



**BOARD OF ZONING ADJUSTMENT  
AGENDA  
MEETING OF NOVEMBER 13, 2018, 3:00 PM**  
Council Chambers, City Hall South, 1501 Truxtun Avenue

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**1. ROLL CALL**

**2. PUBLIC STATEMENTS:**

**3. MINUTES**

- a. Approval of Minutes for the October 9, 2018 regular meeting.  
Staff recommends approval.

**4. CONSENT CALENDAR PUBLIC HEARINGS**

Ward 5

- a. **File No. 18-0395:** David Erb is requesting a conditional use permit to allow a physical fitness facility (17.64.020.B) in a C-O (Professional and Administrative Office Zone) district located at 8800 Stockdale Highway. Proposed Notice of Exemption on file.  
Staff recommends approval.

**5. PUBLIC HEARINGS**

**6. STAFF COMMUNICATIONS**

**7. BOARD STATEMENTS**

**8. ADJOURNMENT**

A handwritten signature in black ink, appearing to read "K. F. Coyle", is written over a horizontal line.

Kevin F. Coyle, AICP CEP,  
Planning Director



# COVER SHEET

## PLANNING DEPARTMENT

### STAFF REPORT

**MEETING DATE:** November 13, 2018      **ITEM NUMBER:** 3.(a.)

**TO:** BZA

**FROM:** Kevin F. Coyle, AICP CEP, Planning Director

**PLANNER:** Paul Johnson, Principal Planner

**DATE:**

**WARD:**

**SUBJECT:** Approval of Minutes for the October 9, 2018 regular meeting.

**APPLICANT:**

**OWNER:**

**LOCATION:**

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**STAFF RECOMMENDATION:**

Staff recommends approval.

**ATTACHMENTS:**

Description	Type
☐ Minutes	Backup Material



**BOARD OF ZONING ADJUSTMENT**  
**MINUTES**  
**Meeting of October 9, 2018, 3:00 p.m.**

City Council Chambers, City Hall South, 1501 Truxtun Avenue  
Regular Meeting - 3:00 p.m.

		<u><b>ACTION TAKEN</b></u>
<b>REGULAR MEETING</b>		
<b>1.</b>	<b>ROLL CALL</b>  Present: Members Fick, Huot, and Patteson Absent: None	
<b>2.</b>	<b>PUBLIC STATEMENTS</b>  None.	
<b>3.</b>	<b>MINUTES</b>  a. Approval of minutes of the regular meeting held September 11, 2018.  <i>Motion by Member Huot to approve Item 3.a.</i>	<b>APPROVED</b>
<b>4.</b>	<b>CONSENT CALENDAR PUBLIC HEARINGS</b>  a. Moved to Public Hearing Item 5.a  b. Moved to Public Hearing Item 5.b  c. Moved to Public Hearing Item 5.c	
(Ward 2)	d. Conditional Use Permit No. 18-0344: Approval of a Conditional Use Permit to allow a beauty salon (17.20.040.B.3) in a C-O (Professional and Administrative Office Zone) district located at 321 H Street. A finding that the project is exempt from the California Environmental Quality Act will also be considered.	<b>Res No. 18-25</b>
(Ward 2)	e. Conditional Use Permit No. 18-0357: Approval of a Conditional Use Permit to allow an existing garage/storage structure to be converted into a second dwelling unit (17.22.040.A) in a C-1 (Neighborhood Commercial Zone) district located at 1705 Baker Street. A finding that the project is exempt from the California Environmental Quality Act will also be considered.	<b>Res No. 18-26</b>
<b>The consent calendar public hearing opened. Kevin Palla requested Item 4.a be moved to the public hearing agenda. Member Patteson requested Items 4.b and 4.c be moved to the public hearing agenda for discussion. Public hearing closed for Consent Calendar.</b>		

**REGULAR MEETING**

***Motion by Member Huot to approve Consent Calendar Public Hearing items 4.d and 4.e.***

**ACTION  
TAKEN  
Approved**

**5. PUBLIC HEARINGS**

- (Ward 3) a. Zoning Modification No. 18-0317: Approval of a Zoning Modification to allow 14 parking spaces where a minimum 16 parking spaces are required for a 1,175 square foot restaurant (17.58.110.E.13) in the M-1 (Light Manufacturing Zone) district located at 7530 Rosedale Highway. A finding that the project is exempt from the California Environmental Quality Act will also be considered.

**Res No. 18-22**

**The public hearing was opened. Staff presentation given.**

The applicant, Danny Nunez, explained the reduction in parking was requested because he proposed new landscaped areas along project frontage where pavement currently exists. Mr. Nunez stated the new landscaping would enhance aesthetics of area rather than vehicles parked along the frontage. Additionally, he proposed a masonry wall on the eastern and northern property lines, although not reflected on the site plan.

Kevin Palla, representing the property owner to the north, requested a block wall between the proposed restaurant and the single-family residence. Mr. Palla stated that it should be a condition of approval.

**Public hearing closed. Board Members deliberated.**

***Motion by Member Huot to approve Item 5.a, as proposed by Staff.***

- (Ward 1) b. Conditional Use Permit No. 18-0229: Approval of a Conditional Use Permit to allow a trucking yard (17.28.030.H) in a M-1 (Light Manufacturing Zone) district located at 2122 South Union Avenue. A finding that the project is exempt from the California Environmental Quality Act will also be considered.

**Res No. 18-23**

- (Ward 1) c. Conditional Use Permit No. 18-0230: Approval of a Conditional Use Permit to allow a trucking yard (17.28.030.H) in a M-1 (Light Manufacturing Zone) district located at 2120 South Union Avenue. A finding that the project is exempt from the California Environmental Quality Act will also be considered.

**Res No. 18-24**

**The public hearing was opened. Staff presentation given on Items 5.b and 5.c. Staff concluded by stating a memorandum was prepared to modify Condition II.5.e. on both projects.**

**ACTION**  
**TAKEN**

**REGULAR MEETING**

Member Patteson asked the applicant, Leslie VoVilla, how access was being provided to the site. Ms. VoVilla responded that access will be provided through a recorded access easement.

Public hearing closed. Board Members deliberated.

*Motion by Member Huot to approve Items 5.b and 5.c as proposed by Staff, with incorporation of the Director's memorandum dated October 9, 2018.*

**6. STAFF COMMUNICATIONS**

None.

**7. BOARD STATEMENTS**

None.

**8. ADJOURNMENT**

Chair Fick adjourned the meeting at 3:30 p.m.

Marisa Iturralde, Recording Secretary

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Kevin F. Coyle, AICP CEP  
Planning Director



# COVER SHEET

## PLANNING DEPARTMENT

### STAFF REPORT

**MEETING DATE:** November 13, 2018

**ITEM NUMBER:** Consent Calendar Public Hearings4.(a.)

**TO:** BZA

**FROM:** Kevin F. Coyle, Planning Director

**PLANNER:** Whitney Jackson

**DATE:**

**WARD:** Ward 5

**SUBJECT:**

**File No. 18-0395:** David Erb is requesting a conditional use permit to allow a physical fitness facility (17.64.020.B) in a C-O (Professional and Administrative Office Zone) district located at 8800 Stockdale Highway. Proposed Notice of Exemption on file.

**APPLICANT:** David Erb

**OWNER:** Don Bynum

**LOCATION:** 8800 Stockdale Highway

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**STAFF RECOMMENDATION:**

Staff recommends approval.

**ATTACHMENTS:**

Description	Type
<input type="checkbox"/> Staff Report	Staff Report
<input type="checkbox"/> Resolution	Resolution



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## PLANNING DEPARTMENT STAFF REPORT

**TO:** Chair and Members of the Board of Zoning Adjustment

**FROM:** Kevin F. Coyle, AICP CEP, Planning Director

**DATE:** November 13, 2018

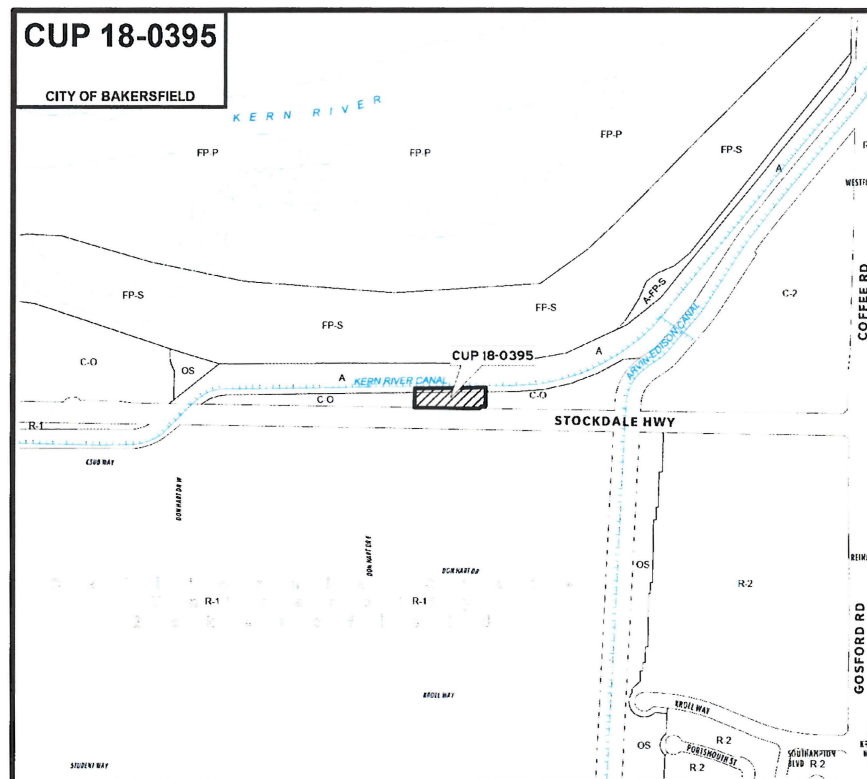
**SUBJECT:** **File No. 18-0395** - Conditional Use Permit to allow a physical fitness facility (17.64.020.B) in a C-O (Professional and Administrative Office Zone) district (Ward 5).

**APPLICANT:** David Erb  
P.O. Box 2126  
Bakersfield, CA 93303

**OWNER:** Don Bynum  
5601 Truxtun Avenue  
Bakersfield, CA 93309

**LOCATION:** 8800 Stockdale Highway | Bakersfield, CA 93311 | APN: 501-020-17

**Figure 1. Location Map and Zone Map**



**RECOMMENDATION:** Adopt Resolution and suggested findings **APPROVING** Conditional Use Permit No. 18-0395, as depicted in the project description and subject to the listed conditions of approval.

## PROJECT SUMMARY:

The project is a request for a conditional use permit to allow a change of use from an office to a physical fitness facility (pilates studio) in a C-O (Professional and Administrative Office Zone) district. See Figures 2 and 3.

Figure 2. Site Aerial

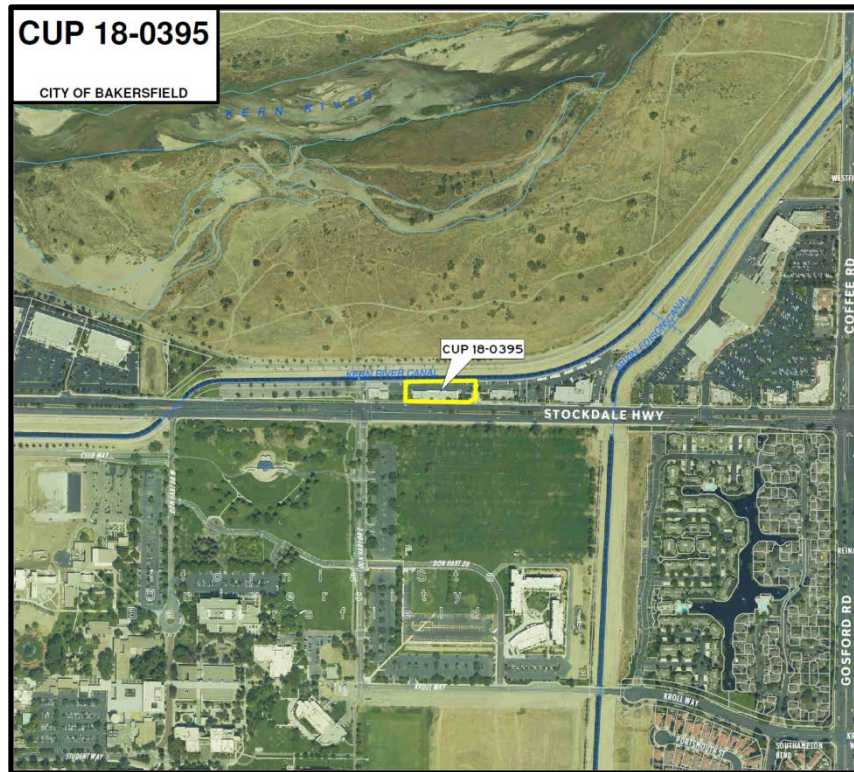
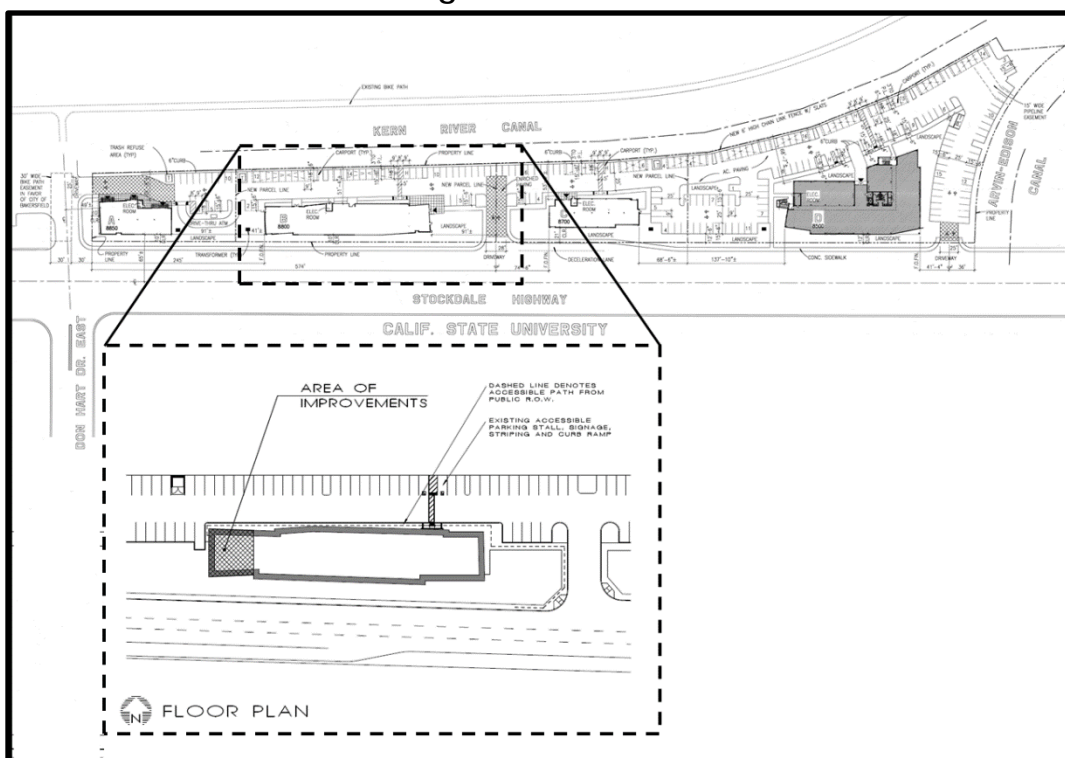


Figure 3. Site Plan





The project site is a 1,498 square foot suite within a larger commercial office development. The site and surrounding property's General Plan land use designation, zoning classification, and land use are specified in Table 1:

Table 1. Surrounding Land Uses			
LOCATION	GENERAL PLAN	ZONE DISTRICT	EXISTING LAND USE
Site	OC	C-O	Commercial Offices
North	OS	A	Kern River Parkway Trail
East	OC	C-O	Commercial Offices
South	PS	R-1	Cal State University Bakersfield
West	OC	C-O	Commercial Offices
<b>General Plan Key</b> OC: Office Commercial OS: Open Space PS: Public and Private Schools		<b>Zone District Key</b> C-O: Professional and Administrative Office A: Agriculture R-1: Single-Family Dwelling	

## ANALYSIS:

Physical fitness facilities are a permitted use in the C-1 (Neighborhood Commercial Zone) district; however, they require approval of a conditional use permit in the C-O district.

As proposed, the existing office would be converted into a pilates fitness studio (LVL Fitness). Hours of operation are 6:00 am to 7:00 pm, Monday through Sunday. LVL Fitness is a boutique style studio with only eight (8) machines with a capacity of eight students per class, and a maximum two staff members present at any one time.

Pursuant to Bakersfield Municipal Code Section 17.58.110.E.23, health clubs require one parking space per 300 square feet. An office complex is parked at a ratio of 1 space per 200 square feet up to and including 15,000 square feet, and an additional 1 space per 250 square feet in excess of 15,000 square feet. The office complex was in compliance with parking requirements; therefore, sufficient parking exists for the physical fitness facility.

## 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 15061(b)(3), because the project does not have the potential to cause a significant effect on the environment. 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 mail regarding this public hearing in accordance with city ordinance and state law. To date, no comments have been received.

## CONCLUSIONS:

**Findings.** Section 17.64.060.C contains specific findings that must be made in order for your Board to approve the requested conditional use permit. Specifically, the section states that a conditional use permit shall be granted only when it is found that:

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

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

In accordance with these required findings, and as conditioned, Staff finds: (1) the proposed physical fitness facility is located in an area already developed with similar health and wellness focused activity (cycling retailer, performance fitness and physical therapist, and Kern River Parkway Trail), and (2) the project would result in a development that is consistent with the intent of both the Metropolitan Bakersfield General Plan and the Bakersfield Municipal Code.

**Recommendation.** Based on the foregoing, Staff concludes the request sufficiently demonstrates compliance with the necessary findings and, therefore, recommends your Board adopt Resolution and suggested findings approving Conditional Use Permit No. 18-0395, as depicted in the project description and subject to the listed conditions of approval.

## ATTACHMENTS:

Draft Resolution with Exhibits

RESOLUTION NO. 18-\_\_\_\_\_

**RESOLUTION OF THE BAKERSFIELD BOARD OF ZONING ADJUSTMENT  
APPROVING A CONDITIONAL USE PERMIT TO ALLOW A CHANGE OF  
USE FROM AN OFFICE TO A PHYSICAL FITNESS FACILITY (17.64.020.B) IN  
A C-O (PROFESSIONAL AND ADMINISTRATIVE OFFICE ZONE) DISTRICT  
LOCATED AT 8800 STOCKDALE HIGHWAY. (CUP NO. 18-0395)**

**WHEREAS**, David Erb filed an application with the City of Bakersfield Development Services Department for a conditional use permit to allow a change of use from an office to a physical fitness facility (17.64.020.B) in a C-O (Professional and Administrative Office Zone) district, located at 8800 Stockdale Highway (the "Project"); and

**WHEREAS**, the Secretary of the Board of Zoning Adjustment set Tuesday, November 13, 2018, at 3:00 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 Board of Zoning Adjustment 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 Board of Zoning Adjustment; and

**WHEREAS**, the above described project is exempt from the requirements of CEQA in accordance with Section 15061(b)(3); 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 15061(b)(3) because the project does not have the potential to cause a significant effect on the environment.
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 Board of Zoning Adjustment 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. 18-0395 as described in this resolution, is hereby approved subject to the conditions of approval in Exhibit A and as shown in Exhibits B and C.

**I HEREBY CERTIFY** that the foregoing Resolution was passed and adopted by the Board of Zoning Adjustment of the City of Bakersfield at a regular meeting held on November 13, 2018, on a motion by Member \_\_\_\_\_ by the following vote:

AYES:

NOES:

RECUSE:

ABSTAIN

ABSENT:

APPROVED

\_\_\_\_\_  
MARK FICK, CHAIR

City of Bakersfield Board of Zoning Adjustment

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

## EXHIBIT A

### CONDITIONS OF APPROVAL Conditional Use Permit No. 18-0395

**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 BZA 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 BZA 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 BZA may also consider adding or modifying conditions to ensure the use complies with the intent of City ordinances.*
- *Unless otherwise conditioned, this approval runs with the land and may continue under successive owners provided all the above mentioned provisions are satisfied.*

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

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

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

The City will promptly notify Applicant of any such claim, action or proceeding, falling under this condition within thirty (30) days of actually 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 for a change of use from an office to a physical fitness facility in a C-O (Professional and Administrative Office Zone) district located at 8800 Stockdale Highway as depicted on attached Exhibits B and C.

**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 item will usually need to be shown on the final building plans or completed before a building permit is issued. Each has been grouped by department so that you know whom to contact if you have questions.***

**A. DEVELOPMENT SERVICES – BUILDING (1715 Chester Avenue)  
(Staff contact - Oscar Fuentes; 661-326-3676 or OFuentes@bakersfieldcity.us)**

1. Show on the final building plan pedestrian access from the public way and handicap parking. Private streets are not the public way.
2. Include with or show on the final building plans information necessary to verify that the project complies with all disability requirements of Title 24 of the California Building Code.
3. Buildings or structures shall require installation of an automatic fire sprinkler system where required by current California Building Code and City ordinance.
4. The Building Division will calculate and collect the appropriate school district impact fee at the time they issue a building permit.
5. Final Building plans shall show pedestrian access pathways or easements for persons with disabilities from public rights-of-ways that connect to all accessible buildings, facilities, elements, and spaces in accordance with the California Building Code. These pedestrian access ways shall not be parallel to vehicular lanes unless separated by curbs or railings.
6. Prior to granting occupancy, the Building Division will verify that a water meter serving the development is in place. Therefore, it is recommended that the developer contact the applicable water purveyor to inquire about their process for obtaining water service for the development as soon as possible. To determine who the water purveyor for the development is, you may contact the City of Bakersfield Water Resources Department (1000 Buena Vista Road, Bakersfield, CA, phone: 661-326-3715).
7. Show on the final building plan, electric vehicle supply equipment to facilitate future installation as required by the California Green Code.

**B.     DEVELOPMENT SERVICES – PLANNING (1715 Chester Avenue)  
(Staff contact - Whitney Jackson; 661-326-3673 or [WJackson@bakersfieldcity.us](mailto:WJackson@bakersfieldcity.us))**

- 1.     The minimum parking required for this project has been computed based on use and shall be as follows:

<u>Proposed Use</u>	<u>Square Footage</u>	<u>Parking Ratio</u>	<u>Required Parking</u>
Pilates Fitness Studio	1,498 SF	1/300 SF	5 Spaces
Required Parking: 5 Spaces			

(**Note:** 41 shared parking spaces are shown on the proposed site plan. By ordinance, compact and tandem spaces cannot be counted towards meeting minimum parking requirements.)

- 2.     Minimum parking stall dimensions shall be 9 feet wide by 18 feet long and shall be designed according to standards established by the Traffic Engineer. Vehicles may hang over landscape areas no more than 2-1/2 feet provided required setbacks along street frontages are maintained, and trees and shrubs are protected from vehicles.
- 3.     All parking lots, driveways, drive aisles, loading areas, and other vehicular access ways, shall be paved with concrete, asphaltic concrete (A. C.), or other paved street surfacing material in accordance with the Bakersfield Municipal Code (Sections 15.76.020 and 17.58.060.A.).
- 4.     Lighting is required for all parking lots, except residential lots with four units or less (Section 17.58.060.A.). Illumination shall be evenly distributed across the parking area with light fixtures designed and arranged so that light is directed downward and is reflected away from adjacent properties and streets. Use of glare shields or baffles may be required for glare reduction or control of back light. No light poles, standards and fixtures, including bases or pedestals, shall exceed a height of 40 feet above grade. However, light standards placed less than 50 feet from residentially zoned or designated property, or from existing residential development, shall not exceed a height of 15 feet. The final building plans shall include a picture or diagram of the light fixtures being used and show how light will be directed onto the parking area. Please note that staff can require additional adjustments to installed lighting after occupancy to resolve glare or other lighting problems if they negatively affect adjacent properties.
- 5.     Business identification signs are **neither considered nor approved** under this review. A separate sign permit reviewed by the Planning and Building Divisions and issued by the Building Division, is required for all new signs, including future use and construction signs. Signs must comply with the Sign Ordinance (Chapter 17.60 of the Bakersfield Municipal Code.)
- 6.     Rooftop areas of commercial buildings (e.g., office, retail, restaurant, assembly, hotel, hospital, church, school), and industrial buildings adjacent to residentially zoned properties, shall be completely screened by parapets or other finished architectural features constructed to a height of the highest equipment, unfinished structural element or unfinished architectural feature of the building.

7. Open storage of materials and equipment shall be surrounded and screened with a solid wall or fence (screening also applies to gates). This fence shall be at least 6 feet in height and materials shall not be stacked above the height of the fence.

(**Note:** Fences taller than 6 feet are allowed in commercial and industrial zones but they will require a building permit.)

8. Areas used for outside storage shall be treated with a permanent dust binder or other permanent dust control measure consistent with the regulations of the San Joaquin Valley Air Pollution Control District.

(**Note:** All passenger vehicle-parking areas must be paved.)

9. Refuse collection bin enclosures and container areas are subject to all required structural setback from street frontages, and shall not reduce any parking, loading or landscaping areas as required by the Zoning Ordinance.

10. Outside work, storage, sales and display of merchandise and materials is prohibited. All activities and all storage of merchandise and materials shall be conducted and/or contained within an enclosed building.

(**Note:** This does not include outdoor seating areas for restaurants.)

11. The developer shall meet all regulations of the San Joaquin Valley Air Pollution Control District (Regulation VIII) concerning dust suppression during construction of the project. Methods include, but are not limited to; use of water or chemical stabilizer/suppressants to control dust emission from disturbed area, stock piles, and access ways; covering or wetting materials that are transported off-site; limit construction-related speed to 15 mph on all unpaved areas/washing of construction vehicles before they enter public streets to minimize carryout/track out; and cease grading and earth moving during periods of high winds (20 mph or more).

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

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

1. Show on the final building plans the following items:
  - a. All fire hydrants, both offsite (nearest to site) and on-site. Include flow data on all hydrants. Hydrants shall be in good working condition and are subject to testing for verification. Fire flow requirements must be met prior to construction commencing on the project site. Please provide two (2) sets of the water plans stamped by a licensed Registered Civil Engineer to the Fire Department and two (2) sets to the Water Resources Department (1000 Buena Vista Road, Bakersfield, CA. 93311; 661-326-3715).
  - (**Note:** Show: 1) distance to the nearest hydrant; and 2) distance from that hydrant to the farthest point of the project site.)
  - b. All fire sprinkler and/or stand pipe systems, fire alarms and commercial hood systems. These suppression systems require review and permits by the Fire Department. The Fire Department will issue guidelines for these various items as they may apply to this project.



- c. Project address, including suite number if applicable. If the project is within a shopping or business center, note the name and address of the center.
  - d. Name and phone number of the appropriate contact person.
2. All projects must comply with the current California Fire Code and current City of Bakersfield Municipal Code.

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

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

As proposed, no applicable conditions.

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

**(Staff contact - Ravi Pudipeddi; 661-326-3997 or [RPudipeddi@bakersfieldcity.us](mailto:RPudipeddi@bakersfieldcity.us))**

1. 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.
2. The developer shall form a new Maintenance District. Undeveloped 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 Alerik Hoeh at 661-326-3576.

**F. PUBLIC WORKS – TRAFFIC (1501 Truxtun Avenue)**

**(Staff contact - Ravi Pudipeddi; 661-326-3997 or [RPudipeddi@bakersfieldcity.us](mailto:RPudipeddi@bakersfieldcity.us))**

As proposed, no applicable conditions.

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

**(Staff Contact - Robert Manuel; 661-326-3114 or [rmanuel@bakersfieldcity.us](mailto:rmanuel@bakersfieldcity.us))**

**(Staff Contact - Jesus Carrera; 661-326-3114 or [jcarrera@bakersfieldcity.us](mailto:jcarrera@bakersfieldcity.us))**

1. You must contact the staff person noted above before building permits can be issued or work begins on the property to establish the level and type of service necessary for the collection of refuse and/or recycled materials. Collection locations must provide enough containment area for the refuse that is generated without violating required zoning or setback restrictions (see Planning Division conditions). Levels of service are based on how often collection occurs as follows:

- Cart service -- 1 cubic yard/week or less 1 time per week
- Front loader bin services -- 1 cubic yard/week - 12 cubic yards/day
- Roll-off compactor service -- More than 12 cubic yards/day

2. Show on the final building plans refuse/recycle bin enclosures. Each enclosure shall be designed according to adopted city standard (Detail # ST-27 and ST-28), at the size checked below ☒. Before occupancy of the building or site is allowed, one (1), 3-cubic yard front loading type refuse/recycle bin(s) shall be placed within the required enclosure(s).

- |   |  |
|---|--|
| <input type="checkbox"/> 6' deep x 8' wide (1 bin)                      | <input type="checkbox"/> 8' deep x 15' wide (3 bins) |
| <input checked="" type="checkbox"/> One (1) 8' deep x 10' wide (2 bins) | <input type="checkbox"/> 8' deep x 20' wide (4 bins) |

(**Note:** All measurements above are curb-to-curb dimensions inside the enclosure. If both refuse and recycling containers are to be combined in the same enclosure area, this area must be expanded in size to accommodate multiple containers/bins - contact the staff person above for the appropriate enclosure size.)

3. Examples of enclosure styles can be found on (Detail # ST-32).
4. Facilities with existing refuse service must improve the service location area(s) according to adopted City standards (Detail # ST-27 and ST-28). These improvements shall be clearly shown on the final building plans.

Exhibit B  
(Location Map)

# CUP 18-0395

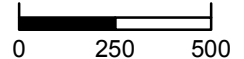
CITY OF BAKERSFIELD

## LEGEND (ZONE DISTRICTS)

- R-1 One Family Dwelling  
6,000 sq.ft. min lot size
- R-1-4.5 One Family Dwelling  
4,500 sq.ft. min lot size
- E Estate  
10,000 sq.ft. min lot size
- R-S Residential Suburban  
24,000 sq.ft./dwelling unit
- R-S-1 Residential Suburban  
1.25, 5 or 10 min lot size
- R-2 Limited Multiple Family Dwelling  
4,500 sq.ft. min lot size (single family)  
6,000 sq.ft. min lot size (multifamily)  
2,500 sq.ft. lot area/dwelling unit
- R-3 Multiple Family Dwelling  
6,000 sq.ft. min lot size  
1,250 sq.ft. lot area/dwelling unit
- R-4 High Density Multiple Family Dwelling  
6,000 sq.ft. min lot size  
600 sq.ft. lot area/dwelling unit
- R-H Residential Holding  
20 acre min lot size
- A Agriculture  
6,000 sq.ft. min lot size
- A-20A Agriculture  
20 acre min lot size
- PUD Planned Unit Development
- TT Travel Trailer Park
- MH Mobilehome
- C-O Professional and Administrative Office
- C-1 Neighborhood Commercial
- C-2 Regional Commercial
- C-C Commercial Center
- C-B Central Business
- PCD Planned Commercial Development
- M-1 Light Manufacturing
- M-2 General Manufacturing
- M-3 Heavy Industrial
- P Automobile Parking
- RE Recreation
- Ch Church Overlay
- OS Open Space
- HOSP Hospital Overlay
- AD Architectural Design Overlay
- FP-P Floodplain Primary
- FP-S Floodplain Secondary
- AA Airport Approach
- DI Drilling Island
- PE Petroleum Extraction Combining
- SC Senior Citizen Overlay
- HD Hillside Development Combining
- WM- West Ming Specific Plan



Feet



Document Name: BZA\_NOV2018

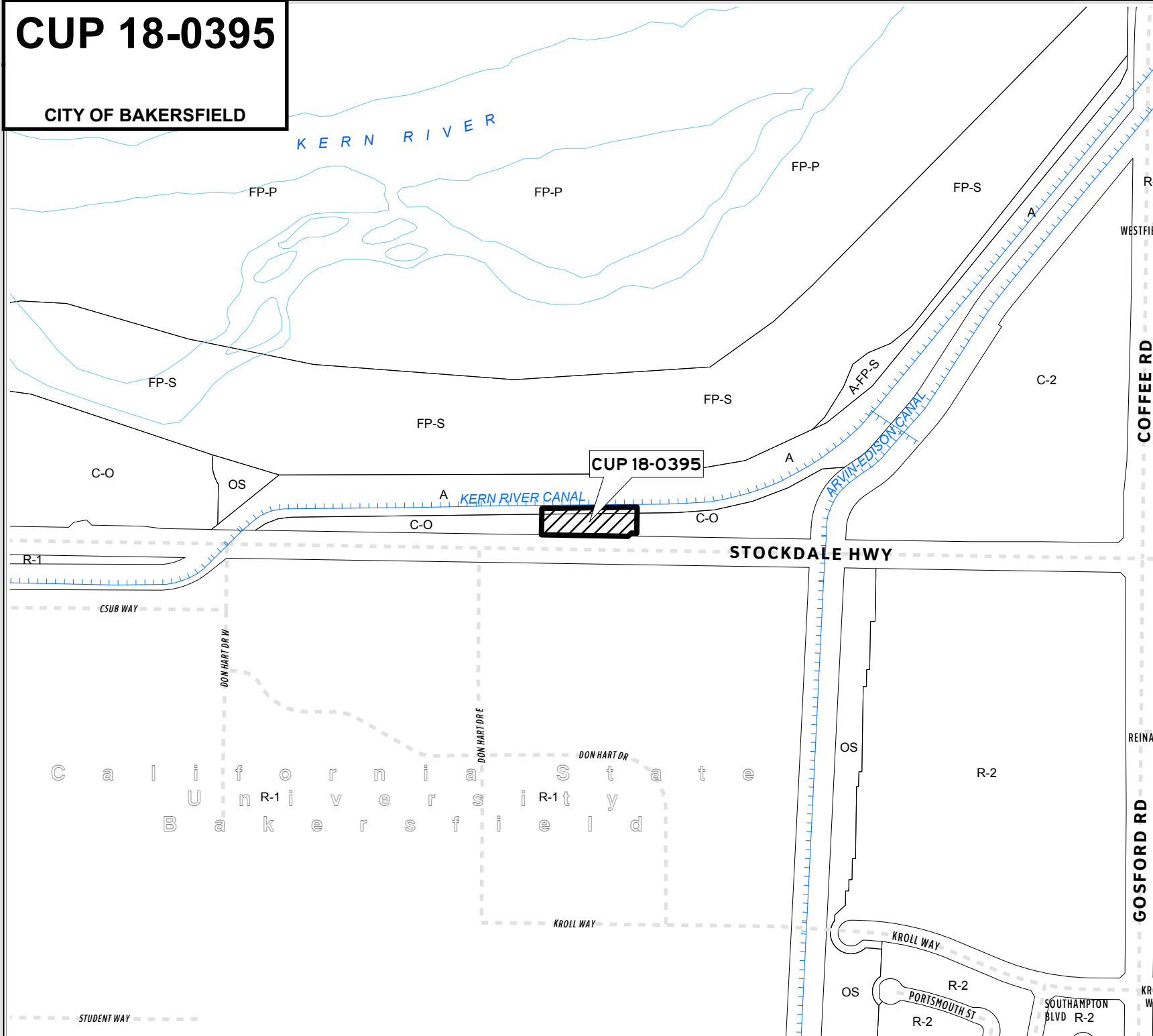
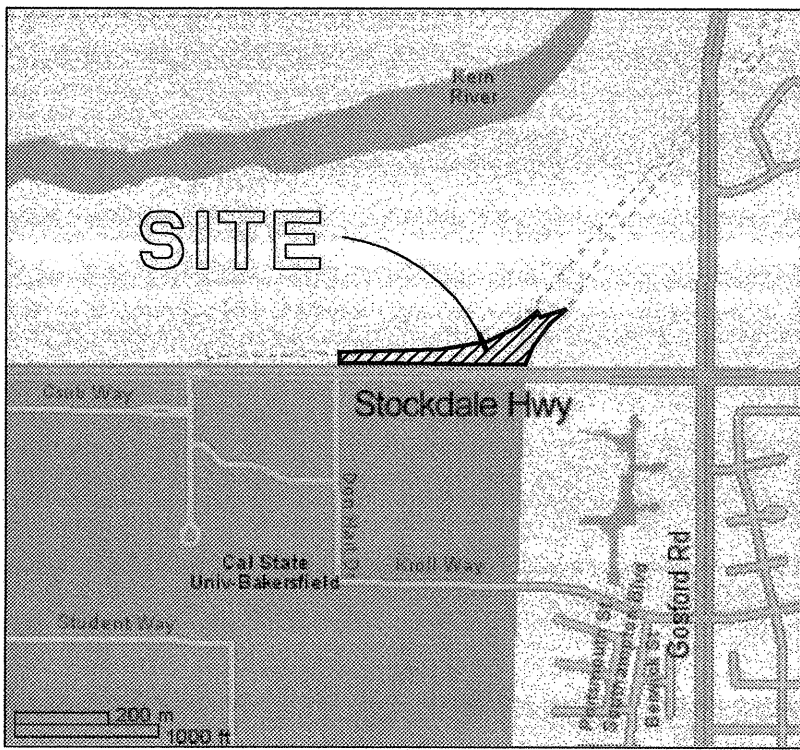


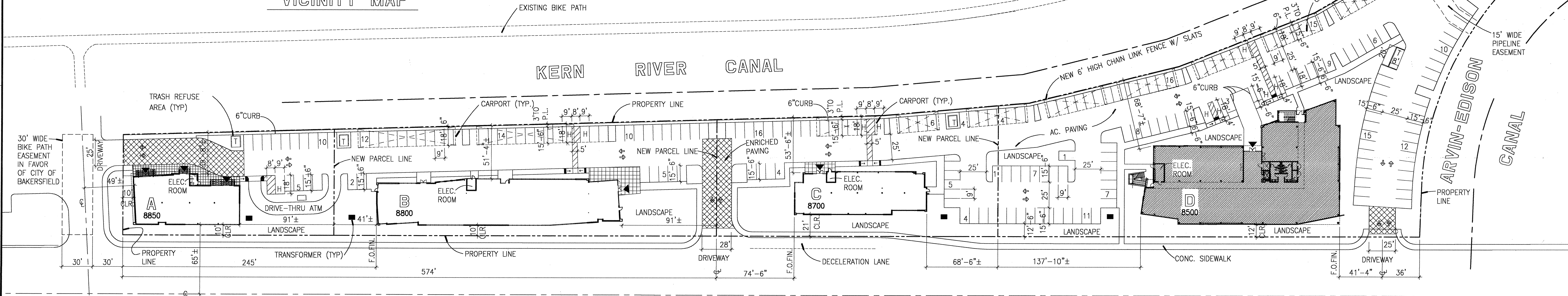
Exhibit C  
(Site Development Plan)

NOTES:

1. ALL PUBLIC IMPROVEMENTS BOTH EXISTING AND PROPOSED TO BE TO CITY OF BAKERSFIELD STANDARDS.
2. ALL ONSITE AND OFFSITE DRAINAGE TO BE DISPOSED OF IN CITY OF BAKERSFIELD DRAINAGE.
3. SEWAGE TO BE DISPOSED OF IN A PROPOSED 8" CITY OF BAKERSFIELD SEWER MAIN.
4. 25' HIGH PARKING LOT POLE WITH METAL HALIDE LIGHT (1 F.C. ILLUMINATION LEVEL).
5. EXISTING ONE STORY VACANT NURSERY STRUCTURES AND CHAIN LINK FENCE TO BE DEMOLISHED.



VICINITY MAP



STOCKDALE HIGHWAY  
CALIF. STATE UNIVERSITY

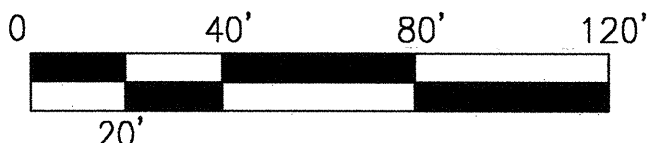
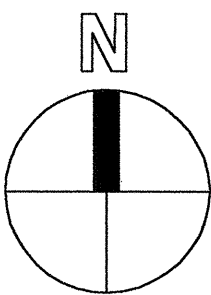
PROJECT SUMMARY

SITE AREA: 176,937 S.F. OR 4.06 ACRES  
TOTAL PARKING LOT SQUARE FOOTAGE: 91,440 S.F.

BUILDING:	A	B	C	D	TOTAL
LEVELS:	1	1	1	2	
USE:	COMM/FINANCIAL	OFFICE	MEDICAL OFFICE	OFFICE	
GROSS FLOOR AREA:	4,500 S.F.	9990.00 S.F.	5,000 S.F.	32,327 S.F.	51,817 S.F.
OCCUPANCY	B	B	B	B	
CONSTRUCTION TYPE:	V-N	V-N	V-N	V-N FULLY SPRINKLERED	
PARKING REQ'D:	15 (1/300 SF)	43 (1/230 SF)	40 (1/125 SF)	141 (1/230 SF)	239
PARKING PROVIDED:	15 (1/300 SF)	43 (1/230 SF)	40 (1/125 SF)	141 (1/230 SF)	239 (72 COV. - 30%)
HANDICAPPED SPACES:	1	2	2	5	10

GENERAL NOTES:

1. FOR SITE GENERAL INFORMATION SEE ARCHITECTURAL SITE PLAN SHEET A1.05
2. FOR SITE CONSTRUCTION INFORMATION, ACCESSIBILITY, DETAILS, DIMENSIONS AND ETC. SEE CIVIL, ELECTRICAL AND LANDSCAP DRAWINGS.



SCALE: 1"=40'-0"

SITE PLAN 3

GREGORY D. BYNUM  
AND ASSOCIATES, INC.  
Real Estate Development  
661-395-0541

UNIVERSITY PLACE  
STOCKDALE HIGHWAY  
BAKERSFIELD, CALIFORNIA  
BAKERSFIELD UNIVERSITY PARTNERS, C/P

AS-BUILT

BUILDING D  
SITE PLAN

DATE: 03-01-06  
JOB NO. 05364.00  
SHEET

A105  
of sheets

FOR CONSTRUCTION 03-01-06

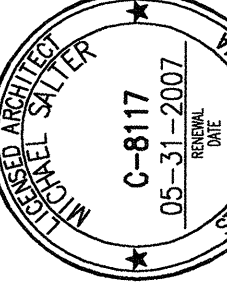
1990 So. Bundy Dr  
Fourth Floor  
Los Angeles  
California 90025  
310.826.2100

Architecture  
Planning  
Interiors

Nadel  
Commercial  
Architects, LLP

REVISIONS

MICHAEL SALTER, AIA, ARCHITECT C-8117  
For The Nadel Commercial Architects, LLP



GREGORY D. BYNUM  
AND ASSOCIATES, INC.  
Real Estate Development  
661-395-0541

UNIVERSITY PLACE  
STOCKDALE HIGHWAY  
BAKERSFIELD, CALIFORNIA  
BAKERSFIELD UNIVERSITY PARTNERS, C/P

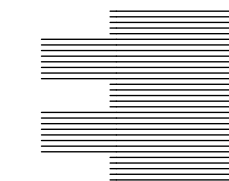
AS-BUILT

BUILDING D  
SITE PLAN

DATE: 03-01-06  
JOB NO. 05364.00  
SHEET

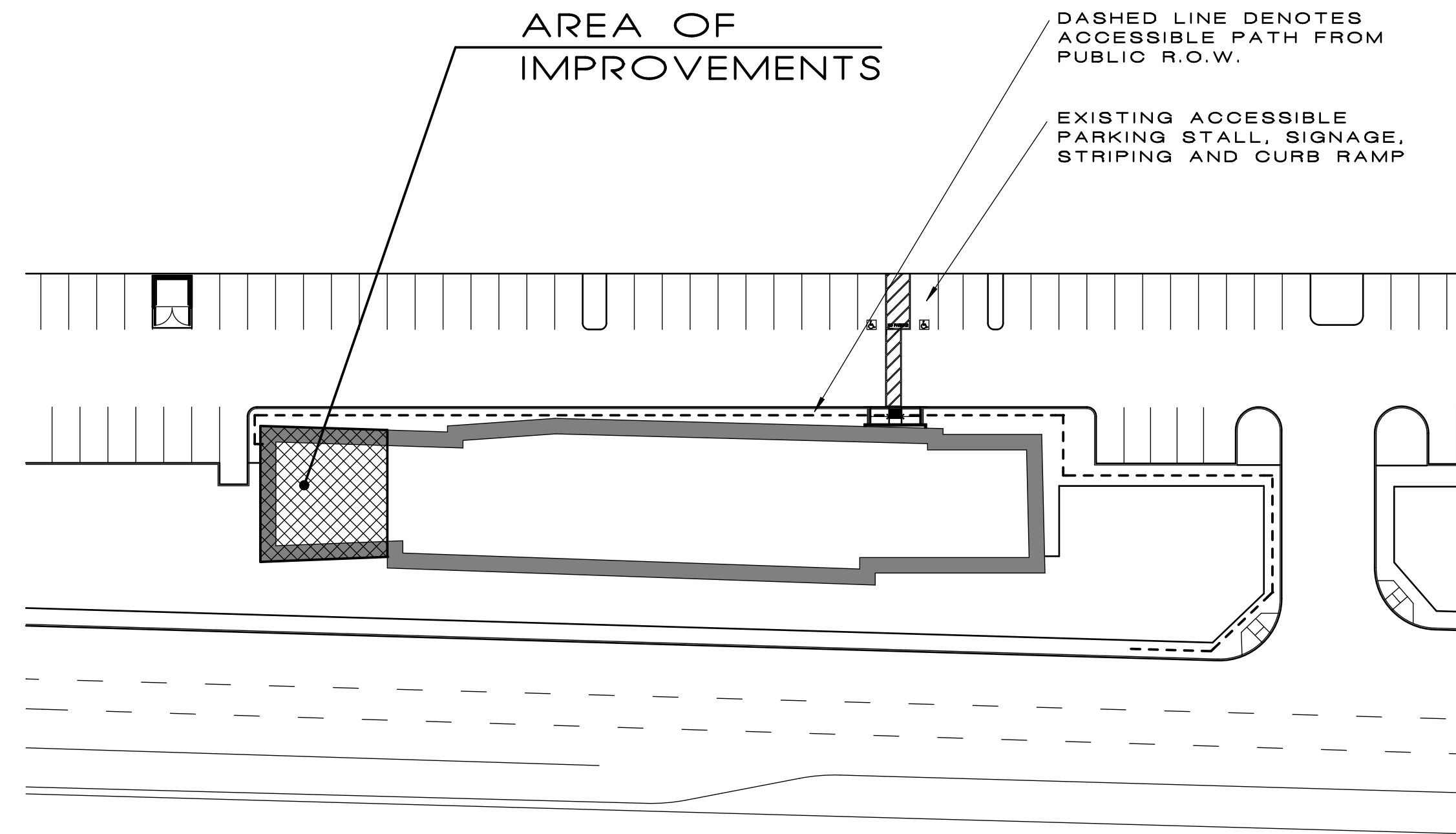
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of sheets

FOR CONSTRUCTION 03-01-06



**elevate**  
architecture

DAVID ERB, ARCHITECT  
PO BOX 2126  
BAKERSFIELD, CALIFORNIA  
93303  
661.496.1568  
DavidE@ElevateArchCA.com



FLOOR PLAN

40'

**LVL FITNESS**  
TENANT IMPROVEMENT

8800 STOCKDALE HWY.  
BAKERSFIELD, CALIFORNIA

DATE
9-28-18
ISSUED FOR
REVIEW
JOB
0012