

PLANNING COMMISSION AGENDA
MEETING OF APRIL 18, 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 April 4, 2024.
Staff recommends approval.

5. CONSENT PUBLIC HEARINGS

- a. **Director Review and Approval 23-0490:** Jeremy Siegel (applicant) representing Kathleen Johnson (property owner) is requesting a Director Review and Approval Permit for a 65-foot tall monopine wireless telecommunications facility with ancillary equipment (BMC 17.59) on 1,225 square foot portion of a 2.58-acre parcel zoned A (Agricultural), located at 1125 Calamity Lane. Notice of Exemption on File.

Staff recommends project consideration be continued to May 2, 2024.

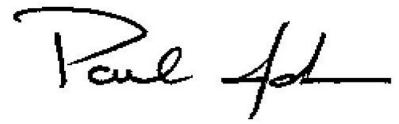
6. NON-CONSENT PUBLIC HEARINGS

7. NEW BUSINESS

- a. **Selection of the Chair and Vice-Chair:** Term of May 2024 - April 2025.

To be determined by Commissioners.

8. COMMUNICATIONS
9. COMMISSION COMMENTS
10. ADJOURNMENT

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

Paul Johnson
Planning Director



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: April 18, 2024

ITEM NUMBER: Roll Call1.()

TO:

FROM:

PLANNER:

DATE:

WARD:

SUBJECT:

Zachary Bashirtash, Chair

Daniel Cater, Vice-Chair

Cassie Bittle

Gurtarpreet Kaur

Larry Koman

Candace Neal

Adam Strickland

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: April 18, 2024

ITEM NUMBER: Public Statements3.(a.)

TO:

FROM:

PLANNER:

DATE:

WARD:

SUBJECT: Agenda Item Public Statements

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: April 18, 2024

ITEM NUMBER: Public Statements3.(b.)

TO:

FROM:

PLANNER:

DATE:

WARD:

SUBJECT:

Non-Agenda Item Public Statements

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:



COVER SHEET
PLANNING DEPARTMENT
STAFF REPORT

MEETING DATE: April 18, 2024

ITEM NUMBER: Consent Calendar
Items4.(a.)

TO:

FROM:

PLANNER:

DATE:

WARD:

SUBJECT:

Approval of Planning Commission minutes of April 4, 2024.

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
PC 04/04/2024 Minutes	Cover Memo



PLANNING COMMISSION MINUTES

Regular Meeting of April 4, 2024 – 5:30 p.m.
Council Chambers, City Hall, 1501 Truxtun Avenue

ACTION TAKEN

1. ROLL CALL

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

Absent: Chair Bashirtash

Staff Present: Paul Johnson, DS Planning Director; Viridiana Gallardo-King, Deputy City Attorney II; Manpreet Behl, PW Civil Engineer IV; Shannon Clark, DS Civil Engineer II; Susanna Kormendi, Civil Engineer III; Jennie Eng, DS Principal Planner; Roque Nino, Principal Planner; Tony Jaquez, DS Principal Planner; Courtney Camps, DS Associate Planner;; Macy Iacopetti, DS Secretary I; Ana Solis, DS Secretary II

2. PLEDGE OF ALLEGIANCE

3. PUBLIC STATEMENTS

a. Agenda Item Public Statements

None.

b. Non-Agenda Item Public Statements

None.

4. CONSENT ITEMS

a. Approval of Minutes: Regular scheduled Planning Commission meeting of April 4, 2024.

5. CONSENT PUBLIC HEARINGS

There are no Consent Public Hearing Items

**APPROVED.
BASHIRTASH
ABSENT; NEAL
ABSTAINED**

ACTION TAKEN

6. NON-CONSENT PUBLIC HEARINGS

- a. Zone Change No. 23-0287:** Mc Intosh & Associates, representing Old River Properties, LLC (property owner), is proposing a change in zone classification from R-1 (One-Family Dwelling) to R-2 (Limited Multiple-Family Dwelling) on 20.56 acres located near the northwest of Panama Lane and Old River Road. A Mitigated Negative Declaration will also be considered.

RES 11-24
RES 12-24

Associate Planner Courtney Camps provided the staff report. Public hearing was opened. Two people spoke in favor. No speakers in opposition. No one spoke in rebuttal. Public hearing closed. Planning Commission deliberated. Motion by Commissioner Koman, seconded by Commissioner Kaur, to approve Non-Consent Public Hearing Item 6.a. incorporating the Planning Director's memo dated April 4, 2024. Motion approved.

APPROVED
BASHIRTASH
ABSENT

7. COMMUNICATIONS

- a.** Planning Director Johnson congratulated Principal Planner Jennie Eng on her 40 years of service with the city of Bakersfield. He also announced the next Planning Commission meeting will be on April 18, 2024.

8. COMMISSION COMMENTS

- a.** Vice-Chair Cater congratulated Principal Planner Jennie Eng.

9. ADJOURNMENT

There being no further business, Chair Bashirtash adjourned the meeting at 5:56 p.m.

Ana Solis
Recording Secretary

Paul Johnson
Planning Director



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: April 18, 2024

ITEM NUMBER: Consent Public
Hearings5.(a.)

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Taniya Wright, Assistant Planner

DATE:

WARD: Ward 5

SUBJECT:

Director Review and Approval 23-0490: Jeremy Siegel (applicant) representing Kathleen Johnson (property owner) is requesting a Director Review and Approval Permit for a 65-foot tall monopine wireless telecommunications facility with ancillary equipment (BMC 17.59) on 1,225 square foot portion of a 2.58-acre parcel zoned A (Agricultural), located at 1125 Calamity Lane. Notice of Exemption on File.

APPLICANT: Eukon Group

OWNER: Kathleen Johnson

LOCATION: 1125 Calamity Lane

STAFF RECOMMENDATION:

Staff recommends project consideration be continued to May 2, 2024.

ATTACHMENTS:

Description	Type
01 DRA 23-0490 Staff Report Request for Continuance	Staff Report
02 DRA 23-0490 02 04 Map Set Combined	Backup Material
03 DRA 23-0490 02 04 Development Plans Combined	Backup Material



CITY OF BAKERSFIELD PLANNING COMMISSION

MEETING DATE: April 18, 2024

AGENDA: 5.a

TO: Chair Bashirtash and Members of the Planning Commission

FROM: Paul Johnson, Planning Director *PJ*

DATE: April 12, 2024

FILE: Director Review and Approval Permit 23-0490

WARD: 5

STAFF PLANNER: Taniya Wright, Assistant Planner

REQUEST: A Director review for approval permit for a 65-foot tall monopine wireless telecommunications facility with ancillary equipment.

APPLICANT: Eukon Group
65 Post, Suite 1000
Irvine, CA 92618

OWNER: Kathleen Johnson
14101 Palm Avenue
Bakersfield, CA 93314

LOCATION: 1125 Calamity Lane

APN: 409-021-06

PROJECT SIZE: 1,225 Square Feet

CEQA: Section 15303
(Class 3, Small Structure)

EXISTING GENERAL PLAN DESIGNATION: RR (Rural Residential)

EXISTING ZONE CLASSIFICATION: A (Agricultural Zone)

STAFF RECOMMENDATION: Continue for two weeks.

PROJECT ANALYSIS:

Subsequent to setting this project for consideration, staff is recommending this item be continued to May 2, 2024, hearing to allow time for the applicant to meet the requirements for signage posting according to Municipal Code 17.64.050.B.6.

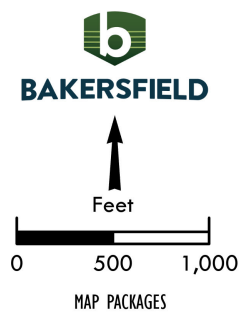
MAP SET

CUP 23-0490
APN: 409-021-06

CITY OF BAKERSFIELD



AERIAL



CUP 23-0490
APN: 409-021-06


CITY OF BAKERSFIELD



Zone CLR

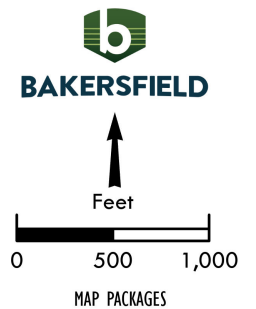
Resource Zone Designations

 A Agricultural

 OS Open Space

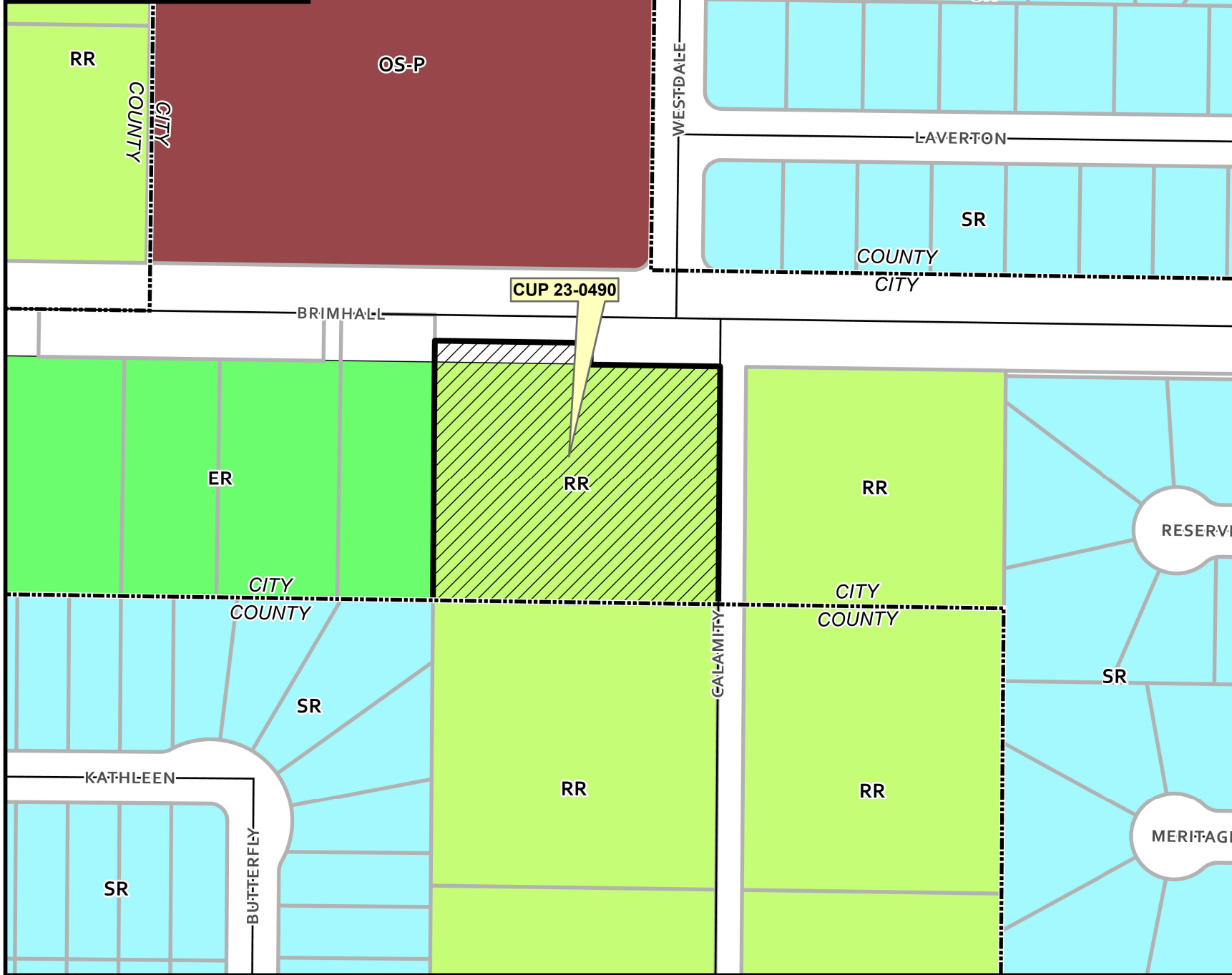
Residential Zone Designations

 E Estate One Family Dwelling



CUP 23-0490
APN: 409-021-06

CITY OF BAKERSFIELD



Land Use-CLR

RESIDENTIAL

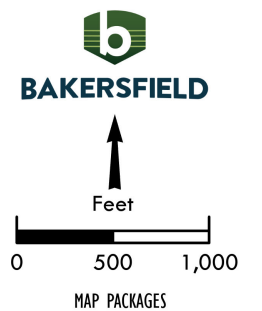
SR - Suburban
Residential: ≤ 4
dwelling units/net acre

ER - Estate Residential: 1
dwelling unit/net acre

RR - Rural Residential:
2.5 gross acres/
dwelling unit

OPEN SPACE

OS-P - Parks and
Recreation



1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
3. UTILITY DESIGNS AND ROUTES ARE PRELIMINARY PENDING FINAL DESIGN BY UTILITY PROVIDER.
4. THIS SITE PLAN IS NOT INTENDED TO BE A LAND SURVEY.



SCALE	32'	0	16'	32'	64'	128'
1/32"=1'-0"						

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IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

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CONSTRUCTION

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TO ALTER THIS DOCUMENT.

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
FE	GD	RB

ZONING
DRAWINGS

SUBMITTALS

REV	DATE	DESCRIPTION
A	06/21/23	90% ZONING DRAWINGS
0	10/27/23	100% ZONING DRAWINGS
1	01/10/24	PLANNING COMMENTS

[illegible]

CA-1214

TABLE 1. *Salmonella* serotypes and phage types isolated from cattle and sheep in the United Kingdom, 1990-1994

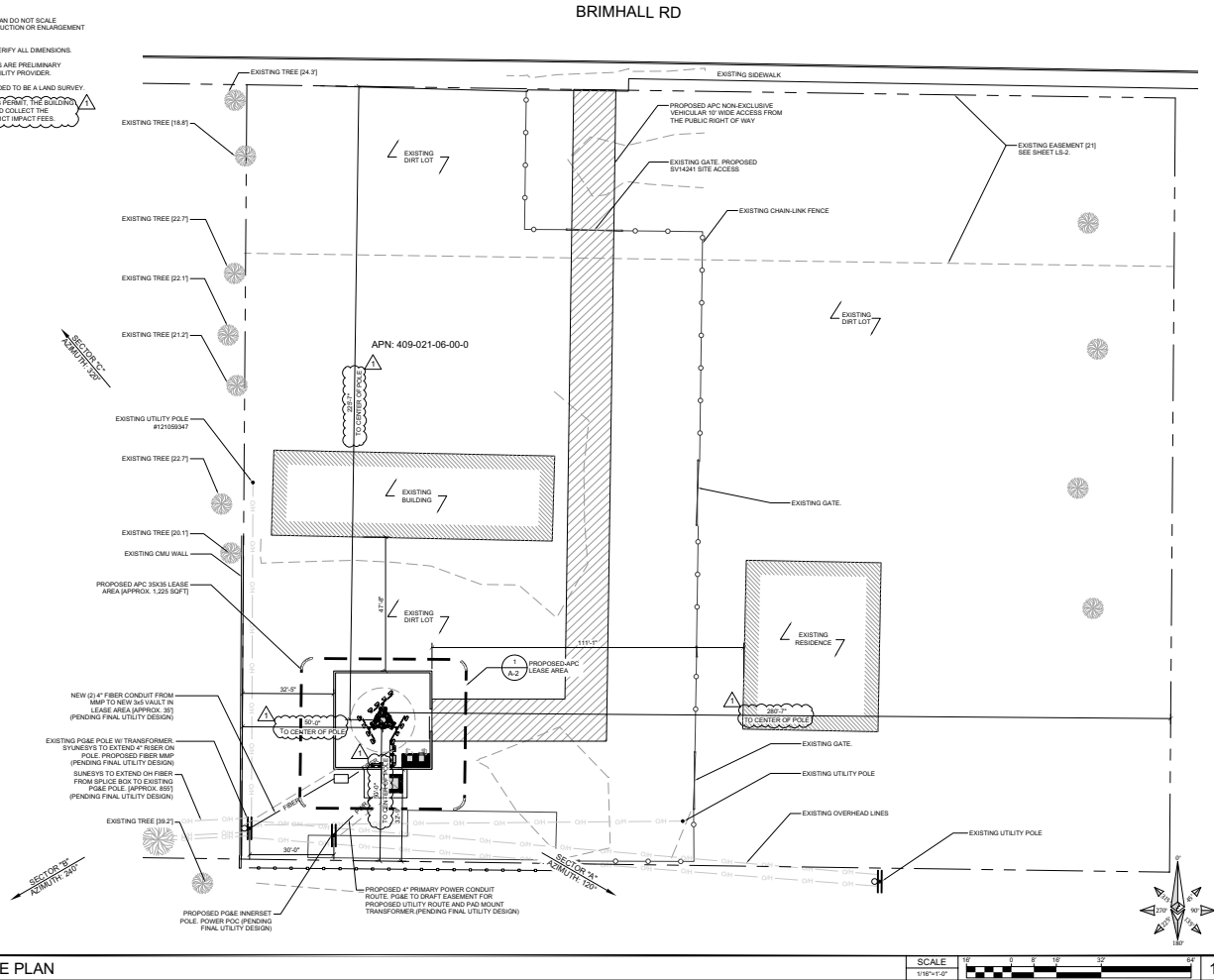
SITE PLAN

Page 10 of 10

SHEET NUMBER

A-1

- NOTES:
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 2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
 3. UTILITY DESIGNS AND ROUTES ARE PRELIMINARY PENDING FINAL DESIGN BY UTILITY PROVIDER.
 4. THIS SITE PLAN IS NOT INTENDED TO BE A LAND SURVEY.
 5. PRIOR TO SECURING A BUILDING PERMIT, THE BUILDING DIVISION WILL CALCULATE AND COLLECT THE APPROPRIATE SCHOOL DISTRICT IMPACT FEES.



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FE	GD	RB

ZONING
DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	06/21/23	95% ZONING DRAWINGS
0	10/27/23	100% ZONING DRAWINGS
1	01/10/24	PLANNING COMMENTS

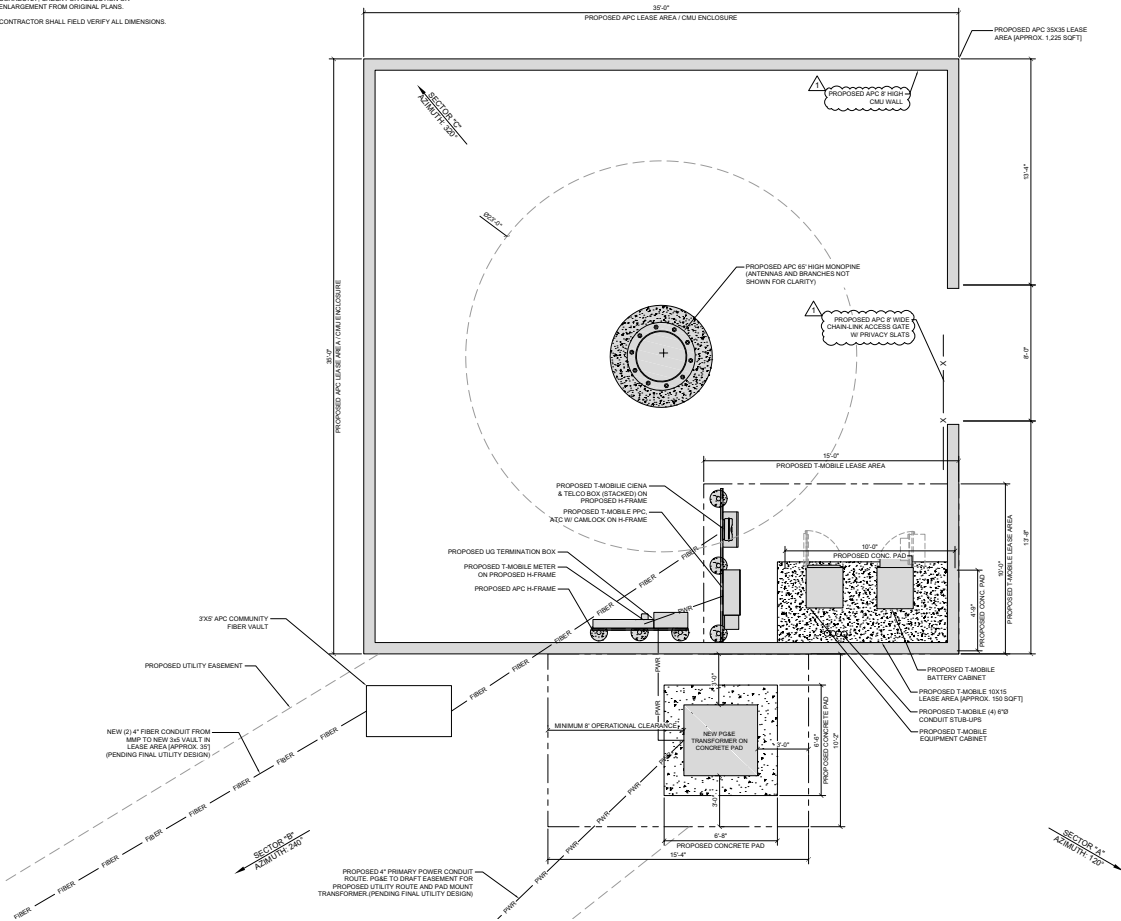
PROJECT INFORMATION
CA-1214
1125 CALAMITY LANE
BAKERSFIELD, CA 93314

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A-1.1

BUNION 0432 8022 JAWORNIK TEMPLATE V02 11-18-22

- NOTE:
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 2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.



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FE GD RB

**ZONING
DRAWINGS**

SUBMITTALS		
REV	DATE	DESCRIPTION
A	06/21/23	95% ZONING DRAWINGS
0	10/27/23	100% ZONING DRAWINGS
1	01/10/24	PLANNING COMMENTS

PROJECT INFORMATION

CA-1214

1125 CALAMITY LANE
BAKERSFIELD, CA 93314

SHEET TITLE

EQUIPMENT PLAN

SHEET NUMBER

A-2

COMPOUND PLAN

SCALE 3/8"=1'-0" 1

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
3. ANTENNA AND MW APC SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.



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DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
FE	GO	RB

ZONING DRAWINGS

SUBMITTALS

REV	DATE	DESCRIPTION
A	06/21/23	90% ZONING DRAWINGS
0	10/27/23	100% ZONING DRAWINGS
1	01/10/24	PLANNING COMMENTS

PROJECT INFORMATION								
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CA-1214

1125 CALAMITY LANE
BAKERSFIELD, CA 93314

SHEET TITLE

ANTENNA PLAN AND
SCHEDULE

SHEET NUMBER

A-3

EUKON_AT&T_GOOD_MONOPOLE_TEMPLATE_V2_11-18-22

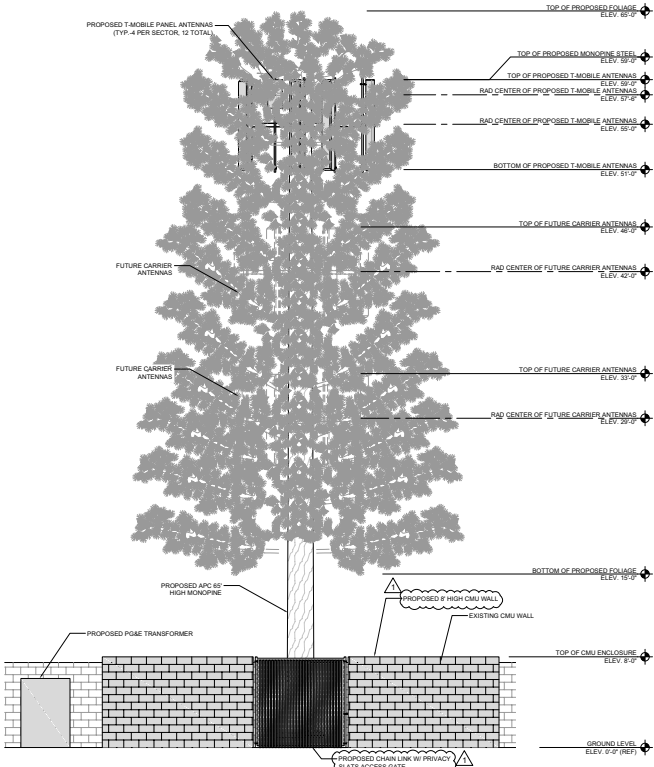
NOT USED

2	ANTENNA PLAN
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SCALE
1/2"=1'-0"

1

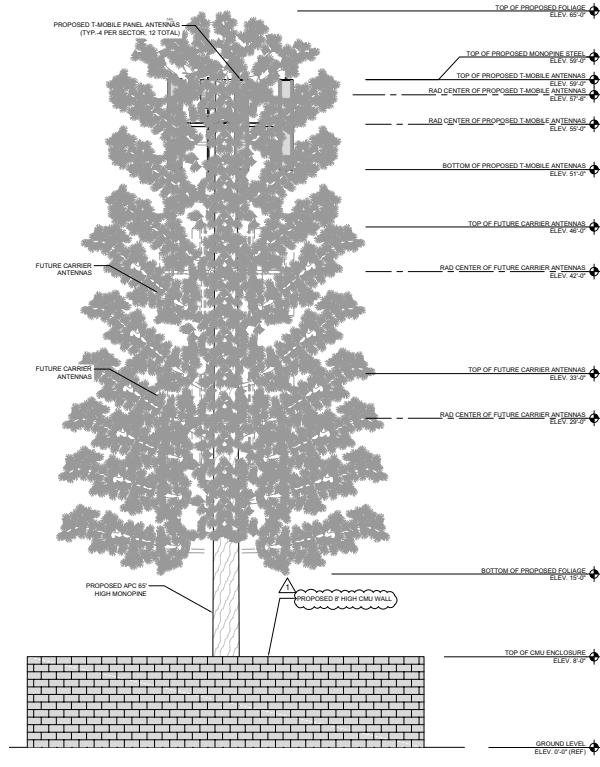
- NOTE:
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 2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.



PROPOSED EAST ELEVATION

SCALE
1/4"=1'-0"

2



PROPOSED NORTH ELEVATION

SCALE
1/4"=1'-0"

1

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FE	GD	RB

**ZONING
DRAWINGS**

SUBMITTALS		
REV	DATE	DESCRIPTION
A	06/21/23	95% ZONING DRAWINGS
0	10/27/23	100% ZONING DRAWINGS
1	01/10/24	PLANNING COMMENTS

PROJECT INFORMATION

CA-1214

1125 CALAMITY LANE
BAKERSFIELD, CA 93314

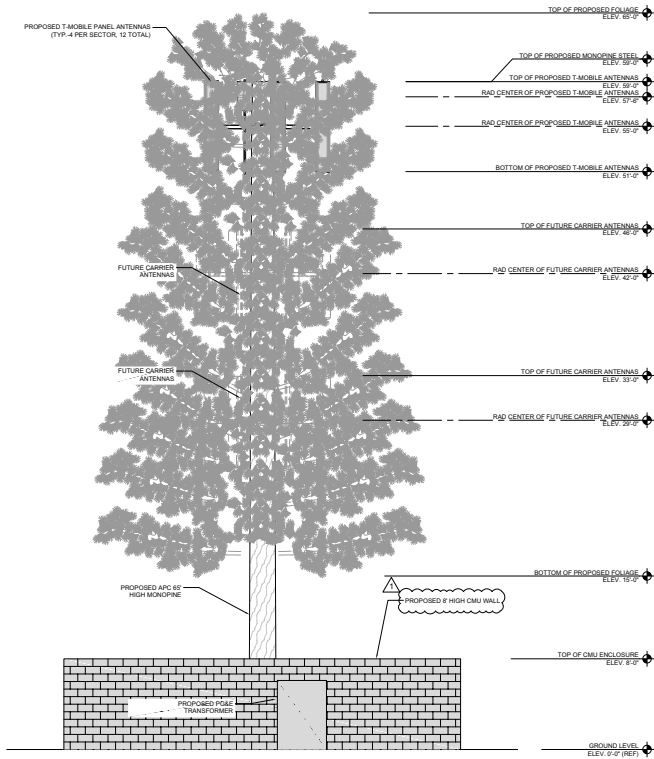
SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-4

- NOTE:
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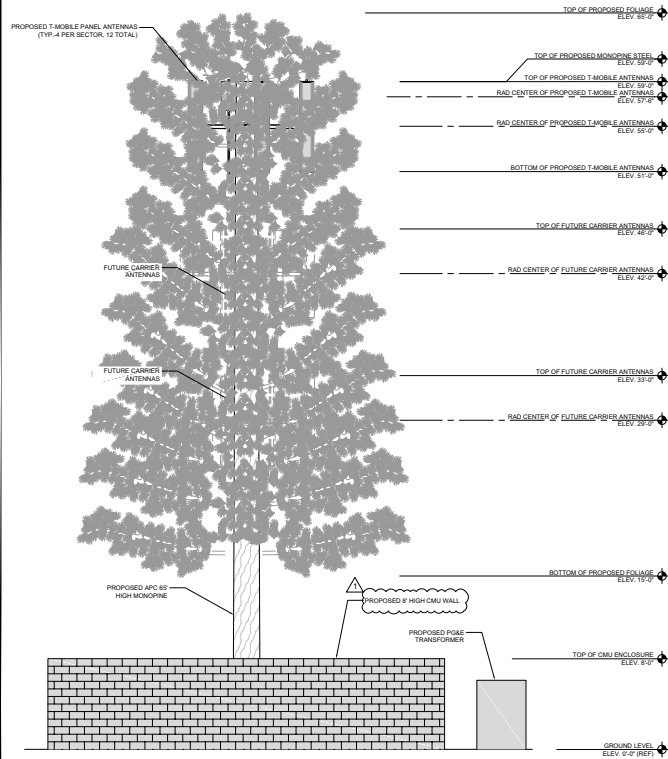


PROPOSED SOUTH ELEVATION

SCALE



2



PROPOSED WEST ELEVATION

SCALE



1

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DRAWN BY: UTILITIES CHECKED BY: JAE
FE GD RB

ZONING
DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	06/21/23	95% ZONING DRAWINGS
0	10/27/23	100% ZONING DRAWINGS
1	01/10/24	PLANNING COMMENTS

PROJECT INFORMATION

CA-1214

1125 CALAMITY LANE
BAKERSFIELD, CA 93314

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-5



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: April 18, 2024

ITEM NUMBER: New Business7.(a.)

TO: Chair and Members of the Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER:

DATE:

WARD:

SUBJECT:

Selection of the Chair and Vice-Chair: Term of May 2024 - April 2025.

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:

To be determined by Commissioners.