru Dessen) (Co. General Commercial Everapement Load Just (General Peru Dessen) (Co. General Commercial er of Hosking Lane and Hughes Avenue i Hughes Lane, Baleersfield, CA 93313 INFORMATION

Summary of Imperiorit information about Planet Pitness:

OPERATIONAL NARRATIVE

Membership is melicited to 1.9 years or other not there is no othst care probled the right good Massage Lagformet is sell serve with no interaction during and experience. The right good massage served by this builty, Proset Theses only best experience with the control of the control of the control of the The Massage is to come 24/1.

# PROJECT TEAMS

Manager Approval

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Archite Company Address Address Chy Phone Far Gantool(s)	Civil Er Company Mateus City Photo Photo Contact(s) Emal
Front Filmes 4 Liberty Lone Mest Hempton, NH 03842	Mills Line Pliness White Line Pliness 200 White Lone, Unit C Balenefied, CA 33304 (702) 596-6334 jestif@tomatifiness.com Jestif @tomatifiness.com

zacow, baths 83843 08) 882–8433 10) 882–8333 11 Colheen m@dimulfn.com	Smith Charles
Pr for & Associates, Inc. 107 Eye Street, Suite 11 shorrfield, CA 93301 61) 327–0362	Camper Matress

ndscape Contractor

ress pag Sandel Lendoope & I

ress p.Q. Box 972

res (661) 747-5434

re (661) 747-5434

de desmellandoode

8225 Hughes Lane, Bakersfield, CA 93313

TITLE SHEET

A STATE COUNTY OF THE COUNTY O

SHEET INDEX Sheet Sheet Name

Franchis Company Address City Phone Email Conhact(s)

Scale: As Shown Drawn By: T.G. Chkd By: T.G. Issue Date: January 5, 2024

T1.0



In 1970 policy clare 111

Page 112 cold 201

Landinger Colt 101

Landinger Colt 101

Conductive Landing Landing Landing

Page 102

Colt Landinger Colt 101

Fig. 102

CONTROLL

Fig. 102



ocation 8225 Hughes Lane, Bakersfield, CA 93313 Planet Fitness (Ground Up)
Ranet Fitness (Ground Up)

Sheet Title
OVERALL SITE PLAN

B. UTILITIES
Sole: M. Stoom | Project No. 227.

Solicity & Property (1992)

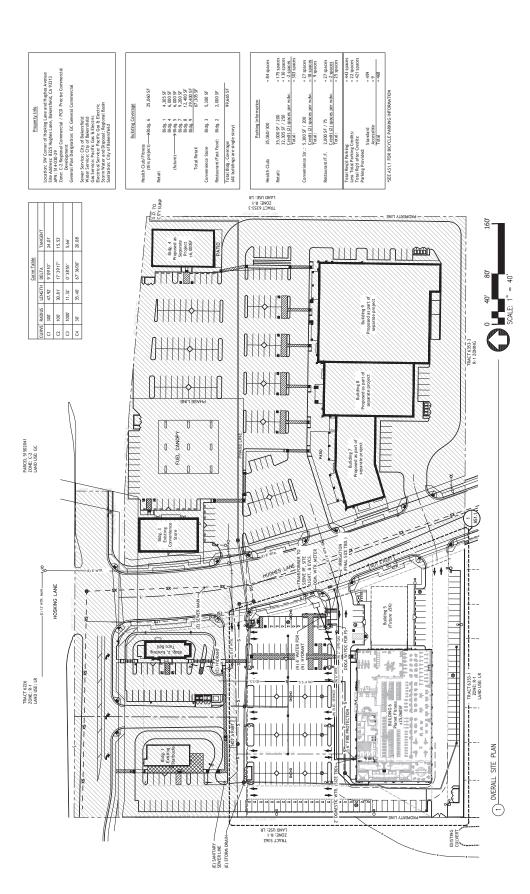
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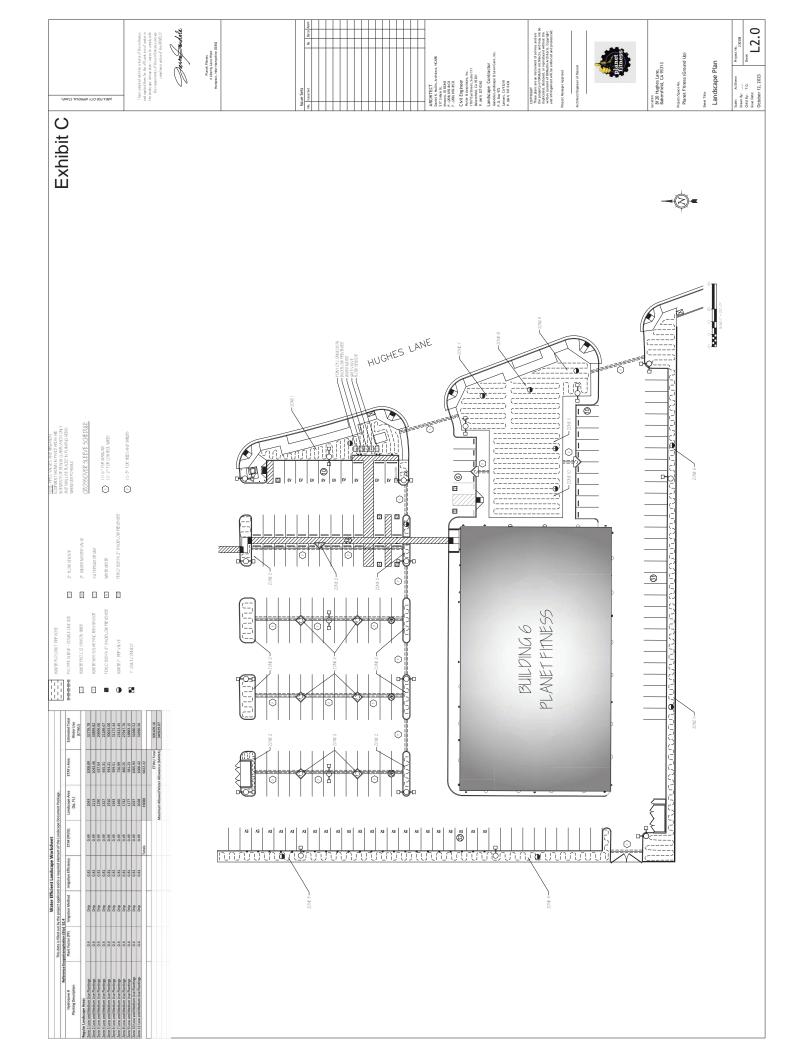
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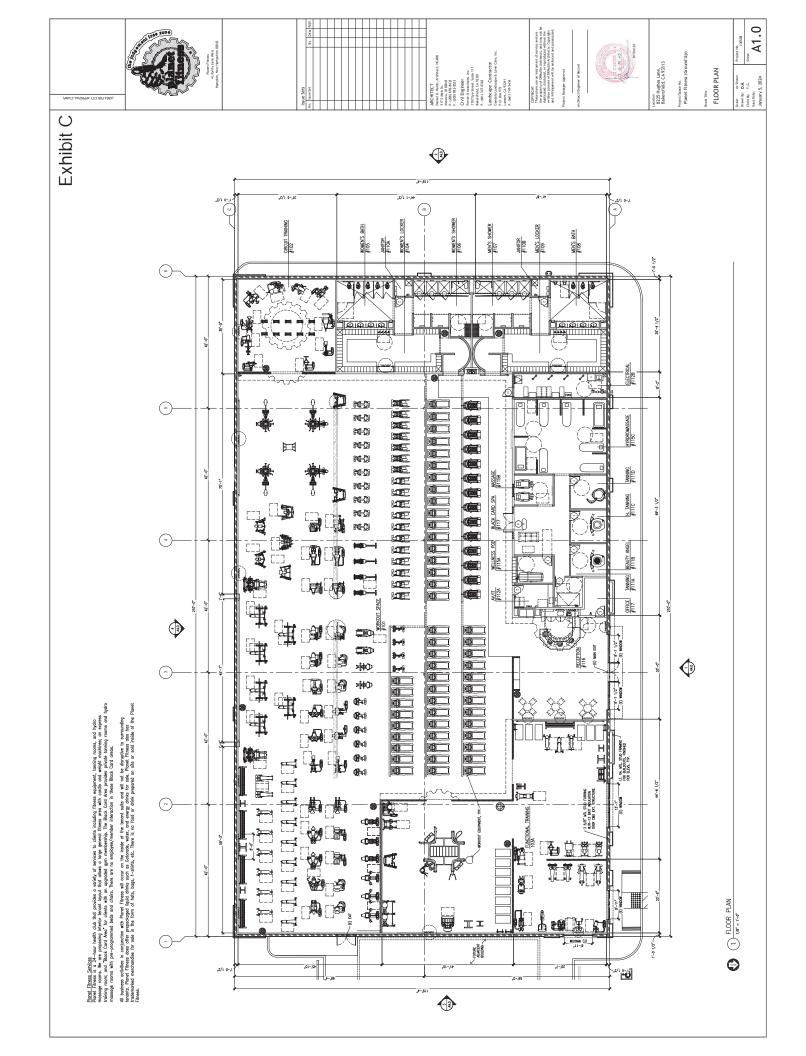
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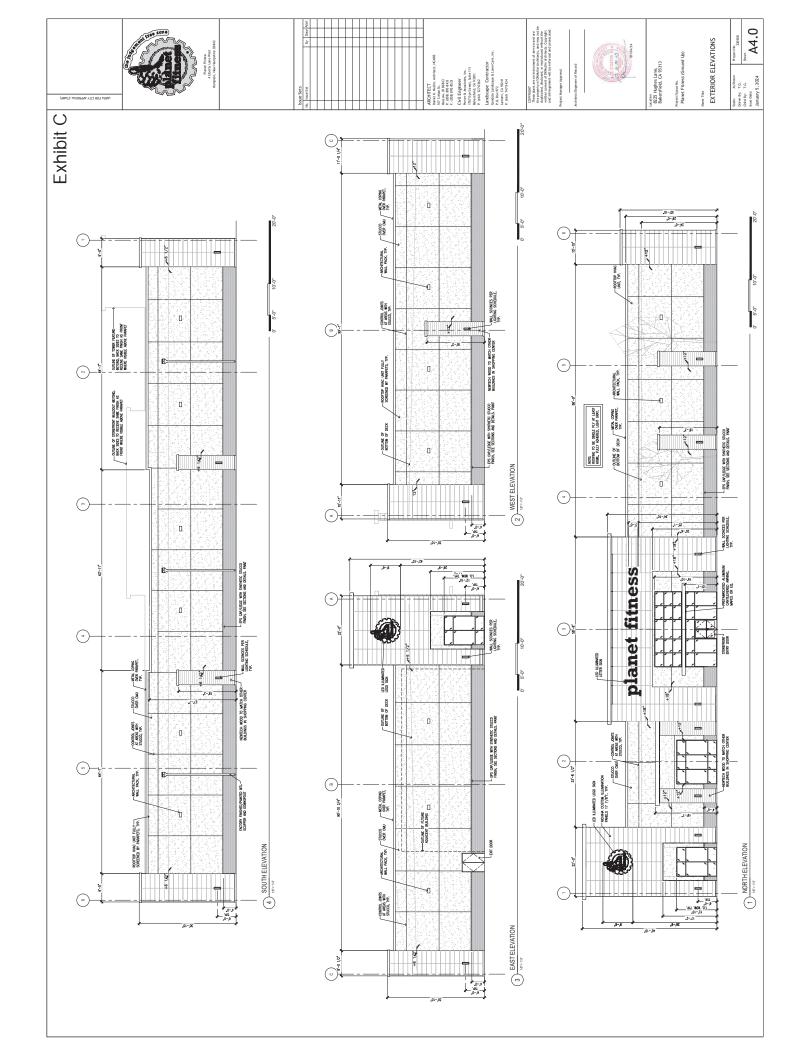
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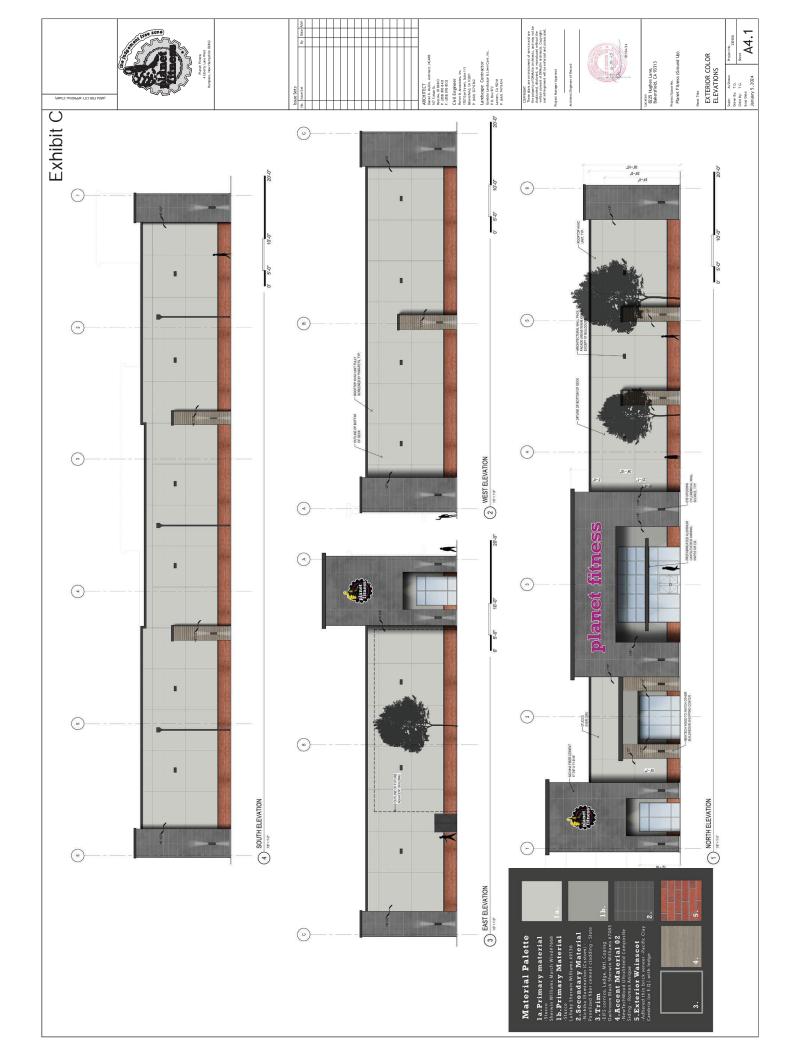


Project No. 230508
Street
L1.0 booton 8120 Hughes Lane, Bakersfield, CA 93313 Exhibit C HUGHES LANE 9 8 <u></u> BUILDING 6 PLANET FITNESS









# Chapter 17.54 PCD PLANNED COMMERCIAL DEVELOPMENT ZONE\*

#### Sections:

17.54.010	Intent and purpose.
17.54.020	Uses permitted.
17.54.030	Application.
17.54.040	Rezoning procedure.
17.54.050	Final development plan.
17.54.060	Latitude of regulations.
17.54.070	Required findings.
17.54.080	Expiration of zone or plans.
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#### 17.54.010 Intent and purpose.

It is recognized that an integrated development provides an opportunity for cohesive design when flexible regulations are applied. The planned commercial development zone is intended to allow for innovative design and diversification in the relationship of various uses, buildings, structures, lot sizes and open spaces while ensuring compliance with the general plan and the intent of the municipal code. In addition, the development would provide adequate improvements and standards necessary to satisfy the requirements of the public health, safety and general welfare. This zone is not to be used to restrict commercial development or to compromise other zoning districts that may be more appropriate for a site. Instead, it enables a developer to obtain approval of a specific, detailed plan for a commercial development which ensures that the uniqueness of the project design being proposed is preserved. Standards shall be observed without unduly inhibiting the advantages of modern site planning techniques and innovative planning of commercial and professional office neighborhoods. Land may be classified as being solely within a PCD zone (exclusive zone), or the PCD zone may be used as a combining zone in a C-O, C-1, C-2, or CC zone to assign a base zone defining allowable uses and ensure future site development will be compatible with surrounding development and/or to recognize unique site characteristics. (Ord. 4305 § 1, 2006; Ord. 4009 § 2, 2001; Ord. 3656 § 2, 1995)

<sup>\*</sup> Prior code history: prior code §§ 17.47.010—17.47.130

#### **17.54.020** Uses permitted.

- A. Uses permitted in a PCD zone used as a combining zone are those uses permitted by the base zone with which the PCD zone is combined.
- B. Uses for land classified as being within a PCD zone are as follows:
  - 1. Any permitted use listed in Chapters  $\underline{17.20}$  (C-O),  $\underline{17.22}$  (C-1) and  $\underline{17.24}$  (C-2) of this code. Any use that is conditional in these zones may be requested as part of the initial zone change and approved as conditional uses subject to the findings, conditions and revocation of rights as set forth in Chapter  $\underline{17.64}$  of this code. Uses which are conditional that are proposed once the PCD zone is effective shall be subject to the provisions of Chapter 17.64 of this code.
  - 2. Uses and structures which are incidental or accessory to any of the uses permitted in PCD zones.
- C. The permitted uses may be allowed in combinations in this zone, provided such use or uses are in harmony with each other and serve to fulfill the intent and purposes of the planned commercial development. (Ord. 4542 § 2, 2008; Ord. 4305 § 2, 2006; Ord. 4009 § 2, 2001; Ord. 3752 § 1, 1997; Ord. 3656 § 2, 1995)

#### 17.54.030 Application.

- A. When the PCD zone is to be assigned as an exclusive zone classification, the zone change application shall include the following:
  - 1. A preliminary development plan, drawn to scale, which shall be at the minimum scale indicated and shall include all the information as required for site plan review pursuant to Section 17.08.080(A)(3). The number and type of plans shall be as follows:
    - a. Eight copies at scale of all plans submitted;
    - b. One copy of each plan reduced to a size of eight and one-half inches by eleven inches;
    - c. One color rendition at scale of the site/landscape plan, and elevation plan;
  - 2. If the proposed project is to be developed in several stages, indicate the anticipated sequence of development;
  - 3. Show the proposed methods by which the applicant will govern the maintenance and continued protection of the development including any common areas;
  - 4. Indicate all proposed signs for the development;
  - 5. A completed zone change application on such forms as provided by the city, signed by the owner or owners in fee of the subject land and the owner of any option to purchase the property or any portion thereof, if any;

- 6. Any additional information, plans, drawings, elevations, photos, diagrams and improvements as may be required by the planning director to adequately review the project.
- B. When the PCD zone is used as a combining zone, the zone change application is not required to include development plans. Development plans as indicated in subsections (A)(1) through (A)(4) and (A)(6) shall be required prior to approval of a subdivision map pursuant to Section 16.28.170(0) or prior to issuance of a building permit as appropriate, and shall be considered at an advertised public hearing before the planning commission. A complete application and fee shall be required. The application and fee shall be the same as that for a site plan review hearing. The hearing shall constitute the review and approval of the preliminary development plans. Modifications to approved plans will be subject to the provisions set forth in Section 17.54.100.
- C. When the PCD zone is used as a combining zone, approval of development plans by the planning commission is final. If appealed, development plans shall be presented to the city council for final action at a noticed public hearing in accordance with Section  $\underline{17.64.050(B)}$ . (Ord. 4305 § 3, 2006; Ord. 4009 § 2, 2001; Ord. 3835 § 31, 1998; Ord. 3656 § 2, 1995)

#### 17.54.040 Rezoning procedure.

An application shall be processed as follows:

- A. Pursuant to Chapter 17.64 of this code regarding zone changes.
- B. If the application is approved by the city council, the zoning map of the area shall be changed by identifying the area with the map symbol PCD. If the PCD zone is approved as a combining zone, the base zone shall be identified, followed by the map symbol PCD (Example: C2/PCD).
- C. The preliminary development plan as approved with a PCD exclusive zone, shall be filed with the city and shall, by reference, be incorporated into and thereby become a part of the zoning ordinance of the city.
- D. After the effective date of the ordinance change to an exclusive PCD zone, no building or structure shall be erected, moved or altered on the subject property except when in compliance with the final development plan as approved by the site plan review committee. (Ord. 4009 § 2, 2001; Ord. 3903 § 5, 1999; Ord. 3656 § 2, 1995)

#### 17.54.050 Final development plan.

- A. *Contents.* The final development plan shall be drawn to the same scale and include the information as required for a preliminary development plan, together with any modifications or conditions that were required by the planning commission and city council.
- B. *Procedure.* The final development plan for a building permit shall be submitted and processed the same as required for a final site plan pursuant to Section 17.08.080B5. The site plan review committee shall review the plan for substantial compliance with the approved preliminary plan and satisfaction with all conditions set forth in the

city council's final decision. In instances where the planning commission desires to review the final plan, they may place a condition on the project requiring said plan to be brought back before them for review and approval. (Ord. 4009 § 2, 2001; Ord. 3903 § 7, 1999; Ord. 3874 § 2, 1998; Ord. 3835 § 31, 1998; Ord. 3656 § 2, 1995)

#### 17.54.060 Latitude of regulations.

In the approval of PCD plans, the planning commission or city council may approve or require in the final development plan, standards, regulations, limitations and restrictions either more or less restrictive than those specified elsewhere in the municipal code and which are designed to protect and maintain property values and provide or protect community amenities which would foster and maintain the health, safety and general welfare of the community, including and relating to but not limited to the following:

- A. Height limitations or any bulk requirements of buildings or structures, lot and yard requirements and distances between buildings;
- B. Percent coverage of land by buildings and structures;
- C. Parking ratios and areas expressed in relation to use of various portions of the property and/or building floor area;
- D. Limitations upon the size, design, number, lighting and location of all signs;
- E. The location, width and improvement of vehicular and pedestrian access to various portions of the property including portions within abutting streets;
- F. Construction of fences and walls;
- G. Arrangement and spacing of buildings and structures to provide appropriate open spaces around same;
- H. Location and size of off-street loading areas and docks;
- I. Uses of buildings and structures by general classification and specific designation when there are unusual requirements for parking; or when use involves noise, dust, odor, fumes, smoke, vibrations, glare or radiation incompatible with present or potential development of surrounding property or of other property in the development;
- J. Architectural design of buildings and structures;
- K. Schedule of time for construction and establishment of the proposed buildings, structures, or land uses or any stage of development thereof,
- L. Requiring of performance bonds to insure development as approved;
- M. Planting and maintenance of trees, shrubs, plants and lawns in accordance with a landscape plan;

N. Any additional improvements and dedications reasonably necessary to fulfill public needs for the general health, safety and welfare of the neighborhood and the city. (Ord. 4305 § 4, 2006; Ord. 4009 § 2, 2001; Ord. 3656 § 2, 1995)

#### 17.54.070 Required findings.

In approving and adopting the rezoning application with the preliminary development plan, the planning commission and city council shall find the following:

- A. The proposed planned commercial development zone and preliminary development plan is consistent with the general plan and objectives of this ordinance;
- B. The proposed development will constitute a commercial environment of sustained desirability and stability, and it will compliment and harmonize with the character of the surrounding neighborhood and community;
- C. The proposed development justifies exceptions from the normal application of this code in that it integrates such elements as the location of structures, circulation pattern, parking, landscaping and utilities, together with a program for provision, operation and maintenance of all areas, improvements, facilities and services provided on the property. (Ord. 4009 § 2, 2001; Ord. 3656 § 2, 1995)

#### 17.54.080 Expiration of zone or plans.

- A. When the PCD zone is assigned as an exclusive zone, the following shall apply:
  - 1. The applicant shall commence construction no later than three years from the effective date of the zoning change. If, within such period, the construction specified in the approved preliminary development plan has not been commenced, the planning director shall notify the planning commission of same and the commission shall consider whether changed circumstances justify a zone change to rescind the PCD zone or if additional time is necessary to be conditioned in order to commence construction of the project. Initiation of a zone change to rescind the PCD zone, or to change any conditions of approval including those extending time periods, shall be subject to the provisions of Section 17.64.070 of this code.
  - 2. With the exception of satellite pads, if a certificate of occupancy has not been issued for a substantial portion of the commercial structures in the first phase of a PCD zone within five years of the effective date of the PCD zone as determined by the planning director, he/she shall notify the planning commission of same and the commission shall consider whether changed circumstances justify a zone change to rescind the PCD zone or if additional time is necessary to be conditioned for the project to be completed. Initiation of a zone change to rescind the PCD zone, or to change any conditions of approval including those extending time periods, shall be subject to the provisions of Section 17.64.070 of this code.
  - 3. With the exception of satellite pads, where the first phase is substantially developed and the remaining phases are undeveloped or in various stages of development and five years have lapsed since the effective

date of the PCD zone as determined by the planning director, he/she shall notify the planning commission of same and the commission shall consider whether changed circumstances justify a zone change to rescind the PCD zone for the area containing the uncompleted phases or if additional time is necessary to be conditioned for the project to be completed. Initiation of a zone change to rescind the PCD zone, or to change any conditions of approval including those extending time periods, shall be subject to the provisions of Section 17.64.070 of this code.

B. When the PCD zone is used as a combining zone, no status review or other notification shall be required. Approved preliminary plans shall be subject to the same time periods as an approved site plan (Section 17.08.080D). If more than one preliminary development plan is approved for a site, the most recent approval shall supersede all previously approved plans. (Ord. 4009 § 2, 2001; Ord. 3656 § 2, 1995)

#### 17.54.090 Minimum site area.

The minimum area for a PCD zone shall be one acre. (Ord. 4009 § 2, 2001; Ord. 3656 § 2, 1995)

# 17.54.100 Modifications to approved preliminary and final development plans.

- A. An approved preliminary development plan may be modified by submitting an application for such modification according to the same procedure as is required in the initial review and approval of said plan.
- B. The flexibility of code requirements ordinarily required in other zones permitted in any initial approval of a PCD zone shall not be considered as a precedent setting, or as a lone compelling reason for approving any modification.
- C. Any application for a modification to an approved preliminary plan may be approved only after it has been found that it does not deviate from the intent and purpose of this zone and the required findings in Section 17.54.070 can be made.
- D. The planning director shall have the authority to administratively approve minor changes, modifications, alternations, deviations, or substitutions to an approved preliminary development plan with respect to colors, materials, architectural elevations, landscape plans and other physical changes of a similar nature provided any such change does not alter any use, environmental mitigation measure, condition of approval or substantially affect the basic character of the architecture or landscape architecture as established in the planning commission or city council's approval of the project. Such minor changes, modifications, alterations, deviations, or substitutions to an approved preliminary or final development plan shall be reported to the planning commission at its next regular meeting. At that time, the planning commission may accept the planning director's report, may further modify the planning director's approved changes or may direct staff to set the matter for hearing in accordance with the provisions of Chapter 17.64 of this code. (Ord. 4009 § 2, 2001; Ord. 3903 §§ 6, 8, 1999; Ord. 3874 § 1, 1998; Ord. 3656 § 2, 1995)

# 17.54.110 Maintenance of common areas and non-dedicated improvements and facilities.

- A. All common areas, if any, including open or green spaces, community recreation facilities, common walkways, parking areas, private streets, sidewalks, curbs and gutters and any improvements listed in Section 16.32.060 of the subdivision regulations of the city which are not dedicated and accepted may be constructed only upon full and adequate provision for their preservation and future maintenance in a manner acceptable to the city.
- B. Where ownerships are to be separate, such provision may be satisfied by a declaration of covenants, conditions and restrictions duly signed and acknowledged by the original owner or owners; articles of incorporation to be filed with the Secretary of State forming a corporation or association, which shall include provision for empowering such entity created to own and maintain all the properties within its jurisdiction and to exercise the powers and duties of such entity to be fully set forth in the declaration; bylaws of the entity which shall set forth rules of membership, required fees and assessments to be used for maintenance purposes, membership rights and duties; and forms of deeds incorporating the declaration by reference to its recording data.
- C. All documents must be referred to the city attorney for review and have the approval of the planning director as to their sufficiency to accomplish their purpose.
- D. The owners of the properties shall, as a condition of such ownership, be required to participate in the legal entity so formed and be responsible to said legal entity for the cost of performing the necessary maintenance. (Ord. 4009 § 2, 2001; Ord. 3656 § 2, 1995)

#### The Bakersfield Municipal Code is current through Ordinance 5149, passed December 13, 2023.

Disclaimer: The city clerk has the official version of the Bakersfield Municipal Code. Users should contact the city clerk for ordinances passed subsequent to the ordinance cited above.

<u>City Website: www.bakersfieldcity.us</u> <u>City Telephone: (661) 326-3000</u>

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