



**PLANNING COMMISSION AGENDA
MEETING OF AUGUST 15, 2019
Council Chambers, City Hall South, 1501 Truxtun Avenue
Regular Meeting 5:30 P.M.**

www.bakersfieldcity.us

1. ROLL CALL

DANIEL CATER, CHAIR
LARRY KOMAN, VICE-CHAIR
BOB BELL
MICHAEL BOWERS
BARBARA LOMAS
OSCAR L. RUDNICK
PATRICK WADE

2. PLEDGE OF ALLEGIANCE

3. PUBLIC STATEMENTS

4. CONSENT CALENDAR NON-PUBLIC HEARING

- a. Approval of minutes for the Regular Planning Commission meeting of August 1, 2019.

Staff recommends approval.

Ward 5

- b. **Planning Director's Report - Administrative Review 19-0239:**
REC Solar is requesting to modify Planned Commercial Development (ZC No. 02-0030) to allow solar canopies within the parking lot in a PCD (Planned Commercial Development) district located at 5075 Gosford Rd. Notice of Exemption on file.

Staff recommends approval.

Ward 4

- c. **Planning Director's Report - Administrative Review 19-0240:**
REC Solar is requesting to modify Planned Development Review (PDR No. 17-0391) to allow solar canopies within the parking lot in a C-2/PCD (Regional Commercial/Planned Commercial Development) district located at 5625 Calloway Dr. Notice of Exemption on file.

Staff recommends approval.

Ward 4

- d. **Planning Director's Report - Administrative Review 19-0241:**
REC Solar is requesting to modify Planned Development Review (PDR No. 15-0053) to allow solar canopies within the parking lot in a C-2/PCD (Regional Commercial/Planned Commercial Development) district located at 1249 Allen Rd. Notice of Exemption on file.

Staff recommends approval.

5. CONSENT CALENDAR PUBLIC HEARINGS

- a. Planned Development Review No. 19-0189:** Bo Lundy is requesting a Planned Development Review to allow development of a retail center in the C-2/P.C.D. (Regional Commercial/Planned Commercial Development Zone) district, located at 8120 Hughes Lane. Notice of Exemption on file. *Continued from 7/18/19.*

Staff recommends approval.

6. PUBLIC HEARINGS

7. COMMUNICATIONS

8. COMMISSION COMMENTS

9. ADJOURNMENT



Kevin F. Coyle, AICP CEP
Planning Director



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: August 15, 2019

ITEM NUMBER: 4.(a.)

TO:

FROM:

PLANNER:

DATE:

WARD:

SUBJECT: Approval of minutes for the Regular Planning Commission meeting of August 1, 2019.

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
☐ Minutes of August 1, 2019	Cover Memo



PLANNING COMMISSION MINUTES

Meeting of August 1, 2019 - 5:30 p.m.
Council Chambers, City Hall, 1501 Truxtun Avenue

ACTION TAKEN

1. ROLL CALL

Present: Chair Cater, Koman, Bell, Bowers, Lomas, Rudnick, Wade

Absent: None

Staff Present: Richard Iger, Deputy City Attorney; Kevin F. Coyle, DS Planning Director; Jim Schroeter, Public Works Civil Engineer III; Paul Archambault, Building Civil Engineer III; Jennie Eng, DS Principal Planner; Dana Cornelius, Secretary.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC STATEMENTS

None

CONSENT CALENDAR NON-PUBLIC HEARING

4. a. Approval of minutes for the Regular Planning Commission meeting of July 18, 2019.

Motion by Commissioner Rudnick, seconded by Commissioner Koman, to approve Consent Calendar Non-Public Hearing Item 4.a.

APPROVED

CONSENT CALENDAR PUBLIC HEARINGS

5. a. **Extension of Time for Vesting Tentative Tract Map 6861:** SmithTech USA, Inc., requests an extension of time for this tentative tract consisting of 76 single-family residential lots on 18.72 acres located north of the Snow Road and Jewetta Avenue intersection. Notice of Exemption on file.

RES NO 85-19

ACTION TAKEN

RES NO 86-19

b. Tentative Parcel Map 12327 (Phased): DeWalt Corporation proposes to subdivide 12.81 acres into 4 parcels for commercial development located at the southeast corner of Hosking Avenue and South "H" Street. Negative Declaration on file.

Public hearing open and closed.

Motion by Commissioner Bell, seconded by Commissioner Bowers, to approve Agenda Items 5.a., and 5.b.

6. PUBLIC HEARINGS

None

7. COMMUNICATIONS

Planning Director Kevin Coyle stated there would be a Planning Commission meeting on August 15, 2019.

8. COMMISSION COMMENTS

None

9. ADJOURNMENT

There being no further business, Chair Cater adjourned the meeting at 5:39 p.m.

Dana Cornelius
Recording Secretary

Kevin F. Coyle, AICP CEP
Planning Director



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: August 15, 2019

ITEM NUMBER: Consent Non-Public
Hearing4.(b.)

TO: Planning Commission

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

PLANNER: Paul Johnson, Principal Planner

DATE:

WARD: Ward 5

SUBJECT:

Planning Director's Report - Administrative Review 19-0239: REC Solar is requesting to modify Planned Commercial Development (ZC No. 02-0030) to allow solar canopies within the parking lot in a PCD (Planned Commercial Development) district located at 5075 Gosford Rd. Notice of Exemption on file.

APPLICANT: REC Solar

OWNER: Wal-Mart Real Estate Business Trust

LOCATION: 5075 Gosford Road

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

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



www.bakersfieldcity.us

CITY OF BAKERSFIELD PLANNING DEPARTMENT STAFF REPORT

TO: Chair Cater and Members of the Planning Commission **AGENDA ITEM** 4.b

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

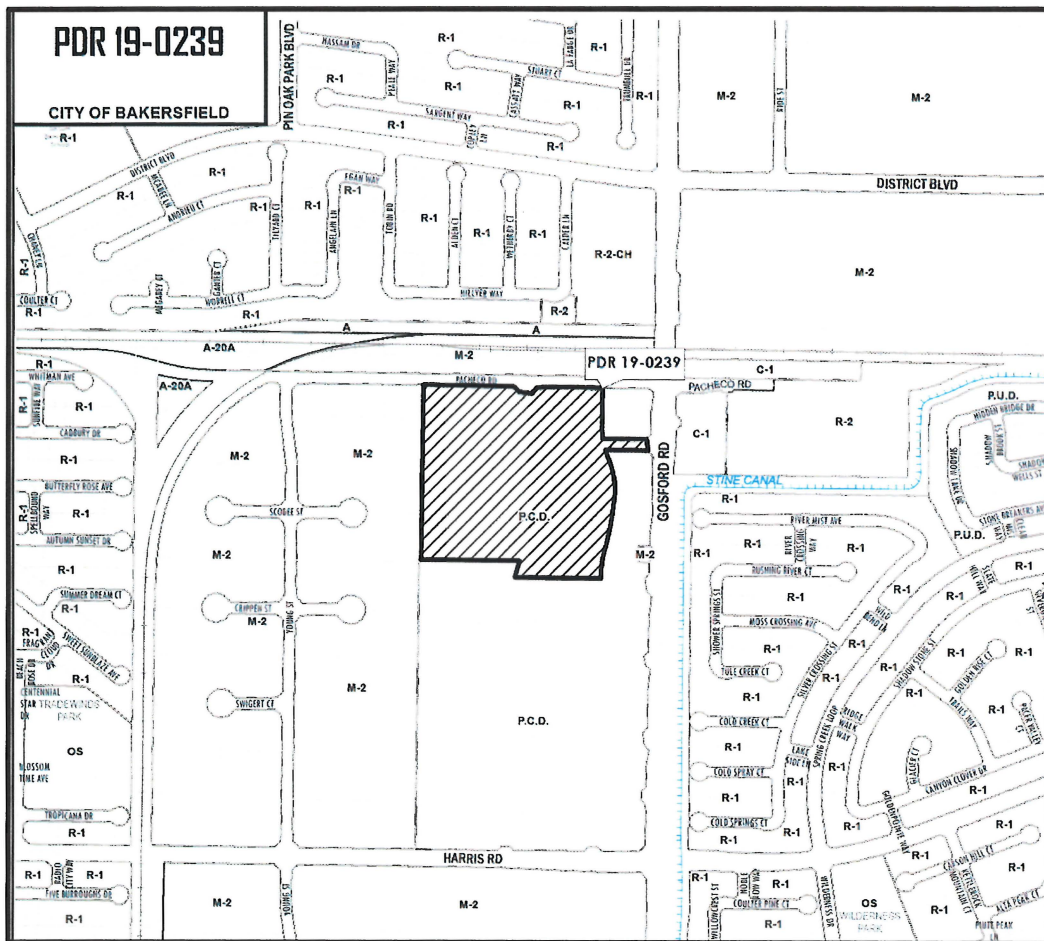
DATE: August 15, 2019

SUBJECT: **PLANNING DIRECTOR'S REPORT - ADMINISTRATIVE REVIEW NO. 19-0239 (WARD 5)**

APPLICANT: REC Solar Company **OWNER:** Wal-Mart Real Estate Business Trust
3450 Broad Street, Suite 105
San Luis Obispo, CA 93401 2001 SE 10th Street
Bentonville, AZ 72716

LOCATION: 5075 Gosford Road | APN: 497-130-35

Figure 1. Location Map and Zone Map



RECOMMENDATION: Adopt Resolution **ACCEPTING** the Planning Director's Report on Administrative Review No. 19-0239.

PROJECT SUMMARY:

The project is a request to modify a Planned Commercial Development (ZC No. 02-0030) to allow solar canopies within the Walmart parking lot in the P.C.D. (Planned Commercial Development Zone) district located at 5075 Gosford Road.

Figure 2. Site Aerial



SURROUNDING LAND USES:

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	GC	P.C.D.	Shopping Center
North	SI	M-2	Undeveloped and Car Wash
East	GC	P.C.D.	Shopping Center
South	GC	P.C.D.	Shopping Center
West	SI	M-2	General Industrial Use
General Plan Key GC: General Commercial SI: Service Industrial		Zone District Key P.C.D.: Planned Commercial Development MC-2: General Manufacturing	

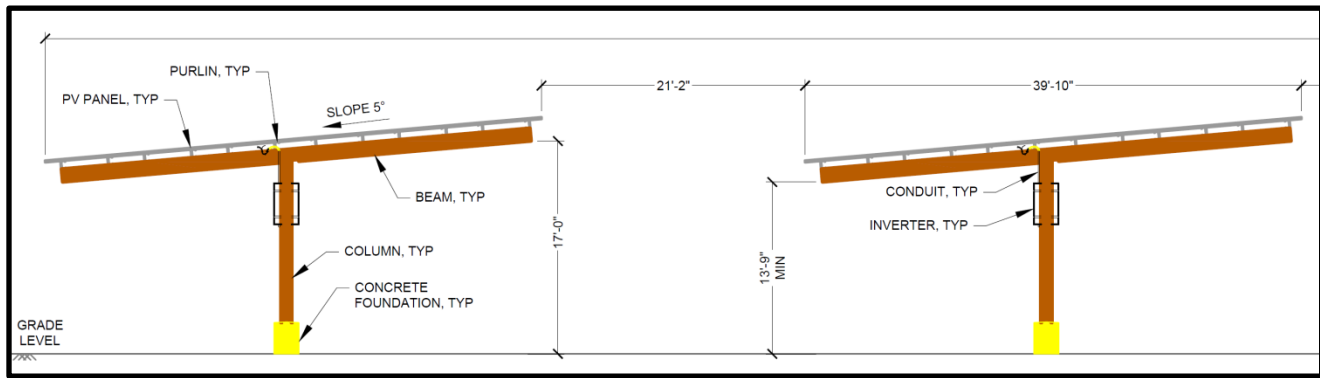
Should the Planning Director make a finding that submitted revisions to an approved P.C.D. constitute minor changes or substitutions, the Director is to report that determination to your Commission at the next regular meeting. At that time, your Commission may: (1) accept the Planning Director's report; (2) further modify the Planning Director's approved changes; or, (3) Direct Staff to set the matter for public hearing. In this instance, Staff is recommending that your Commission accept the Planning Director's Report (Option 1).

As proposed, Walmart will install solar canopies over three rows of parking (see Figures 2 and 3). Solar panels will also be placed on the roof, but not visible to the general public. All power generated will remain on site. Portions of the existing landscaping will be removed; however, the applicant proposes additional shade trees to ensure all uncovered parking spaces and drive aisles maintain at least 40% shade coverage. There will be no impact to the number of parking spaces.

Walmart Store

Solar Panels

Figure 3. Typical Elevation



In addition to the standards established by the Bakersfield Municipal Code, the project is designed to comply with requirements of the Zoning Ordinance to include General Regulations (Chapter 17.08), Planned Commercial Development (Chapter 17.54), parking design (Chapter 17.58), and landscaping (Chapter 17.61).

No inconsistencies with City standards or policies have been identified and no deviations have been requested. The proposal has been found to be in compliance with all applicable ordinances and policies of the City.

It is the policy of the state to promote and encourage the use of solar energy systems and to limit obstacles to their use. Pursuant to California Government Code Section 65850.5, it is the intent of the Legislature that local agencies not adopt ordinances that create unreasonable barriers to the installation of solar energy systems, including, but not limited to, design review for aesthetic purposes, and not unreasonably restrict the ability of ... business concerns to install solar energy systems.

ENVIRONMENTAL REVIEW AND DETERMINATION

In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), this proposal is exempt from the requirements of CEQA, because the proposed development will not adversely affect the environment. This action is not subject to a public hearing.

CONCLUSION

As noted above, Zoning Ordinance Section 17.54.110.D allows the Planning Director to administratively approve substitutions to an approved final development plan with respect to colors, materials, architectural elevations and other physical changes provided such changes do not alter any use, environmental mitigation measure, conditions of approval or substantially affect the basic character of architecture previous approval of the project.

Staff concludes the proposed physical changes are minor in nature and in substantial conformance with the originally approved design. Commercial solar will allow Walmart to use less fossil fuel, reduce pollution and greenhouse gas emissions, and become more environmentally responsible. As required by the ordinance, the purpose of this Report is to inform your Commission of this determination and it is Staff's recommendation that your Commission accept this report and receive and file for the record.

ATTACHMENTS:

Draft Resolution with Exhibits

RESOLUTION NO. ____-19

RESOLUTION OF THE PLANNING COMMISSION ACCEPTING THE PLANNING DIRECTOR'S REPORT TO MODIFY PLANNED COMMERCIAL DEVELOPMENT (ZC NO. 02-0030) TO ALLOW SOLAR CANOPIES WITHIN THE PARKING LOT IN A P.C.D. (PLANNED COMMERCIAL DEVELOPMENT ZONE) DISTRICT, LOCATED AT 5075 GOSFORD ROAD. (FILE NO. 19-0239)

WHEREAS, REC Solar on behalf of Walmart (property owner) filed an application with the City of Bakersfield Community Development Department requesting to modify Planned Commercial Development (ZC No. 02-0030) to allow solar canopies within the parking lot in the P.C.D. (Planned Commercial Development Zone) district located at 5075 Gosford Road; and

WHEREAS, the Secretary of the Planning Commission did set Thursday, August 15, 2019, at 5:30 p.m. in the Council Chambers, City Hall South, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for consideration of the Planning Director's report; and

WHEREAS, the laws and regulations relating to 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 the California Environmental Quality Act in accordance with State CEQA Guidelines Section 15061(b)(3); and

WHEREAS, at said meeting held August 15, 2019, the Planning Director's report was duly considered, and the Planning Commission found as follows:

1. The proposal is not subject to a public hearing.
2. The provisions of the California Environmental Quality Act (CEQA) have been followed.
3. Pursuant to State CEQA Guidelines Section 15061(b)(3), this request is exempt from the requirements of CEQA because it will not affect the environment.
4. The proposed modifications to the approved development plan do not deviate from the intent and purpose of the P.C.D. zone district.
5. The proposed development will constitute a land use of sustained desirability and stability, and it will compliment and harmonize with the character of the surrounding neighborhood and community.
6. The proposed modifications to the approved development plan are consistent with the General Plan and objectives of Title 17 of the Bakersfield Municipal Code.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BAKERSFIELD as follows:

1. The recitals above are true and correct and incorporated herein by this reference.
2. The project is exempt from CEQA.
3. The Planning Commission accepts the Planning Director's report.

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Planning Commission of the City of Bakersfield at a regular meeting thereof held on the 15th day of August 2019, on a motion by Commissioner ____ and seconded by Commissioner ____, by the following vote.

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED

DANIEL CATER, CHAIR
City of Bakersfield Planning Commission

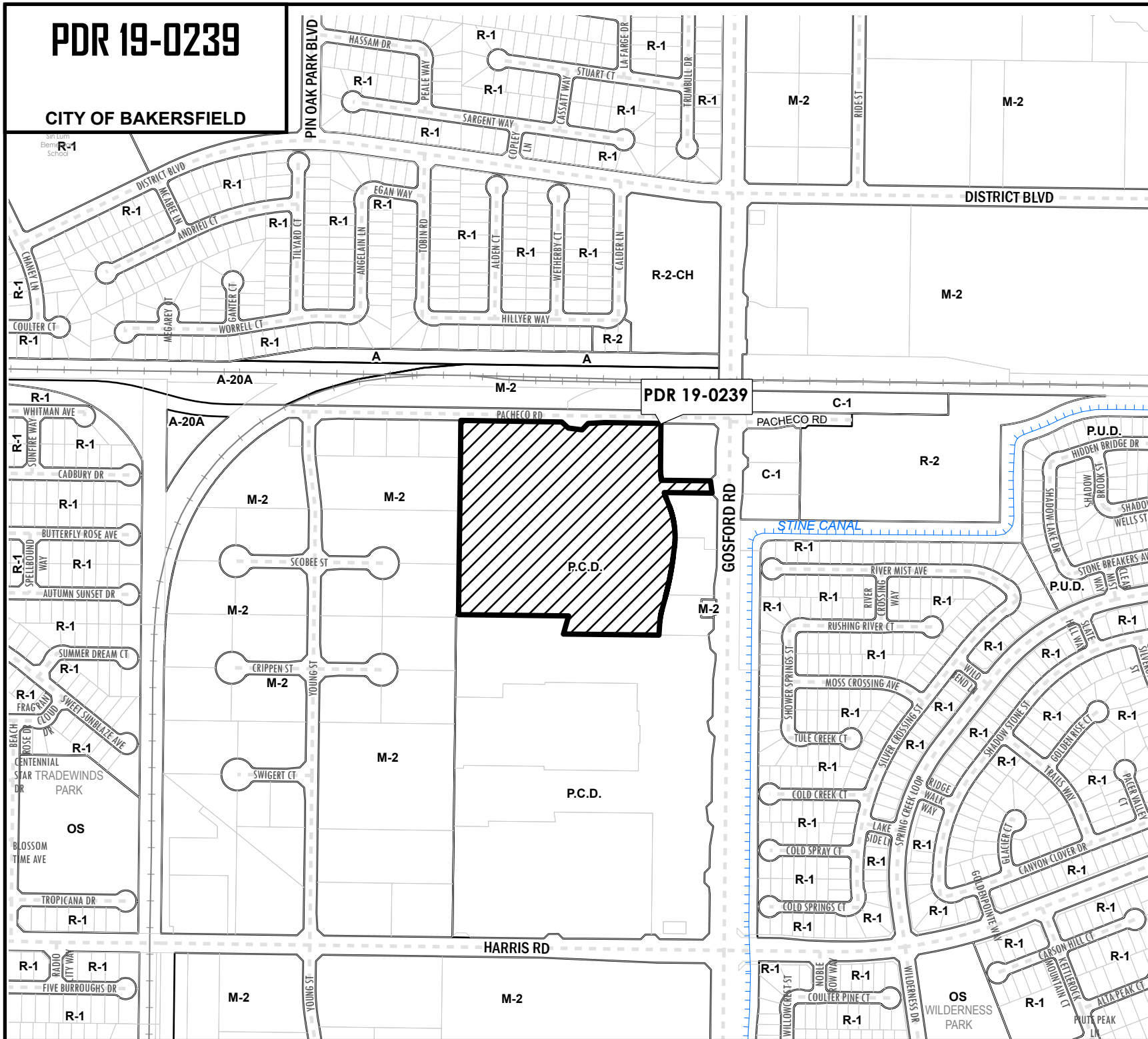
Exhibits:

- A. Location Map
- B. Site Plan and Elevation

Exhibit A
(Location Map)

PDR 19-0239

CITY OF BAKERSFIELD

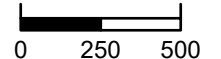


LEGEND (ZONE DISTRICTS)

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



Feet



Document Name: Project1

Exhibit B
(Site Development Plan)

WALMART - #5134 BAKERSFIELD

SOLAR PHOTOVOLTAIC SYSTEM



CONTRACTOR
CA - B C10 #990001

REC SOLAR
3450 BROAD ST, SUITE 105
SAN LUIS OBISPO, CA 93401
PH (805) 477-3970
FX (805) 548-8661
(844) REC SOLAR

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ENGINEER

CLIENT

WALMART INC.
2001 SE 10TH ST.,
BENTONVILLE, AR 72716

PROJECT

WALMART - #5134
5075 GOSFORD RD,
BAKERSFIELD, CA 93313

APN: 497-130-351

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0	06/19/2019	PLANNING REVIEW
REV	DATE	DESCRIPTION

DATE	06/19/2019
PROJECT NUMBER	37294000
PROJECT MANAGER	DAVID OTT
PROJECT ENGINEER	ZORAN IVANCEVIC
ASSOCIATE ENGINEER	L&T
CHECKED BY	xxx

PLANING PERMIT SUBMITTAL

SHEET TITLE

COVER SHEET

SHEET NUMBER

G101

TEAM

CLIENT
WALMART INC.
2001 SE 10TH ST.,
BENTONVILLE, AR 72716
PH: 479-273-6585
E-MAIL: STEPHEN.BRANSCUM@WALMART.COM
ATTN: STEPHEN BRANSCUM

CONTRACTOR
REC SOLAR
3450 BROAD ST, SUITE 105
SAN LUIS OBISPO, CA 93401
PH: 805-703-4498
PROJECT MANAGER: DAVID OTT
PROJECT ENGINEER: ZORAN IVANCEVIC, PE

ELECTRICAL ENGINEER
PURE POWER ENGINEERING
5 MARINE VIEW PLAZA, STE 301
HOBOKEN, NJ 07030
PH: 201-687-9975
EMAIL: SMEACHAM@PUREPOWER.COM
PROJECT MANAGER: SCOTTIE MEACHAM
PROJECT ENGINEER: CONOR TRUJILLO

DESCRIPTION

THE PROJECT CONSISTS OF THE INSTALLATION AND COMMISSIONING OF A SOLAR PHOTOVOLTAIC SYSTEM.

THE SYSTEM WILL INCLUDE SOLAR MODULES AT:
AZIMUTH: 180°
PITCH: 10° & 5°
LOCATED ON: ROOF & CARPORT
ROOF TYPE: FIXED TILT & CANOPY

INTERCONNECTION INFORMATION AT POC:
VOLTAGE: 480Y/277V
CURRENT: 3,000A
CONFIGURATION: 3PH, 4W
LOCATION: EXISTING SWITCHGEAR IN EXTERIOR ELECTRICAL AREA

PV INVERTERS AND EQUIPMENT CABINETS SHALL BE MOUNTED ON THE PV RACKING AND OUTSIDE THE ELECTRICAL ROOM.

SYSTEM SIZE:

ROOF:
DC SYSTEM SIZE: (2,646) X (370W) = 979.02KW
AC SYSTEM SIZE: (36) X (22) = 792KW
CEC AC SYSTEM SIZE: (2,646) X (343.1W) X (98.0%) = 889.68KW
DC:AC RATIO: (1.24)

CANOPY:
DC SYSTEM SIZE: (2,646) X (400W) = 1,058.40KW
AC SYSTEM SIZE: (50) X (4) + (60) X (12) = 920.00KW
CEC AC SYSTEM SIZE: (2,646) X (367.8) X (98.5%) = 958.60KW
CARPORT DC:AC RATIO: (1.15)

TOTAL SYSTEM SIZE:

DC SYSTEM SIZE: (2,646) X (370W) + (2,646) X (400W) = 2,037.42KW
AC SYSTEM SIZE: (36) X (22) +(50) X (4) + (60) X (12) = 1,712.00KW
CEC AC SYSTEM SIZE: (2,646) X (343.1W) X (98.0%) + (2,646) X (367.8W) X (98.5%) = 1,848.28KW

DC:AC RATIO: (1.24), (1.15)

SYSTEM SPECIFICATIONS:

ROOF:
MODULES: (2,646) REC SOLAR
REC370TP2SM 72 XV

INVERTER: YASKAWA SOLECTRIA SOLAR
(22) PVI 36TL-480 [480V] [S1]

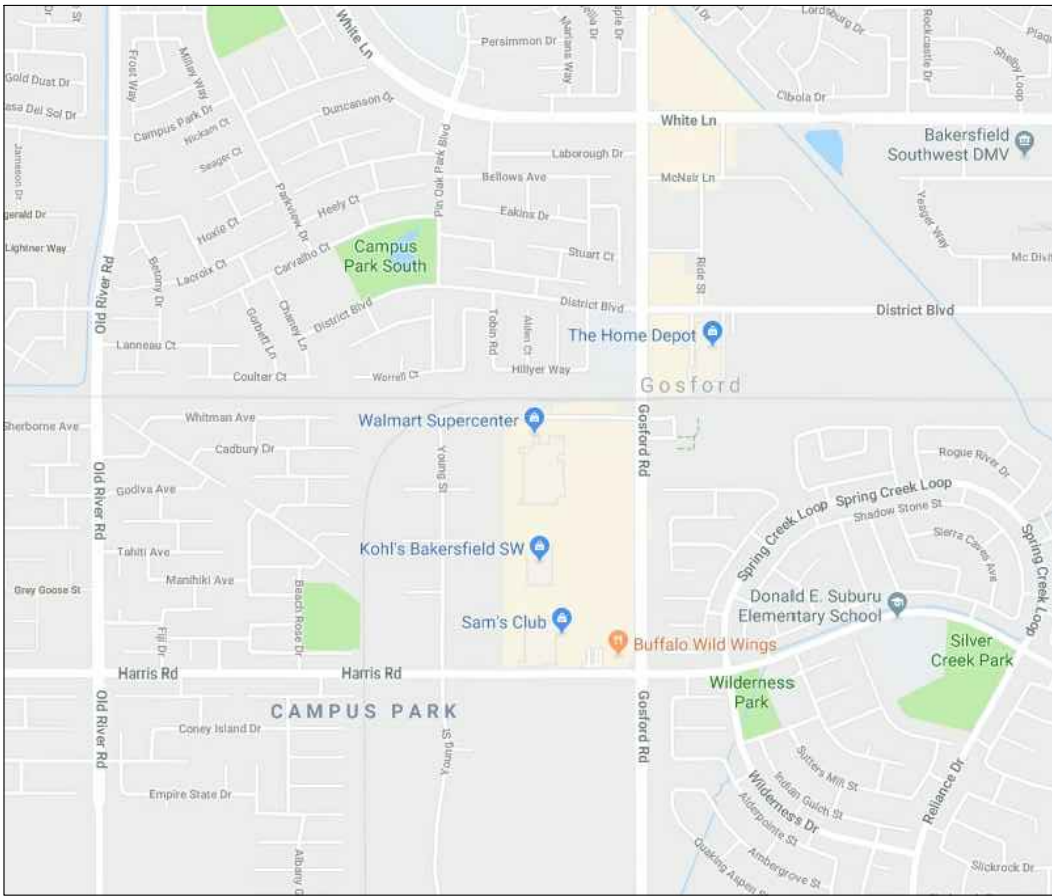
CANOPY:
MODULES: (2,646) LG ELECTRONICS INC.,
LG400N2W-V5

INVERTER: YASKAWA SOLECTRIA SOLAR
(4) PVI 50TL-480 [480V] [S1]
(12) PVI 60TL-480 [480V] [S1]

LOCATION

PROPERTY
WALMART - #5134
BAKERSFIELD
5075 GOSFORD RD,
BAKERSFIELD, CA 93313
APN: 497-130-351

UTILITY METER
WALMART - #5134
BAKERSFIELD
5075 GOSFORD RD,
BAKERSFIELD, CA 93313
APN: 497-130-351



DIRECTION TO PROJECT SITE

- TAKE DISTRICT BLVD ROAD
- TAKE LEFT AT WENDY'S FAST FOOD RESTAURANT TO GOSFORD ROAD
- TAKE RIGHT AT WALGREENS DRUG STORE TO PACHECO ROAD
- THE SITE IS AT THE LEFT SIDE

UTILITY: PG&E (PACIFIC GAS AND ELECTRIC)
DC VOLTAGE: 1000 VDC
PARCEL AREA: 21.40 ACRE

CODES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED IF NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:

CAL OSHA
ANSI/EIA-222- LIFE SAFETY CODE NFPA-101
2015 NFPA 1 FIRE CODE
CITY/COUNTY ORDINANCES (JURISDICTION)
2016 CALIFORNIA ELECTRIC SAFETY CODE (CESC)
2016 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA ELECTRICAL CODE (CEC) & SUPPLEMENTAL CODES
2014 NATIONAL ELECTRIC CODE
CALIFORNIA ENERGY CODE 2016
CALIFORNIA FIRE CODE 2016
CALIFORNIA GREEN BUILDING CODE 2016
COUNTY BUILDING AD CONSTRUCTION ORDINANCE - TITLE 19
COUNTY COASTAL ZONE LAND USE ORDINANCE - TITLE 23
COUNTY FIRE CODE ORDINANCE - TITLE 16
COUNTY LAND USE ORDINANCE - TITLE 22

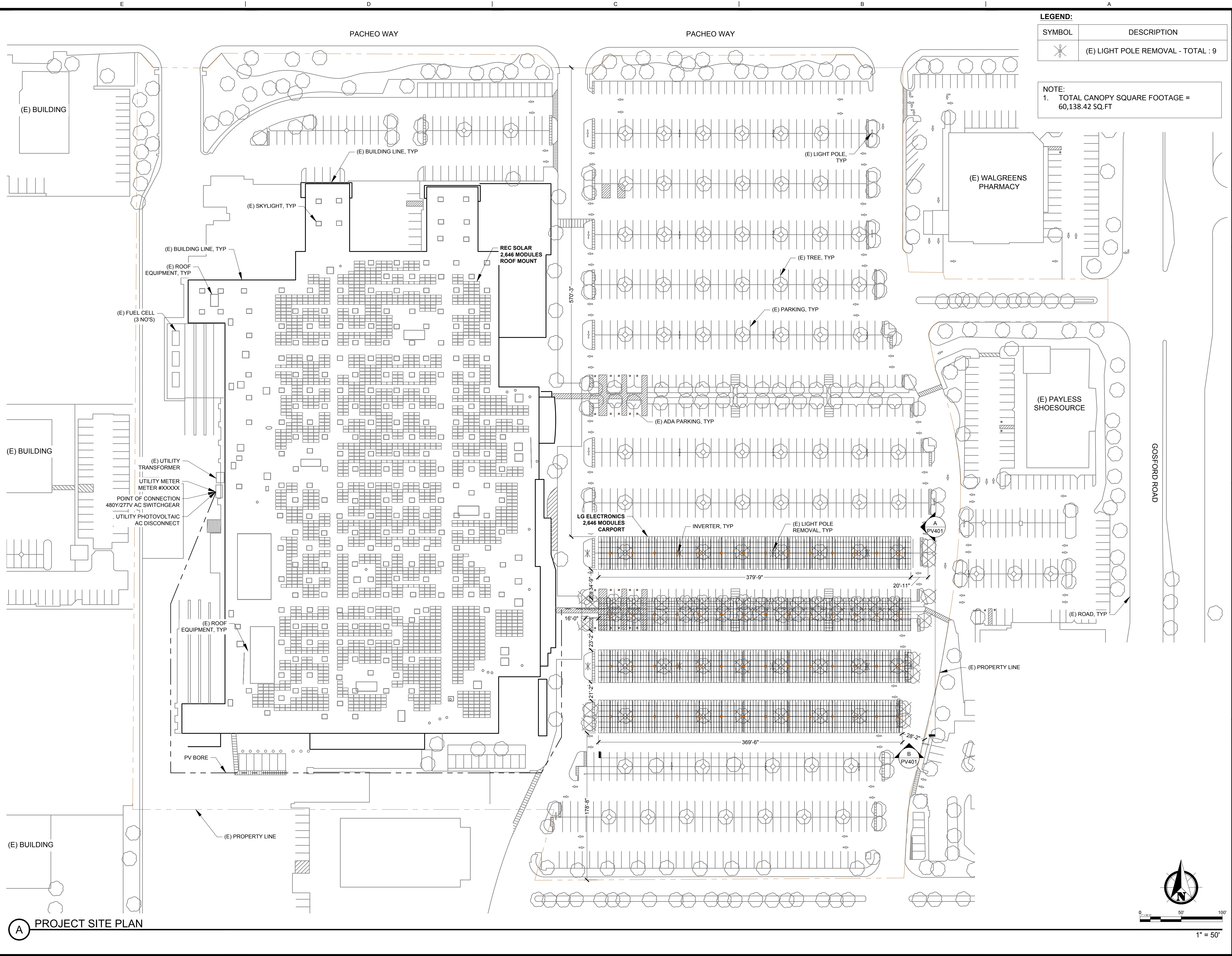
UNDERGROUND UTILITIES



COLOR CODE

WHITE - PROPOSED EXCAVATION
PINK - TEMP SURVEY MARKINGS
RED - ELECTRIC
YELLOW - GAS-OIL-STEAM
ORANGE - COMMUNICATION CATV
BLUE - WATER
PURPLE - RECLAIMED WATER
GREEN - SEWER

EXISTING UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS FROM RECORD INFORMATION AND ARE FOR INFORMATION ONLY. OTHER UNDERGROUND FACILITIES NOT SHOWN ON THE PLANS MAY EXIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY A ONE-CALL SERVICE CENTER, TOLL FREE AT 811, NO LESS THAN TWO DAYS PRIOR TO ANY EXCAVATION.



LEGEND:

SYMBOL	DESCRIPTION
	(E) LIGHT POLE REMOVAL - TOTAL : 9

NOTE:
1. TOTAL CANOPY SQUARE FOOTAGE = 60,138.42 SQ.FT

REC SOLAR
CONTRACTOR
CA - B C10 #990001

REC SOLAR
3450 BROAD ST, SUITE 105
SAN LUIS OBISPO, CA 93401
PH (805) 477-3970
FX (805) 548-8661
(844) REC SOLAR

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ENGINEER
3/4/23

CLIENT

WALMART INC.
2001 SE 10TH ST.,
BENTONVILLE, AR 72716

PROJECT

WALMART - #5134
5075 GOSFORD RD,
BAKERSFIELD, CA 93313

APN: 497-130-351

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-	-	-
-	-	-
-	-	-
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0	04/23/2019	PLANNING REVIEW
REV	DATE	DESCRIPTION
DATE	04/23/2019	
PROJECT NUMBER	xxxx	
PROJECT MANAGER	DAVID OTT	
PROJECT ENGINEER	ZORAN IVANCEVIC	
ASSOCIATE ENGINEER	L&T	
CHECKED BY	xxx	

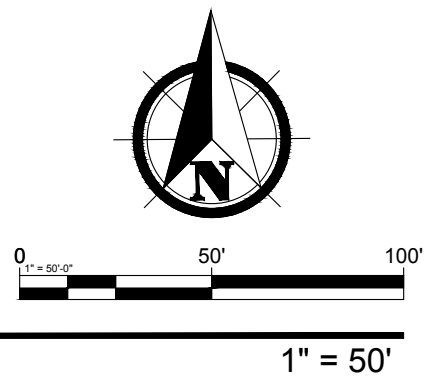
PLANING PERMIT SUBMITTAL

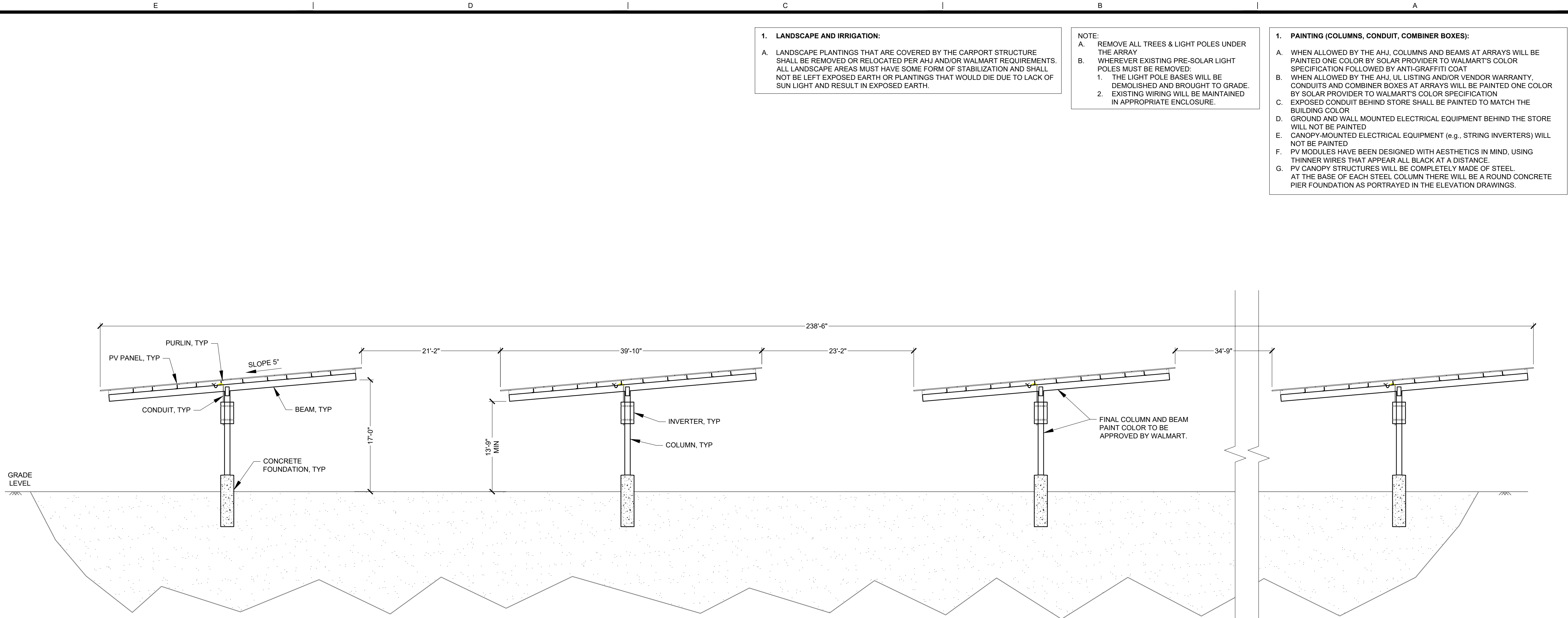
SHEET TITLE

PROJECT SITE PLAN

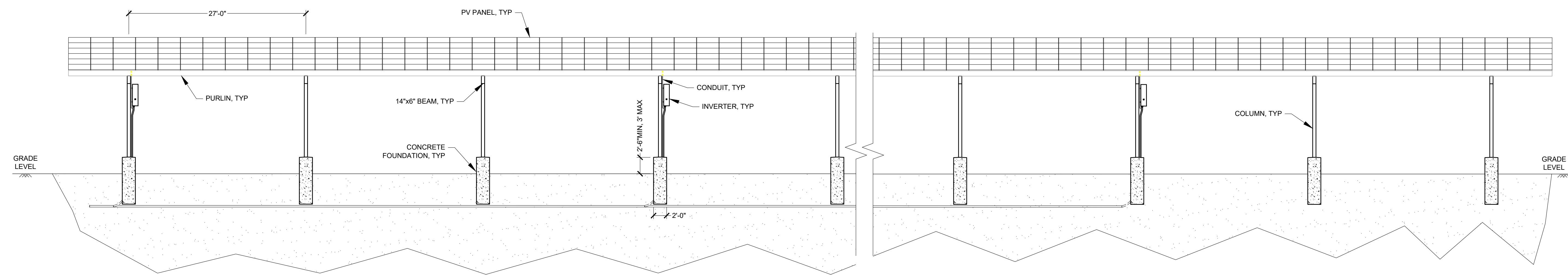
SHEET NUMBER

G301





A CANOPY ELEVATION - SIDE VIEW



B CANOPY ELEVATION - FRONT VIEW

1. LANDSCAPE AND IRRIGATION:

- A. LANDSCAPE PLANTINGS THAT ARE COVERED BY THE CARPORT STRUCTURE SHALL BE REMOVED OR RELOCATED PER AHJ AND/OR WALMART REQUIREMENTS. ALL LANDSCAPE AREAS MUST HAVE SOME FORM OF STABILIZATION AND SHALL NOT BE LEFT EXPOSED EARTH OR PLANTINGS THAT WOULD DIE DUE TO LACK OF SUN LIGHT AND RESULT IN EXPOSED EARTH.

NOTE:

- A. REMOVE ALL TREES & LIGHT POLES UNDER THE ARRAY
B. WHEREVER EXISTING PRE-SOLAR LIGHT POLES MUST BE REMOVED:
1. THE LIGHT POLE BASES WILL BE DEMOLISHED AND BROUGHT TO GRADE.
2. EXISTING WIRING WILL BE MAINTAINED IN APPROPRIATE ENCLOSURE.

1. PAINTING (COLUMNS, CONDUIT, COMBINER BOXES):

- A. WHEN ALLOWED BY THE AHJ, COLUMNS AND BEAMS AT ARRAYS WILL BE PAINTED ONE COLOR BY SOLAR PROVIDER TO WALMART'S COLOR SPECIFICATION FOLLOWED BY ANTI-GRAFFITI COAT.
B. WHEN ALLOWED BY THE AHJ, UL LISTING AND/OR VENDOR WARRANTY, CONDUITS AND COMBINER BOXES AT ARRAYS WILL BE PAINTED ONE COLOR BY SOLAR PROVIDER TO WALMART'S COLOR SPECIFICATION.
C. EXPOSED CONDUIT BEHIND STORE SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
D. GROUND AND WALL MOUNTED ELECTRICAL EQUIPMENT BEHIND THE STORE WILL NOT BE PAINTED.
E. CANOPY-MOUNTED ELECTRICAL EQUIPMENT (e.g., STRING INVERTERS) WILL NOT BE PAINTED.
F. PV MODULES HAVE BEEN DESIGNED WITH AESTHETICS IN MIND, USING THINNER WIRES THAT APPEAR ALL BLACK AT A DISTANCE.
G. PV CANOPY STRUCTURES WILL BE COMPLETELY MADE OF STEEL. AT THE BASE OF EACH STEEL COLUMN THERE WILL BE A ROUND CONCRETE PIER FOUNDATION AS PORTRAYED IN THE ELEVATION DRAWINGS.



CONTRACTOR

CA - B C10 #990001

REC SOLAR

3450 BROAD ST, SUITE 105
SAN LUIS OBISPO, CA 93401
PH (805) 477-3970
FX (805) 548-8661
(844) REC SOLAR

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ENGINEER

CLIENT

WALMART INC.

2001 SE 10TH ST.,
BENTONVILLE, AR 72716

PROJECT

WALMART - #5134

5075 GOSFORD RD,
BAKERSFIELD, CA 93313

APN: 497-130-351

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-		
0	06/19/2019	PLANNING REVIEW
REV	DATE	DESCRIPTION
DATE	06/19/2019	
PROJECT NUMBER	37294000	
PROJECT MANAGER	DAVID OTT	
PROJECT ENGINEER	ZORAN IVANCEVIC	
ASSOCIATE ENGINEER	L&T	
CHECKED BY	xxx	

PLANING PERMIT SUBMITTAL

SHEET TITLE

ENLARGED VIEWS &
ELEVATIONS

SHEET NUMBER

PV401

1. LANDSCAPE AND IRRIGATION:

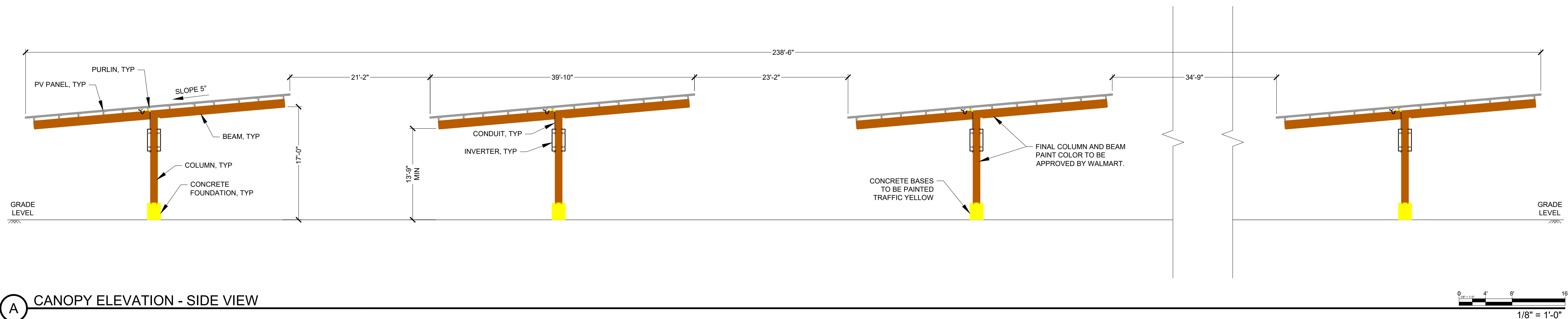
- A. LANDSCAPE PLANTINGS THAT ARE COVERED BY THE CARPORT STRUCTURE SHALL BE REMOVED OR RELOCATED PER AHJ AND/OR WALMART REQUIREMENTS. ALL LANDSCAPE AREAS MUST HAVE SOME FORM OF STABILIZATION AND SHALL NOT BE LEFT EXPOSED EARTH OR PLANTINGS THAT WOULD DIE DUE TO LACK OF SUN LIGHT AND RESULT IN EXPOSED EARTH.

NOTE:

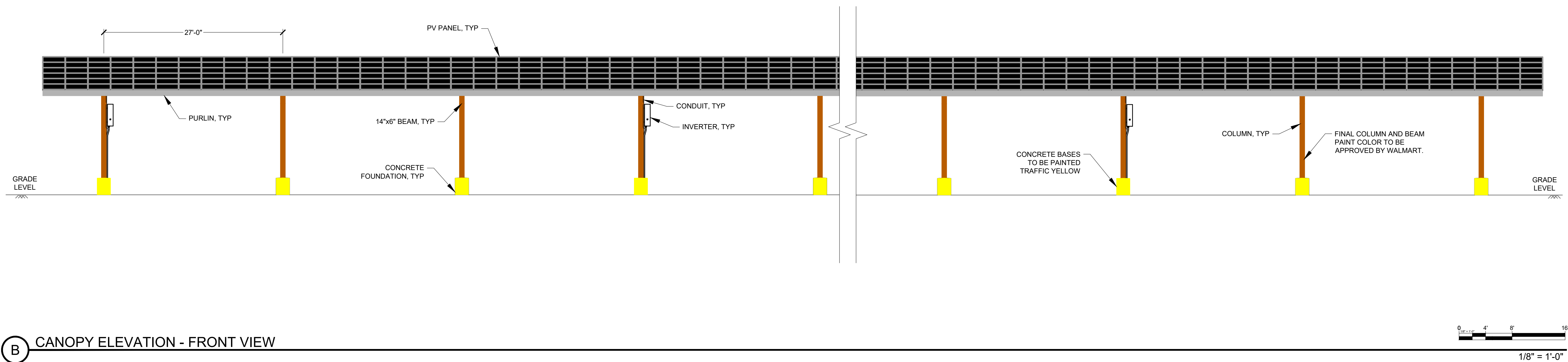
- A. REMOVE ALL TREES & LIGHT POLES UNDER THE ARRAY
B. WHEREVER EXISTING PRE-SOLAR LIGHT POLES MUST BE REMOVED:
1. THE LIGHT POLE BASES WILL BE DEMOLISHED AND BROUGHT TO GRADE.
2. EXISTING WIRING WILL BE MAINTAINED IN APPROPRIATE ENCLOSURE.

1. PAINTING (COLUMNS, CONDUIT, COMBINER BOXES):

- A. WHEN ALLOWED BY THE AHJ, COLUMNS AND BEAMS AT ARRAYS WILL BE PAINTED ONE COLOR BY SOLAR PROVIDER TO WALMART'S COLOR SPECIFICATION FOLLOWED BY ANTI-GRAFFITI COAT
B. WHEN ALLOWED BY THE AHJ, UL LISTING AND/OR VENDOR WARRANTY, CONDUITS AND COMBINER BOXES AT ARRAYS WILL BE PAINTED ONE COLOR BY SOLAR PROVIDER TO WALMART'S COLOR SPECIFICATION
C. EXPOSED CONDUIT BEHIND STORE SHALL BE PAINTED TO MATCH THE BUILDING COLOR
D. GROUND AND WALL MOUNTED ELECTRICAL EQUIPMENT BEHIND THE STORE WILL NOT BE PAINTED
E. CANOPY-MOUNTED ELECTRICAL EQUIPMENT (e.g., STRING INVERTERS) WILL NOT BE PAINTED
F. PV MODULES HAVE BEEN DESIGNED WITH AESTHETICS IN MIND, USING THINNER WIRES THAT APPEAR ALL BLACK AT A DISTANCE.
G. PV CANOPY STRUCTURES WILL BE COMPLETELY MADE OF STEEL. AT THE BASE OF EACH STEEL COLUMN THERE WILL BE A ROUND CONCRETE PIER FOUNDATION AS PORTRAYED IN THE ELEVATION DRAWINGS.



A CANOPY ELEVATION - SIDE VIEW



B CANOPY ELEVATION - FRONT VIEW



CONTRACTOR

CA - B C10 #990001

REC SOLAR

3450 BROAD ST, SUITE 105
SAN LUIS OBISPO, CA 93401
PH (805) 477-3970
FX (805) 548-8661
(844) REC SOLAR

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ENGINEER

CLIENT

WALMART INC.

2001 SE 10TH ST.,
BENTONVILLE, AR 72716

PROJECT

WALMART - #5134

5075 GOSFORD RD,
BAKERSFIELD, CA 93313

APN: 497-130-351

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PLANING PERMIT SUBMITTAL

SHEET TITLE

COLOR BOARD ELEVATIONS

SHEET NUMBER

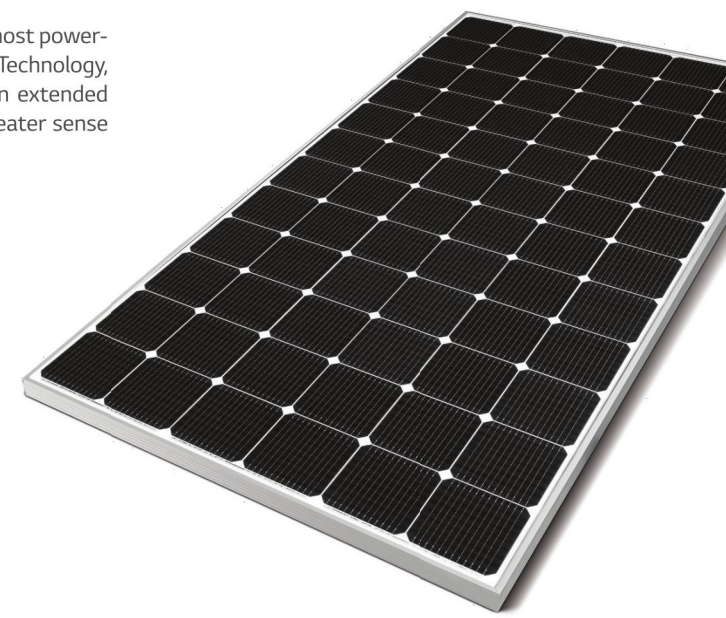
PV402

LG NeON[®] 2

LG400N2W-V5 | LG395N2W-V5

400W | 395W

The LG NeON[®] 2 is LG's best selling solar module, and is one of the most powerful and versatile modules on the market today. Featuring LG's Cello Technology, the LG NeON[®] 2 increases power output. New updates include an extended performance warranty from 86% to 89.6% to give customers a greater sense of reliability and peace of mind.



Feature



Enhanced Performance Warranty

LG NeON[®] 2 has an enhanced performance warranty. After 25 years, LG NeON[®] 2 is guaranteed to perform at minimum 89.6% of initial performance.



Enhanced Product warranty

LG has extended the warranty of the NeON[®] 2 to 25 years, which is among the top of industry standards.



Better Performance on a Sunny Day

LG NeON[®] 2 now performs better on sunny days, thanks to its improved temperature coefficient.



BOS (Balance Of System) Saving

LG NeON[®] 2 can reduce the total number of strings due to its high module efficiency resulting in a more cost effective and efficient solar power system.

About LG Electronics

LG Electronics is a global big player, committed to expanding its operations with the solar market. The company first embarked on a solar energy source research program in 1988, supported by LG Group's vast experience in the semi-conductor, LCD, chemistry and material industries. In 2016, LG Solar successfully released its first Monocrystalline series to the market, which is now available in 32 countries. The NeON[®] (monocrystalline, Monocrystalline), NeON[®] 2 (polycrystalline, Polycrystalline) and NeON[®] 2 (polycrystalline, Polycrystalline) series, which demonstrates LG Solar's level, innovation and commitment to the industry.



LG NeON[®] 2

LG400N2W-V5 | LG395N2W-V5

General Data

Cell Properties (Material / Type)	Monocrystalline / N-type
Cell Maker	LG
Cell Configuration	72 Cells (6x12)
Number of Buses	12 (Auto Wire Busbar)
Module Dimensions (L x W x H)	2,024mm x 1,026mm x 40 mm
Weight	20.3 kg
Glass (Thickness / Material)	Tempered Glass with AR Coating
Backsheet (Color)	White
Frame (Material)	Anodized Aluminum
Junction Box (Protection Degree)	IP 68
Cable (Length)	1,200 mm x 2EA
Connector (Type / Maker)	MC 4 / MC

Certifications and Warranty

Certifications	IEC 61215-1/-1.1, IEC 61216, IEC 61730-1/2:2016, UL 1703, ISO 9001, ISO 14001, ISO 50001
Sub-Minor Corrosion Test	CHAS 18001, PV CYCLE
Ammonia Corrosion Test	IEC 61701: 2012 Severity 6 ¹⁾
Module Fire Performance	Type 1 (UL 1703)
Fire Rating	Class C (UL 790, UL/CORD C 1703)
Solar Module Product Warranty	25 Years
Solar Module Output Warranty	Linear Warranty ²⁾

1) In progress

2) 1st year: 98%, 2nd year: 97%, After 1st year: 0.30% annual degradation, 3) 89.6% for 25 years

Temperature Characteristics

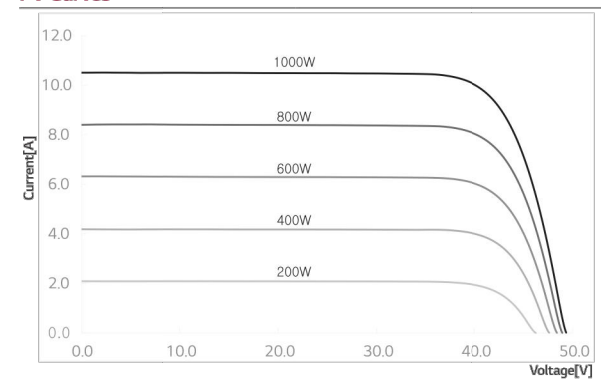
TMOT	[°C]	42 ± 3
Prise	[%/°C]	-0.36
Voc	[%/°C]	-0.26
Isc	[%/°C]	0.02

* TMOT (Nominal Module Operating Temperature) Irradiance 800 W/m², Ambient temperature 20 °C, Wind speed 1 m/s, Spectrum AM 1.5

Electrical Properties (NMOT)

Model	LG400N2W-V5	LG395N2W-V5
Maximum Power (Pmax)	[W]	390
MPP Voltage (Vmpp)	[V]	37.7
MPP Current (Impp)	[A]	7.88
Open Circuit Voltage (Voc)	[V]	46.4
Short Circuit Current (Isc)	[A]	8.37

I-V Curves



LG Electronics Inc.
Solar Business Division
LG Twin Towers, 128 Yeou-daero, Yeongdeungpo-gu, Seoul
07336, Korea
www.lg-solar.com

Product specifications are subject to change without notice.
DS-V5-72-W-G-P-EN-81024
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Electrical Properties (STC*)

Model	LG400N2W-V5	LG395N2W-V5
Maximum Power (Pmax)	[W]	400
MPP Voltage (Vmpp)	[V]	40.5
MPP Current (Impp)	[A]	9.88
Open Circuit Voltage (Voc ±5%)	[V]	49.3
Short Circuit Current (Isc ±5%)	[A]	10.47
Module Efficiency	[%	19.3
Power Tolerance	[%	0 +3

* STC (Standard Test Condition): Irradiance 1000 W/m², Cell temperature 25 °C, AM 1.5

Operating Conditions

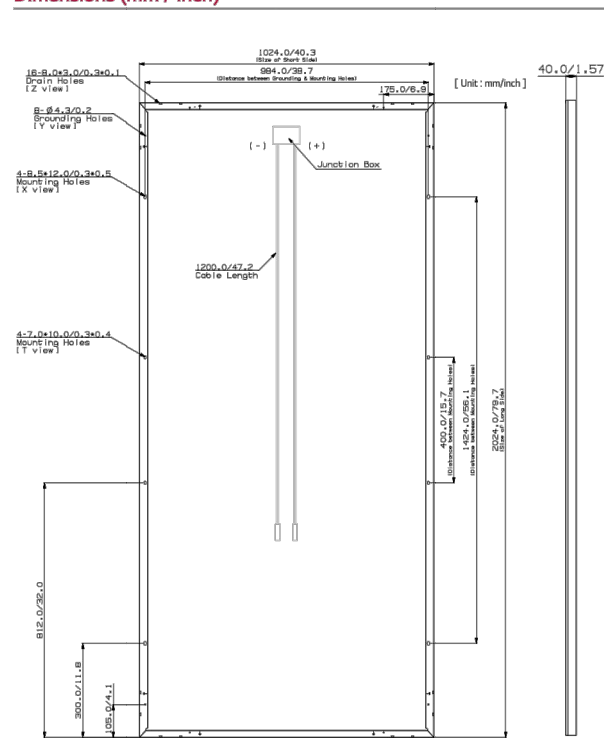
Operating Temperature	[°C]	-40 ~ +90
Maximum System Voltage	[V]	1,500 (UL, 1,000 (IEC))
Maximum Series Fuse Rating	[A]	20
Mechanical Test Load (Front)	[Pa / psf]	5,400 / 113
Mechanical Test Load (Rear)	[Pa / psf]	3,000 / 63

Test Load = Design Load x Safety Factor (1.5)

Packaging Configuration

Number of Modules per Pallet	[EA]	25
Number of Modules per 40HQ Container	[EA]	484
Packaging Box Dimensions (L x W x H)	[mm]	2,080 x 1,120 x 1,226
Packaging Box Gross Weight	[kg]	551

Dimensions (mm / inch)



A CANOPY PV MODULE SPECIFICATION



CONTRACTOR

CA - B C10 #990001

REC SOLAR

3450 BROAD ST, SUITE 105
SAN LUIS OBISPO, CA 93401
PH (805) 477-3970
FX (805) 548-8661
(844) REC SOLAR

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ENGINEER

CLIENT

WALMART INC.

2001 SE 10TH ST.,
BENTONVILLE, AR 72716

PROJECT

WALMART - #5134

5075 GOSFORD RD,
BAKERSFIELD, CA 93313

APN: 497-130-351

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REV	DATE	DESCRIPTION
DATE	04/23/2019	
PROJECT NUMBER	xxxx	
PROJECT MANAGER	DAVID OTT	
PROJECT ENGINEER	ZORAN IVANCEVIC	
ASSOCIATE ENGINEER	L&T	
CHECKED BY	xxx	

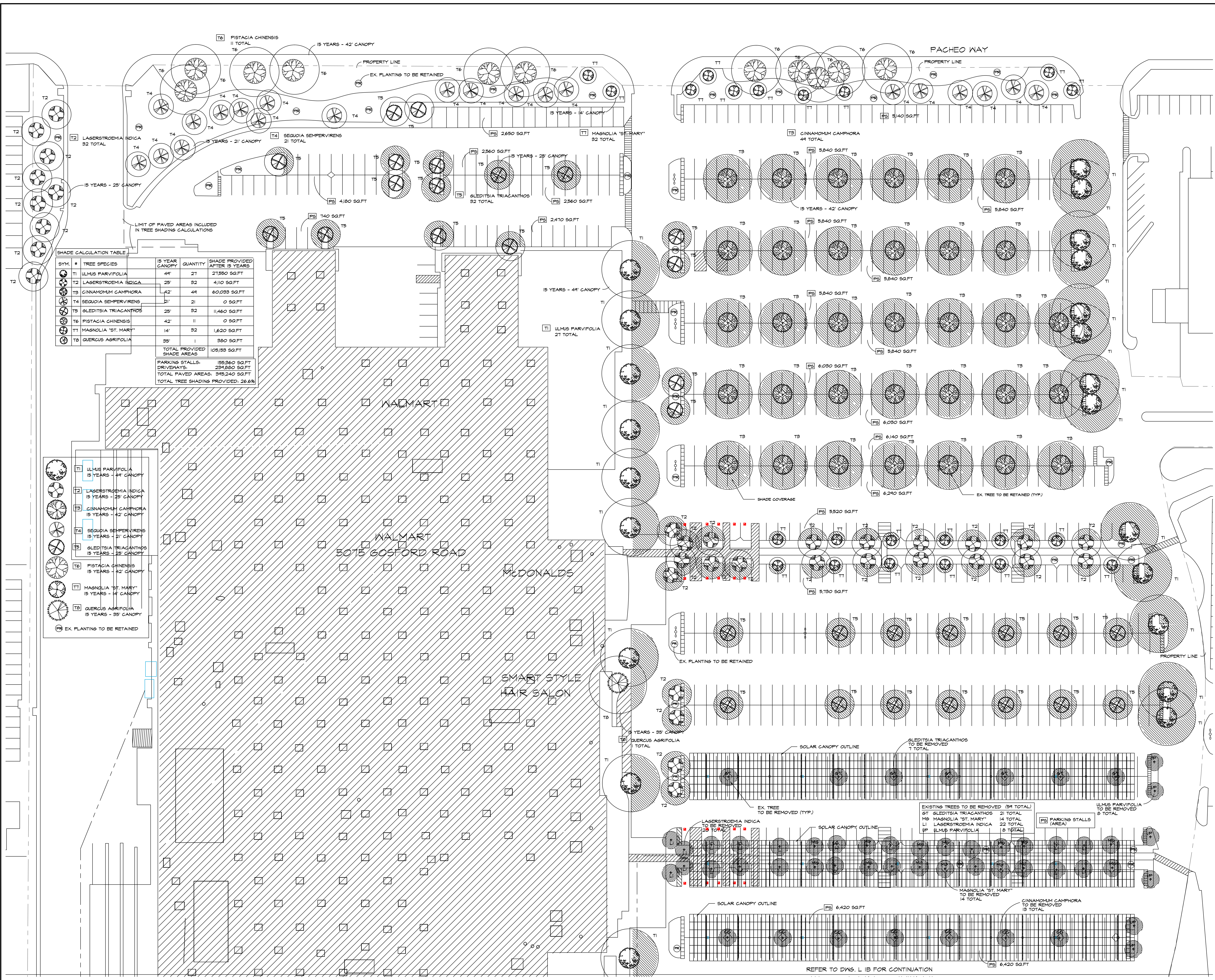
PLANING PERMIT SUBMITTAL

SHEET TITLE

CANOPY PV MODULE
SPECIFICATION

SHEET NUMBER

PV601



SHADE CALCULATION TABLE				
SYM.	TREE SPECIES	15 YEAR CANOPY	QUANTITY	SHADE PROVIDED AFTER 15 YEARS
T1	ULMUS PARVIFOLIA	48'	27	21,550 SQ.FT.
T2	LASERSTROEMIA INDICA	25'	32	4,110 SQ.FT.
T3	CINNAMOMUM CAMPHORA	42'	44	60,033 SQ.FT.
T4	SEQUIA SEMPERVIRENS	21'	21	0 SQ.FT.
T5	GLEDITSIA TRIACANTHOS	25'	32	11,460 SQ.FT.
T6	PISTACIA CHINENSIS	42'	11	0 SQ.FT.
T7	MAGNOLIA 'ST. MARY'	14'	32	1,620 SQ.FT.
T8	QUERCUS AGRIFOLIA	35'	1	300 SQ.FT.
TOTAL PROVIDED SHADE AREAS				105,153 SQ.FT.
PARKING STALLS				155,560 SQ.FT.
DRIVEWAYS				234,880 SQ.FT.
TOTAL PAVED AREAS				345,240 SQ.FT.
TOTAL TREE SHADING PROVIDED				26.6%

- T1 ULMUS PARVIFOLIA 15 YEARS - 48' CANOPY
- T2 LASERSTROEMIA INDICA 15 YEARS - 25' CANOPY
- T3 CINNAMOMUM CAMPHORA 15 YEARS - 42' CANOPY
- T4 SEQUIA SEMPERVIRENS 15 YEARS - 21' CANOPY
- T5 GLEDITSIA TRIACANTHOS 15 YEARS - 25' CANOPY
- T6 PISTACIA CHINENSIS 15 YEARS - 42' CANOPY
- T7 MAGNOLIA 'ST. MARY' 15 YEARS - 14' CANOPY
- T8 QUERCUS AGRIFOLIA 15 YEARS - 35' CANOPY
- EX. PLANTING TO BE RETAINED

Wynn Landscape Architects, Inc.



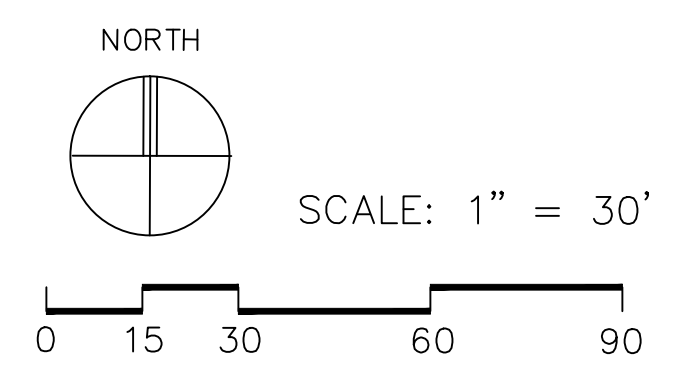
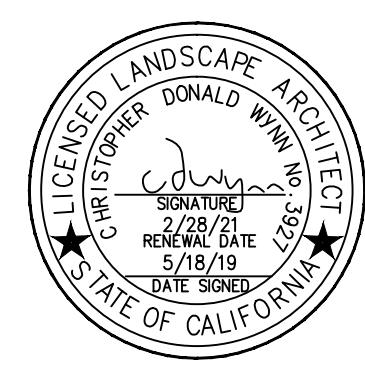
P.O. Box 1440
Topanga
CA 90290
Tel: 310-455-4245
Fax: 310-455-4269
e-mail: don.wla@verizon.net

Client:

REC SOLAR

Project:

5075 GOSFORD RD
BAKERSFIELD
CA 93313



Date	Date	Description	By

Revisions:

Date: 5/18/19

Scale:

Drawing Title:

TREE SHADING PLAN

Sheet No: L-1A

Wynn Landscape Architects, Inc.



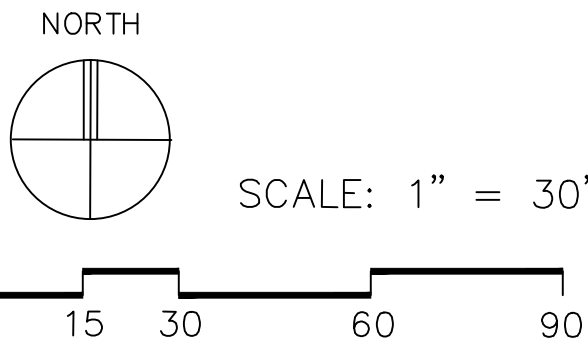
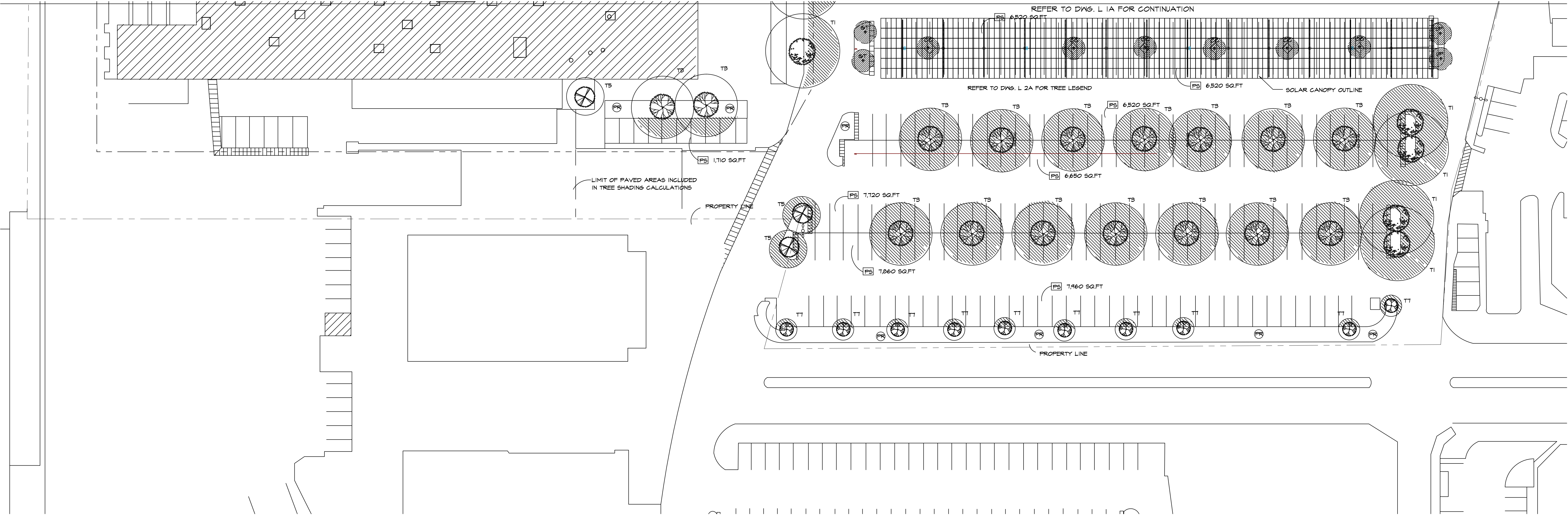
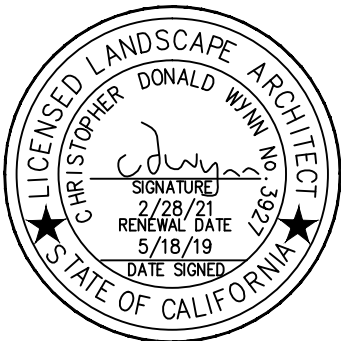
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REC SOLAR

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5075 GOSFORD RD
BAKERSFIELD
CA 93313



Delta	Date	Description	By

Revisions:

Date: 5/18/19

Scale:

Drawing Title:

TREE SHADING PLAN



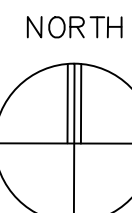
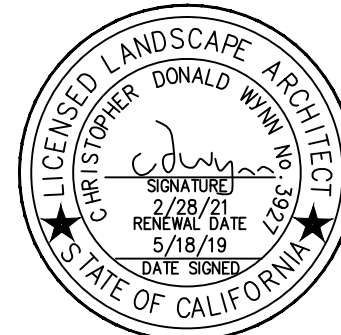
P.O. Box 1440
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CA 90290
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Client:

REC SOLAR

Project:

5075 GOSFORD RD
BAKERSFIELD
CA 93313



SCALE: 1" = 30'

0 15 30 60 90

Date	Description	By

Revisions:

Date: 5/18/19

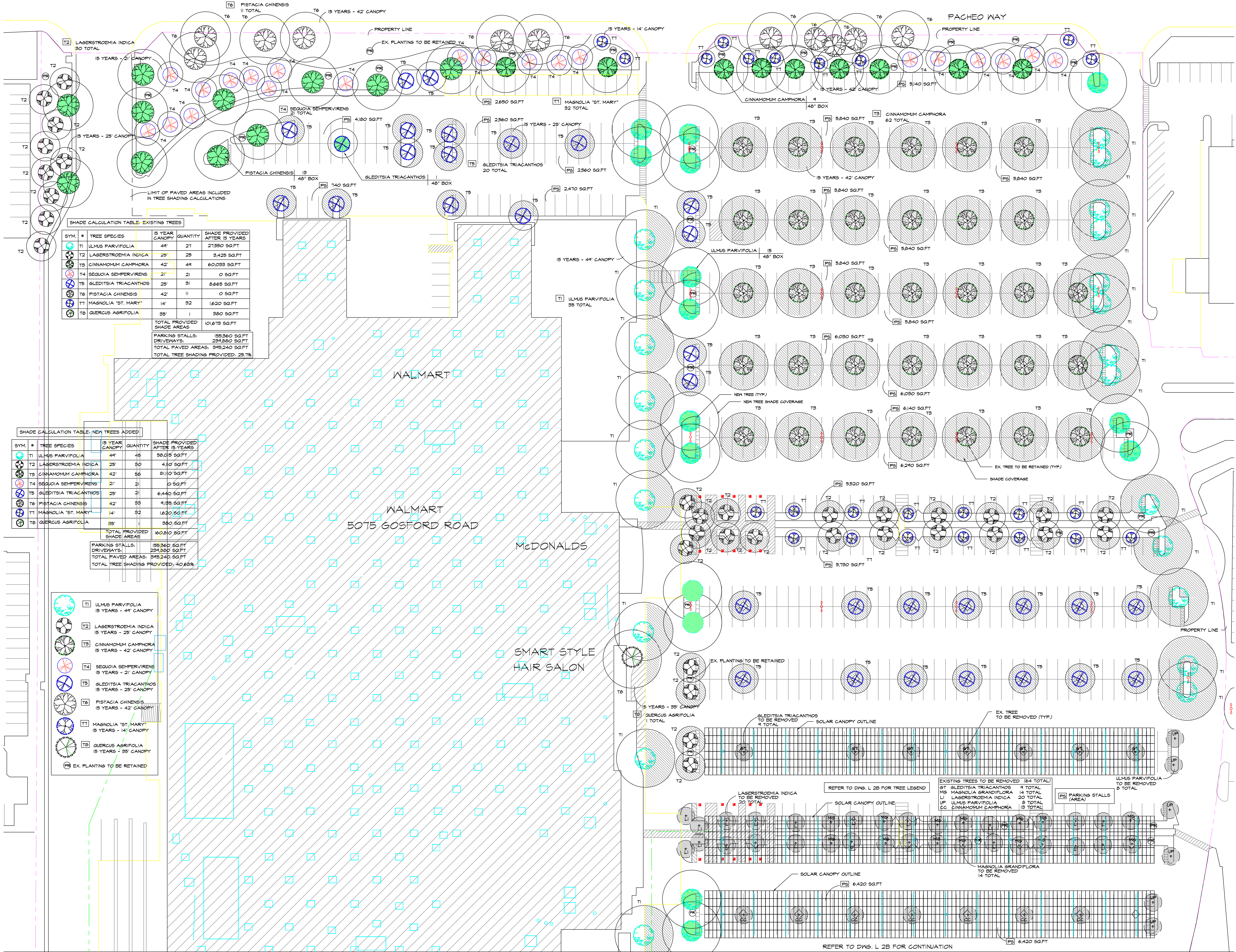
Scale:

Drawing Title:

PLANTING PLAN

Sheet No:

L-2A



SHADE CALCULATION TABLE - EXISTING TREES				
SYM.	#	TREE SPECIES	15 YEAR CANOPY	QUANTITY
T1	21	ULMUS PARVIFOLIA	44'	21
T2	25	LAGERSTROEMIA INDICA	25'	25
T3	44	CINNAMOMUM CAMPHORA	42'	44
T4	21	SEQUOIA SEMPERVIRENS	21'	21
T5	31	GLEDITSIA TRIACANTHOS	25'	31
T6	11	PISTACIA CHINENSIS	42'	11
T7	32	MAGNOLIA 'ST. MARY'	14'	32
T8	1	QUERCUS AGRIFOLIA	35'	1
TOTAL PROVIDED SHADE AREAS:			101,673 SQ.FT	
PARKING STALLS:			155,360 SQ.FT	
DRIVEWAYS:			234,880 SQ.FT	
TOTAL PAVED AREAS:			390,240 SQ.FT	
TOTAL TREE SHADING PROVIDED:			25.7%	

SHADE CALCULATION TABLE - NEW TREES ADDED				
SYM.	#	TREE SPECIES	15 YEAR CANOPY	QUANTITY
T1	45	ULMUS PARVIFOLIA	44'	45
T2	30	LAGERSTROEMIA INDICA	25'	30
T3	56	CINNAMOMUM CAMPHORA	42'	56
T4	21	SEQUOIA SEMPERVIRENS	21'	21
T5	21	GLEDITSIA TRIACANTHOS	25'	21
T6	33	PISTACIA CHINENSIS	42'	33
T7	32	MAGNOLIA 'ST. MARY'	14'	32
T8	1	QUERCUS AGRIFOLIA	35'	1
TOTAL PROVIDED SHADE AREAS:			160,810 SQ.FT	
PARKING STALLS:			155,360 SQ.FT	
DRIVEWAYS:			234,880 SQ.FT	
TOTAL PAVED AREAS:			390,240 SQ.FT	
TOTAL TREE SHADING PROVIDED:			40.66%	

- T1 ULMUS PARVIFOLIA 15 YEARS - 44' CANOPY
- T2 LAGERSTROEMIA INDICA 15 YEARS - 25' CANOPY
- T3 CINNAMOMUM CAMPHORA 15 YEARS - 42' CANOPY
- T4 SEQUOIA SEMPERVIRENS 15 YEARS - 21' CANOPY
- T5 GLEDITSIA TRIACANTHOS 15 YEARS - 25' CANOPY
- T6 PISTACIA CHINENSIS 15 YEARS - 42' CANOPY
- T7 MAGNOLIA 'ST. MARY' 15 YEARS - 14' CANOPY
- T8 QUERCUS AGRIFOLIA 15 YEARS - 35' CANOPY
- EX. PLANTING TO BE RETAINED

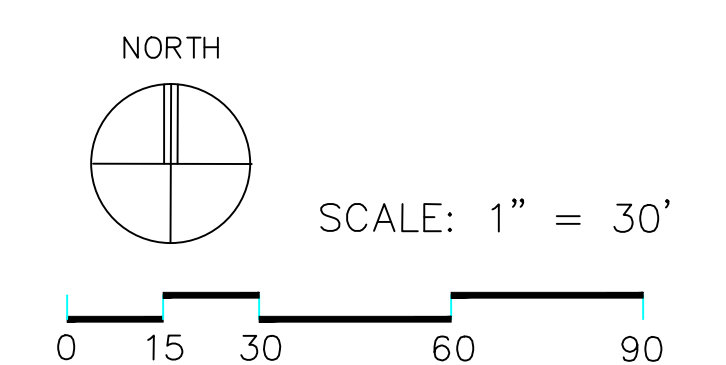
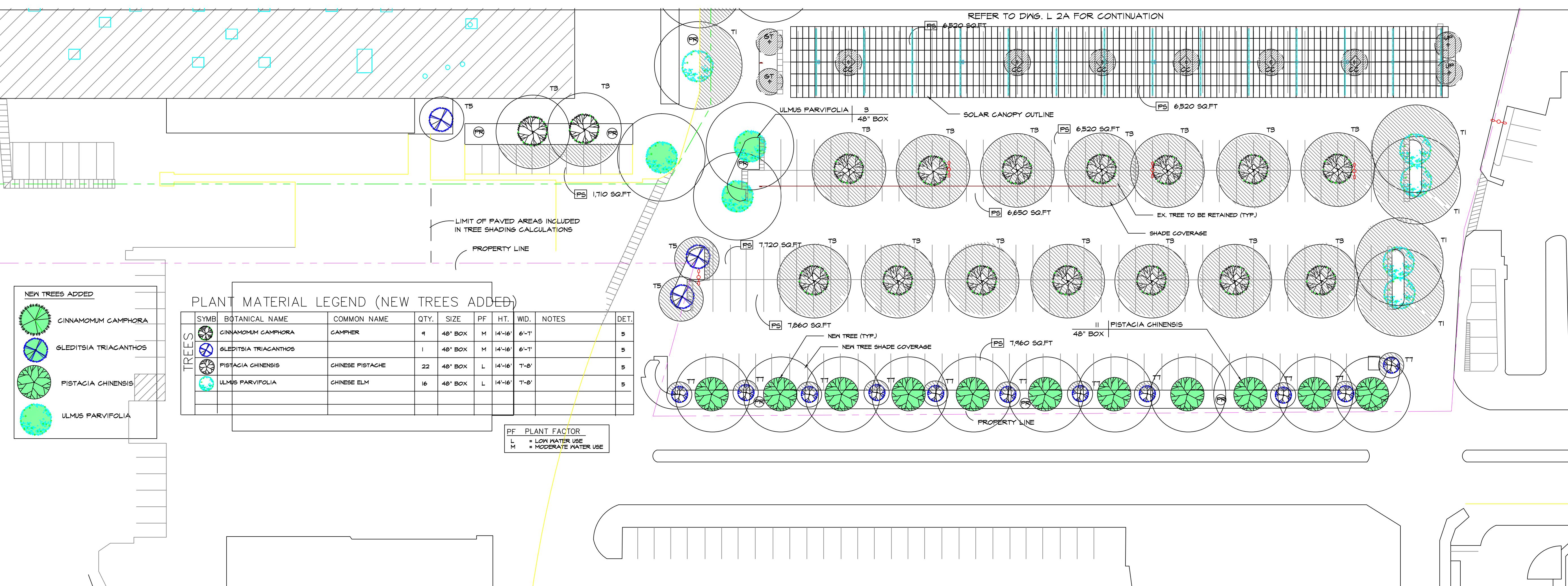
EXISTING TREES TO BE REMOVED (64 TOTAL)			
6T	GLEDITSIA TRIACANTHOS	4 TOTAL	
M6	MAGNOLIA GRANDIFLORA	14 TOTAL	
L1	LAGERSTROEMIA INDICA	20 TOTAL	
U1	ULMUS PARVIFOLIA	8 TOTAL	
C1	CINNAMOMUM CAMPHORA	18 TOTAL	

NEW TREES TO BE ADDED (100 TOTAL)			
4T	GLEDITSIA TRIACANTHOS	4 TOTAL	
14M	MAGNOLIA GRANDIFLORA	14 TOTAL	
20L	LAGERSTROEMIA INDICA	20 TOTAL	
8U	ULMUS PARVIFOLIA	8 TOTAL	
18C	CINNAMOMUM CAMPHORA	18 TOTAL	

W

Client:

Project:

[illegible]

Revisions:

Date: 5/18/19

Scale:

Drawing Title:

PLANTING PLAN

Sheet No:

L-2B



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: August 15, 2019

ITEM NUMBER: Consent Non-Public
Hearing4.(c.)

TO: Planning Commission

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

PLANNER: Paul Johnson, Principal Planner

DATE:

WARD: Ward 4

SUBJECT:

Planning Director's Report - Administrative Review 19-0240: REC Solar is requesting to modify Planned Development Review (PDR No. 17-0391) to allow solar canopies within the parking lot in a C-2/PCD (Regional Commercial/Planned Commercial Development) district located at 5625 Calloway Dr. Notice of Exemption on file.

APPLICANT: REC Solar

OWNER: Wal-Mart Real Estate Business Trust

LOCATION: 5625 Calloway Drive

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

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



www.bakersfieldcity.us

CITY OF BAKERSFIELD PLANNING DEPARTMENT STAFF REPORT

TO: Chair Cater and Members of the Planning Commission **AGENDA ITEM** 4.C

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

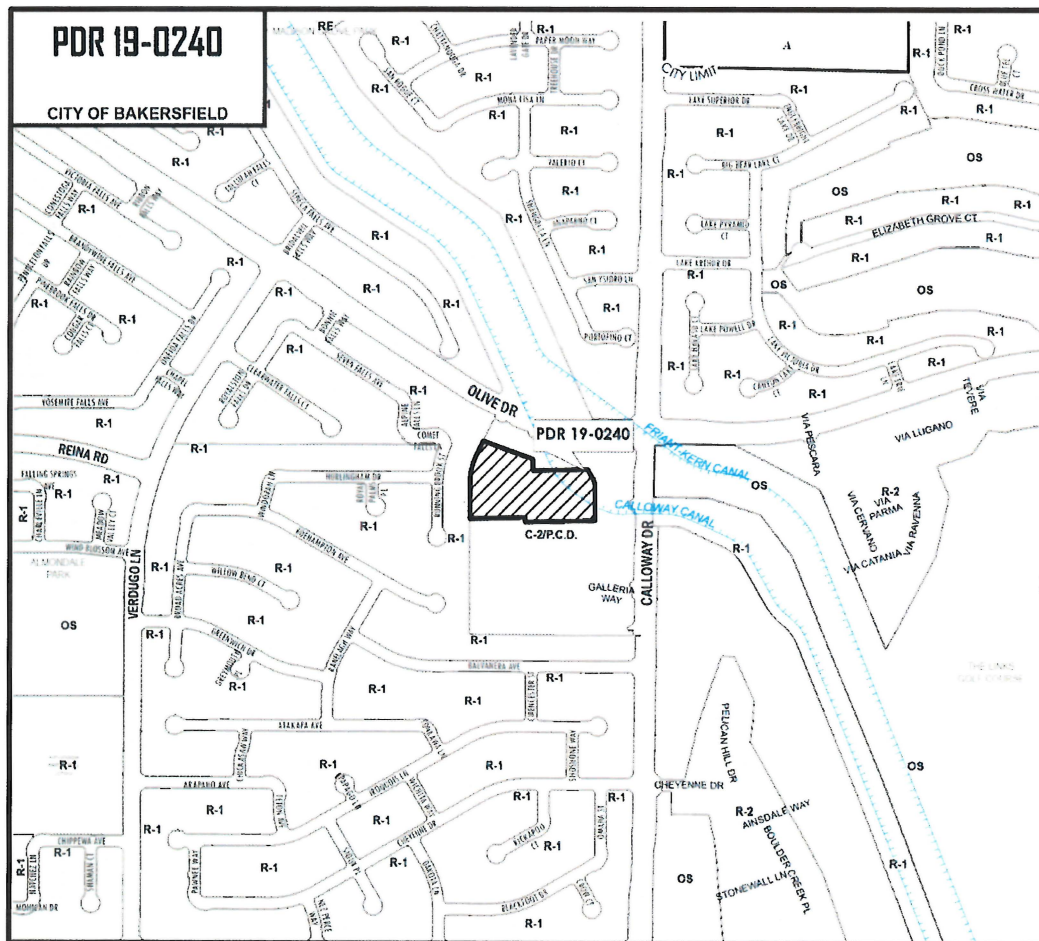
DATE: August 15, 2019

SUBJECT: **PLANNING DIRECTOR'S REPORT - ADMINISTRATIVE REVIEW NO. 19-0240 (WARD 4)**

APPLICANT: REC Solar Company **OWNER:** Wal-Mart Real Estate Business Trust
3450 Broad Street, Suite 105
San Luis Obispo, CA 93401 2001 SE 10th Street
Bentonville, AZ 72716

LOCATION: 5625 Calloway Drive | APN: 526-560-13

Figure 1. Location Map and Zone Map

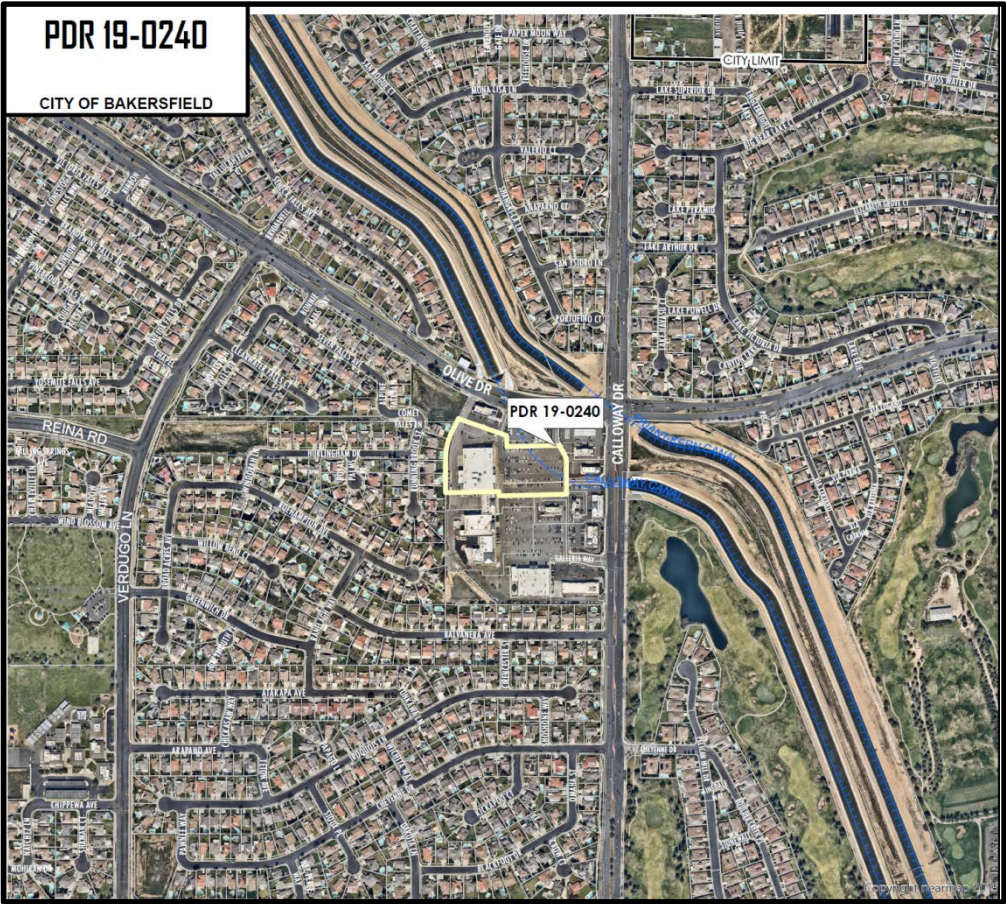


RECOMMENDATION: Adopt Resolution **ACCEPTING** the Planning Director's Report on Administrative Review No. 19-0240.

PROJECT SUMMARY:

The project is a request to modify a Planned Commercial Development (PDR No. 17-0391) to allow solar canopies within the Walmart parking lot in the C-2/P.C.D. (Regional Commercial/Planned Commercial Development Zone) district located at 5625 Calloway Drive.

Figure 2. Site Aerial



SURROUNDING LAND USES:

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	GC	C-2/P.C.D.	Shopping Center
North	GC	C-2/P.C.D.	Shopping Center
East	GC	C-2/P.C.D.	Shopping Center
South	GC	C-2/P.C.D.	Shopping Center
West	LR	R-1	Single-Family Residential
General Plan Key GC: General Commercial LR: Low Density Residential		Zone District Key C-2/P.C.D.: Regional Commercial/Planned Commercial Dev R-1: One-Family Dwelling	

Planning Director Review. Bakersfield Municipal Code Section 17.54.100.D allows the Planning Director to administratively approve minor changes, modifications, alterations, deviations or substitutions to an approved preliminary development plan provided the changes do not substantially or substantively change the project as approved by the Planning Commission or City Council. Such changes are generally limited to colors, materials, architectural elevations, landscape plans and other physical changes of a similar nature.

Should the Planning Director make a finding that submitted revisions to an approved P.C.D. constitute minor changes or substitutions, the Director is to report that determination to your Commission at the next regular meeting. At that time, your Commission may: (1) accept the Planning Director's report; (2) further modify the Planning Director's approved changes; or, (3) Direct Staff to set the matter for public hearing. In this instance, Staff is recommending that your Commission accept the Planning Director's Report (Option 1).

ANALYSIS:

As proposed, Walmart will install solar canopies over two rows of parking (see Figures 2 and 3). Solar panels will also be placed on the roof, but not visible to the general public. All power generated will remain on site. Portions of the existing landscaping will be removed; however, the applicant proposes additional shade trees to ensure all uncovered parking spaces and drive aisles maintain at least 40% shade coverage. There will be no impact to the number of parking spaces.

Figure 2. Site Development Plan

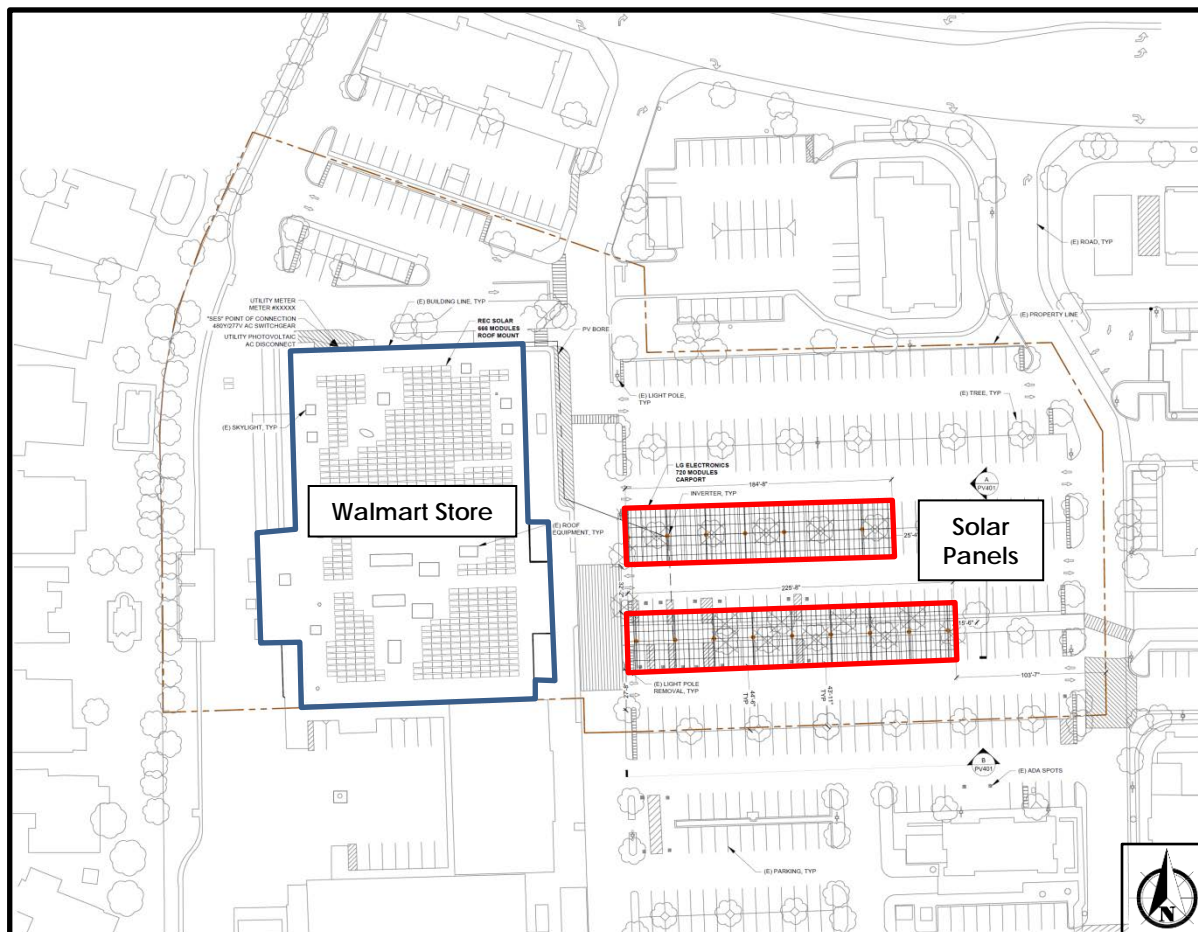
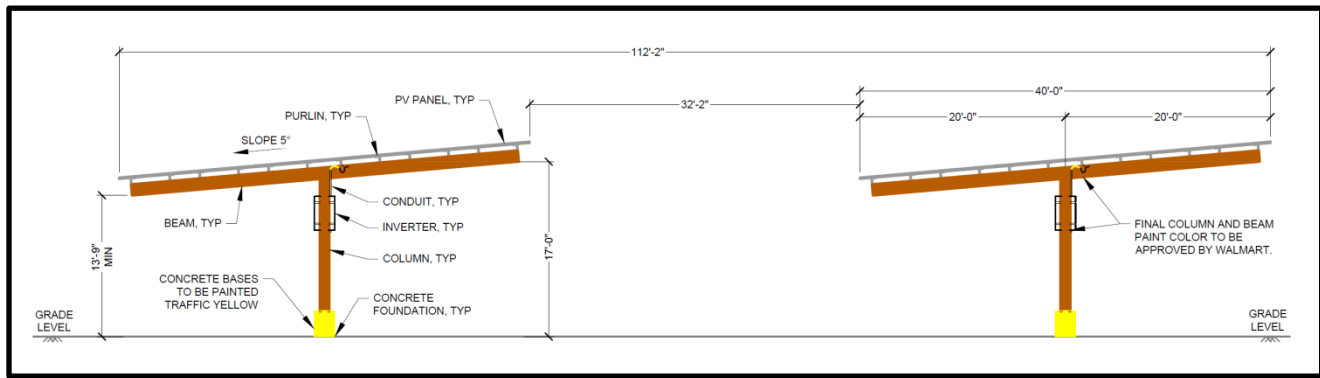


Figure 3. Typical Elevation



In addition to the standards established by the Bakersfield Municipal Code, the project is designed to comply with requirements of the Zoning Ordinance to include General Regulations (Chapter 17.08), Planned Commercial Development (Chapter 17.54), parking design (Chapter 17.58), and landscaping (Chapter 17.61).

No inconsistencies with City standards or policies have been identified and no deviations have been requested. The proposal has been found to be in compliance with all applicable ordinances and policies of the City.

It is the policy of the state to promote and encourage the use of solar energy systems and to limit obstacles to their use. Pursuant to California Government Code Section 65850.5, it is the intent of the Legislature that local agencies not adopt ordinances that create unreasonable barriers to the installation of solar energy systems, including, but not limited to, design review for aesthetic purposes, and not unreasonably restrict the ability of ... business concerns to install solar energy systems.

ENVIRONMENTAL REVIEW AND DETERMINATION

In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), this proposal is exempt from the requirements of CEQA, because the proposed development will not adversely affect the environment. This action is not subject to a public hearing.

CONCLUSION

As noted above, Zoning Ordinance Section 17.54.110.D allows the Planning Director to administratively approve substitutions to an approved final development plan with respect to colors, materials, architectural elevations and other physical changes provided such changes do not alter any use, environmental mitigation measure, conditions of approval or substantially affect the basic character of architecture previous approval of the project.

Staff concludes the proposed physical changes are minor in nature and in substantial conformance with the originally approved design. Commercial solar will allow Walmart to use less fossil fuel, reduce pollution and greenhouse gas emissions, and become more environmentally responsible. As required by the ordinance, the purpose of this Report is to inform your Commission of this determination and it is Staff's recommendation that your Commission accept this report and receive and file for the record.

ATTACHMENTS:

Draft Resolution with Exhibits

RESOLUTION NO. ____-19

RESOLUTION OF THE PLANNING COMMISSION ACCEPTING THE PLANNING DIRECTOR'S REPORT TO MODIFY PLANNED COMMERCIAL DEVELOPMENT (PDR NO. 17-0391) TO ALLOW SOLAR CANOPIES WITHIN THE PARKING LOT IN A C-2/P.C.D. (REGIONAL COMMERCIAL/PLANNED COMMERCIAL DEVELOPMENT ZONE) DISTRICT, LOCATED AT 5625 CALLOWAY DRIVE. (FILE NO. 19-0240)

WHEREAS, REC Solar on behalf of Walmart (property owner) filed an application with the City of Bakersfield Community Development Department requesting to modify Planned Commercial Development (PDR No. 17-0391) to allow solar canopies within the parking lot in the C-2/P.C.D. (Regional Commercial/Planned Commercial Development Zone) district located at 5625 Calloway Drive; and

WHEREAS, the Secretary of the Planning Commission did set Thursday, August 15, 2019, at 5:30 p.m. in the Council Chambers, City Hall South, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for consideration of the Planning Director's report; and

WHEREAS, the laws and regulations relating to 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 the California Environmental Quality Act in accordance with State CEQA Guidelines Section 15061(b)(3); and

WHEREAS, at said meeting held August 15, 2019, the Planning Director's report was duly considered, and the Planning Commission found as follows:

1. The proposal is not subject to a public hearing.
2. The provisions of the California Environmental Quality Act (CEQA) have been followed.
3. Pursuant to State CEQA Guidelines Section 15061(b)(3), this request is exempt from the requirements of CEQA because it will not affect the environment.
4. The proposed modifications to the approved development plan do not deviate from the intent and purpose of the P.C.D. zone district.
5. The proposed development will constitute a land use of sustained desirability and stability, and it will compliment and harmonize with the character of the surrounding neighborhood and community.
6. The proposed modifications to the approved development plan are consistent with the General Plan and objectives of Title 17 of the Bakersfield Municipal Code.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BAKERSFIELD as follows:

1. The recitals above are true and correct and incorporated herein by this reference.
2. The project is exempt from CEQA.
3. The Planning Commission accepts the Planning Director's report.

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Planning Commission of the City of Bakersfield at a regular meeting thereof held on the 15th day of August 2019, on a motion by Commissioner ____ and seconded by Commissioner ____, by the following vote.

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED

DANIEL CATER, CHAIR
City of Bakersfield Planning Commission

Exhibits:

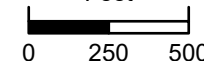
- A. Location Map
- B. Site Plan and Elevation

Exhibit A
(Location Map)

CITY OF BAKERSFIELD



Feet



Document Name: Project

Exhibit B
(Site Development Plan)

WALMART - #3138 BAKERSFIELD

SOLAR PHOTOVOLTAIC SYSTEM



CONTRACTOR
CA - B C10 #990001

REC SOLAR
3450 BROAD ST, SUITE 105
SAN LUIS OBISPO, CA 93401
PH (805) 477-3970
FX (805) 548-8661
(844) REC SOLAR

THE INFORMATION IN THIS DRAWING IS CONFIDENTIAL AND PROPRIETARY. ANY REPRODUCTION, DISCLOSURE, OR USE THEREOF IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF REC SOLAR COMMERCIAL CORPORATION.

ENGINEER

CLIENT

WALMART INC.
2001 SE 10TH ST.,
BENTONVILLE, AR 72716

PROJECT

WALMART - #3138
5625 CALLOWAY DRIVE,
BAKERSFIELD, CA 93312

APN: 526-560-131

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0	06/19/2019	PLANING REVIEW
REV	DATE	DESCRIPTION

DATE	06/19/2019
PROJECT NUMBER	37281000
PROJECT MANAGER	DAVID OTT
PROJECT ENGINEER	ZORAN IVANCEVIC
ASSOCIATE ENGINEER	L&T
CHECKED BY	xxx

PLANNING PERMIT SUBMITTAL

SHEET TITLE

COVER SHEET

SHEET NUMBER

G101

TEAM

CLIENT

WALMART INC.
2001 SE 10TH ST.,
BENTONVILLE, AR 72716
PH: 479-273-6585
E-MAIL: STEPHEN.BRANSCUM@WALMART.COM
ATTN: STEPHEN BRANSCUM

CONTRACTOR

REC SOLAR
3450 BROAD ST, SUITE 105
SAN LUIS OBISPO, CA 93401
PH: 805-703-4498
PROJECT MANAGER: DAVID OTT
PROJECT ENGINEER: ZORAN IVANCEVIC, PE

ELECTRICAL ENGINEER

PURE POWER ENGINEERING
5 MARINE VIEW PLAZA, SITE 301
HOBOKEN, NJ 07030
PH: 201-687-9975
EMAIL: SMEACHAM@PUREPOWER.COM
PROJECT MANAGER: SCOTTIE MEACHAM
PROJECT ENGINEER: CONOR TRUJILLO

DESCRIPTION

THE PROJECT CONSISTS OF THE INSTALLATION AND COMMISSIONING OF A SOLAR PHOTOVOLTAIC SYSTEM.

THE SYSTEM WILL INCLUDE SOLAR MODULES AT:
AZIMUTH: 178°
PITCH: 10° & 5°
LOCATED ON: ROOF & CARPORT
ROOF TYPE: FIXED TILT & CANOPY

INTERCONNECTION INFORMATION AT POC:

VOLTAGE: 480Y/277V
CURRENT: 800A
CONFIGURATION: 3PH, 4W
LOCATION: EXISTING SWITCHGEAR IN EXTERIOR ELECTRICAL AREA

PV INVERTERS AND EQUIPMENT CABINETS SHALL BE MOUNTED ON THE PV RACKING AND OUTSIDE THE ELECTRICAL ROOM.

SYSTEM SIZE:

ROOF:

DC SYSTEM SIZE: (666) X (370W) = 246.42KW
AC SYSTEM SIZE: (36) X (6) = 216.00KW
CEC AC SYSTEM SIZE: (666) X (343.1W) X (98.0%) = 223.93KW
DC:AC RATIO: (1.14)

CANOPY:

DC SYSTEM SIZE: (720) X (400W) = 288.00KW
AC SYSTEM SIZE: (36) X (1) + (50) X (4) = 236.00KW
CEC AC SYSTEM SIZE: (108) X (367.8W) X (98.0%) + (612) X (367.8W) X (98.5%) = 260.64KW
CARPORT DC:AC RATIO: (1.22)

TOTAL SYSTEM SIZE:

DC SYSTEM SIZE: (666) X (370W) + (720) X (400W) = 534.42KW
AC SYSTEM SIZE: (36) X (7) + (50) X (4) = 452.00KW
CEC AC SYSTEM SIZE: (666) X (343.1W) X (98.0%) + (108) X (367.8W) X (98.0%) + (612) X (367.8W) X (98.5%) = 484.58KW

DC:AC RATIO: (1.14), (1.22)

SYSTEM SPECIFICATIONS:

ROOF:

MODULES: (666) REC SOLAR
REC370TP2SM 72 XV

INVERTER:

YASKAWA SOLECTRIA SOLAR
(6) PVI 36TL-480 [480V] [S11]

CANAOPY:

MODULES: (720) LG ELECTRONICS INC.,
LG400N2W-V5

INVERTER:

YASKAWA SOLECTRIA SOLAR
(4) PVI 50TL-480 [480V] [S11]
(1) PVI 36TL-480 [480V] [S11]

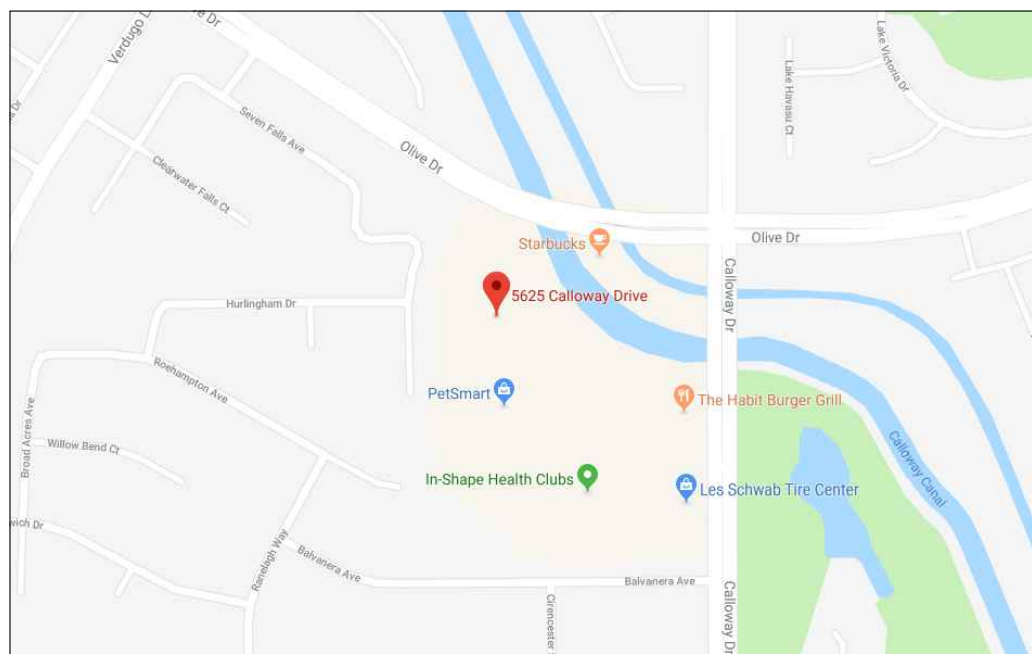
LOCATION

PROPERTY

WALMART - #3138
5625 CALLOWAY DR,
BAKERSFIELD, CA 93312
APN: 526-560-131

UTILITY METER

WALMART - #3138
5625 CALLOWAY DR,
BAKERSFIELD, CA 93312
APN: 526-560-131



DIRECTION TO PROJECT SITE

- TAKE VERDUGO LN ROAD, WHERE ALMONDALE AT THE LEFT
- TAKE RIGHT TO OLIVER DRIVE
- THE SITE IS AT THE RIGHT SIDE

UTILITY:

PG&E (PACIFIC GAS AND ELECTRIC)

DC VOLTAGE: 1000 VDC

PARCEL AREA:

4.54 ACRES

CODES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED IF NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:

CAL OSHA

ANSI/EIA-222- LIFE SAFETY CODE NFPA-101

2015 NFPA 1 FIRE CODE

CITY/COUNTY ORDINANCES (JURISDICTION)

2016 CALIFORNIA ELECTRIC SAFETY CODE (CESC)

2016 CALIFORNIA BUILDING CODE (CBC)

2016 CALIFORNIA ELECTRICAL CODE (CEC) & SUPPLEMENTAL CODES

2014 NATIONAL ELECTRIC CODE

CALIFORNIA ENERGY CODE 2016

CALIFORNIA FIRE CODE 2016

CALIFORNIA GREEN BUILDING CODE 2016

COUNTY BUILDING AD CONSTRUCTION ORDINANCE - TITLE 19

COUNTY COASTAL ZONE LAND USE ORDINANCE - TITLE 23

COUNTY FIRE CODE ORDINANCE - TITLE 16

COUNTY LAND USE ORDINANCE - TITLE 22

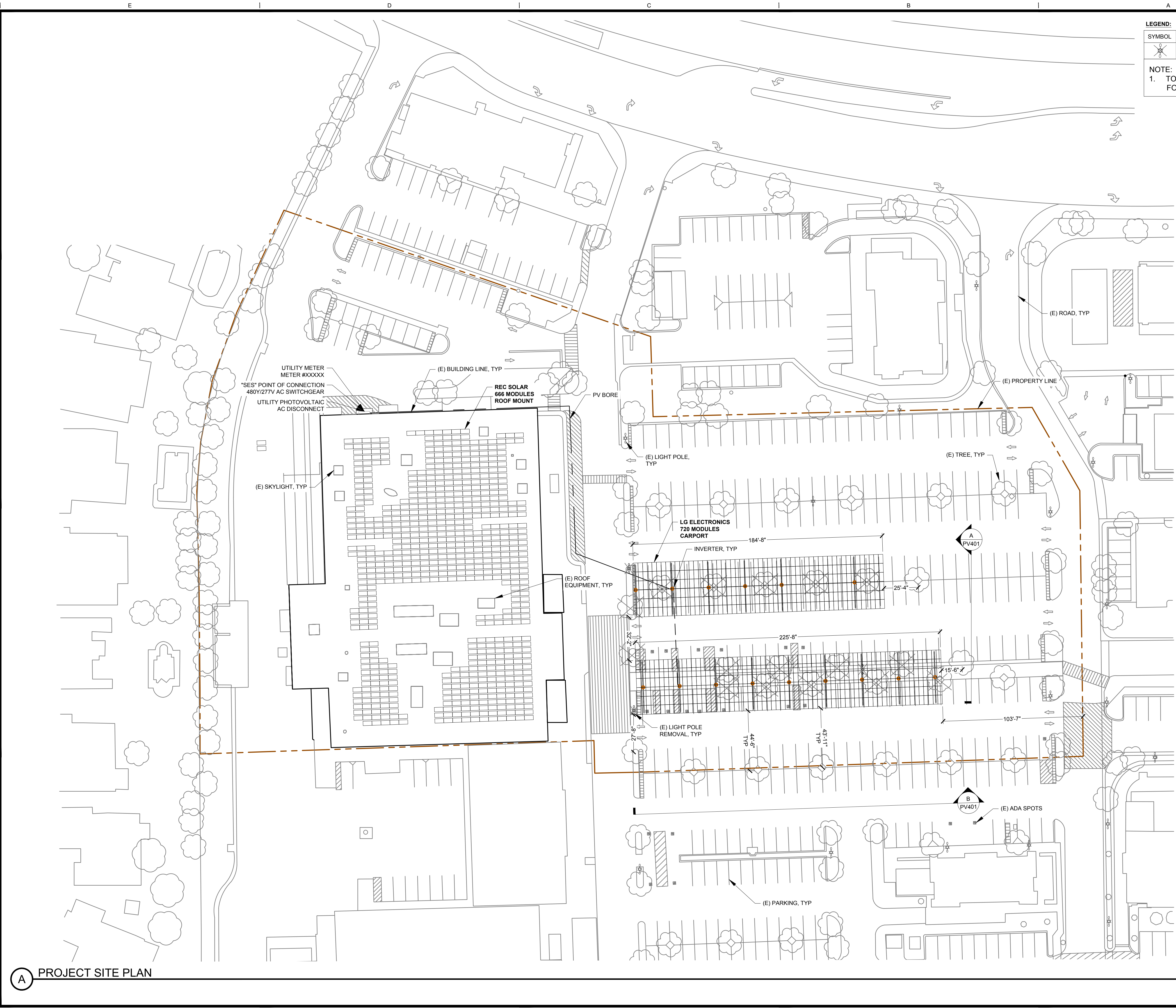
UNDERGROUND UTILITIES



COLOR CODE

WHITE - PROPOSED EXCAVATION
PINK - TEMP SURVEY MARKINGS
RED - ELECTRIC
YELLOW - GAS-OIL-STEAM
ORANGE - COMMUNICATION CATV
BLUE - WATER
PURPLE - RECLAIMED WATER
GREEN - SEWER

EXISTING UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS FROM RECORD INFORMATION AND ARE FOR INFORMATION ONLY. OTHER UNDERGROUND FACILITIES NOT SHOWN ON THE PLANS MAY EXIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY A ONE-CALL SERVICE CENTER, TOLL FREE AT 811, NO LESS THAN TWO DAYS PRIOR TO ANY EXCAVATION.



LEGEND:

SYMBOL	DESCRIPTION
(E) LIGHT POLE REMOVAL - TOTAL : 3	

NOTE:
1. TOTAL CANOPY SQUARE FOOTAGE = 16,418 SQ.FT

REC SOLAR

CONTRACTOR
CA - B C10 #990001

REC SOLAR
3450 BROAD ST, SUITE 105
SAN LUIS OBISPO, CA 93401
PH (805) 477-3970
FX (805) 548-8661
(844) REC SOLAR

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ENGINEER

CLIENT

WALMART INC.
2001 SE 10TH ST.,
BENTONVILLE, AR 72716

PROJECT

WALMART - #3138
5625 CALLOWAY DRIVE,
BAKERSFIELD, CA 93312

APN: 526-560-131

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0	05/10/2019	PLANING REVIEW
REV	DATE	DESCRIPTION
DATE	05/10/2019	
PROJECT NUMBER	xxxx	
PROJECT MANAGER	DAVID OTT	
PROJECT ENGINEER	ZORAN IVANCEVIC	
ASSOCIATE ENGINEER	L&T	
CHECKED BY	xxx	

PLANNING PERMIT SUBMITTAL

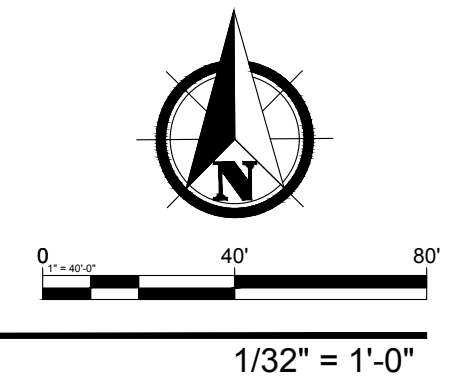
SHEET TITLE

PROJECT SITE PLAN

SHEET NUMBER

G301

A PROJECT SITE PLAN



1. LANDSCAPE AND IRRIGATION:

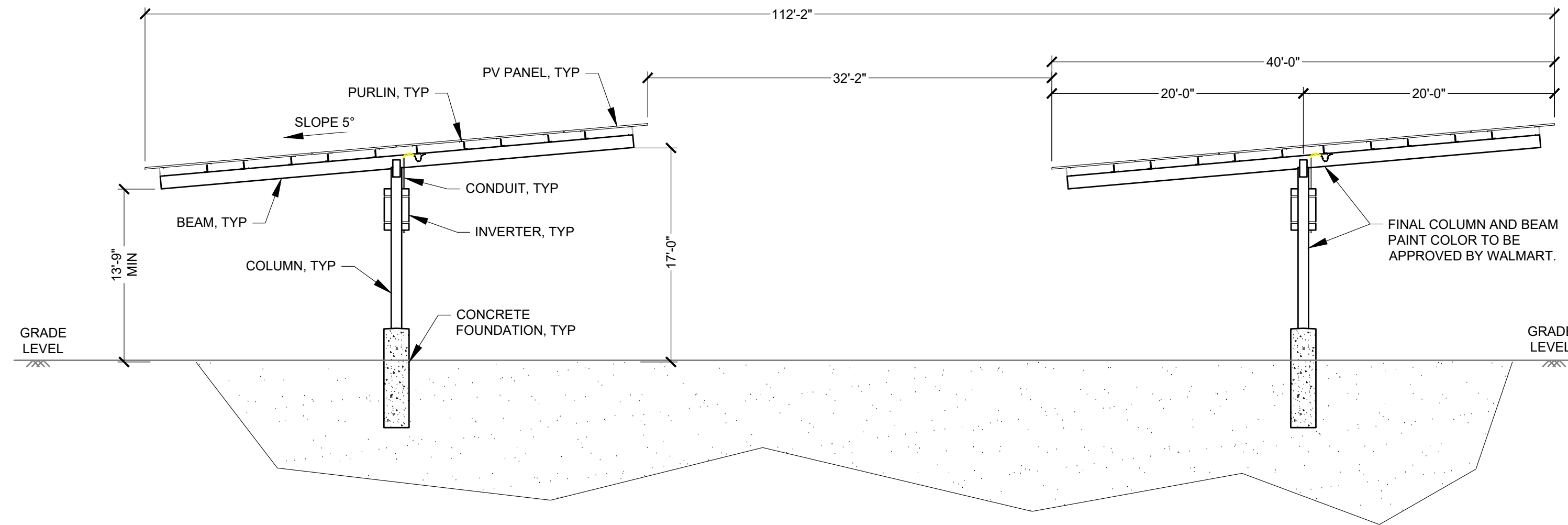
- A. LANDSCAPE PLANTINGS THAT ARE COVERED BY THE CARPORT STRUCTURE SHALL BE REMOVED OR RELOCATED PER AHJ AND/OR WALMART REQUIREMENTS. ALL LANDSCAPE AREAS MUST HAVE SOME FORM OF STABILIZATION AND SHALL NOT BE LEFT EXPOSED EARTH OR PLANTINGS THAT WOULD DIE DUE TO LACK OF SUN LIGHT AND RESULT IN EXPOSED EARTH.

NOTE:

- A. REMOVE ALL TREES & LIGHT POLES UNDER THE ARRAY
B. WHEREVER EXISTING PRE-SOLAR LIGHT POLES MUST BE REMOVED:
1. THE LIGHT POLE BASES WILL BE DEMOLISHED AND BROUGHT TO GRADE.
2. EXISTING WIRING WILL BE MAINTAINED IN APPROPRIATE ENCLOSURE.

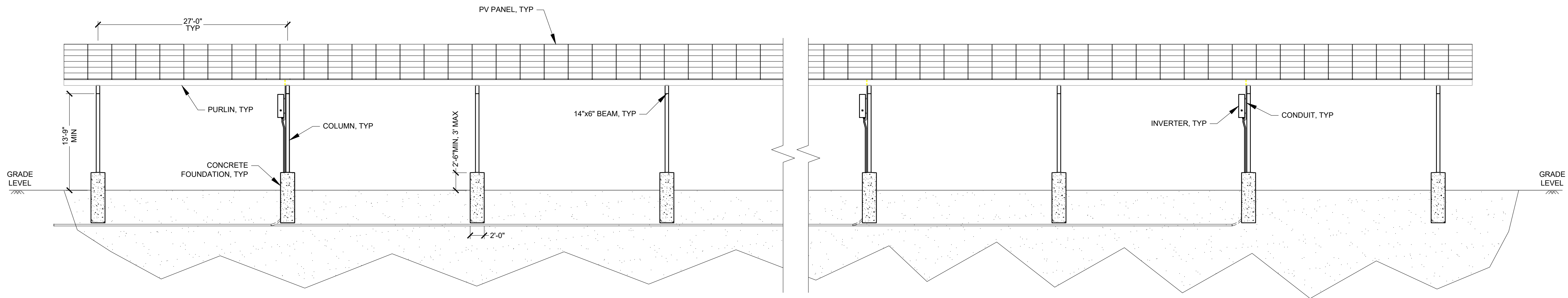
1. PAINTING (COLUMNS, CONDUIT, COMBINER BOXES):

- A. WHEN ALLOWED BY THE AHJ, COLUMNS AND BEAMS AT ARRAYS WILL BE PAINTED ONE COLOR BY SOLAR PROVIDER TO WALMART'S COLOR SPECIFICATION FOLLOWED BY ANTI-GRAFFITI COAT
B. WHEN ALLOWED BY THE AHJ, UL LISTING AND/OR VENDOR WARRANTY, CONDUITS AND COMBINER BOXES AT ARRAYS WILL BE PAINTED ONE COLOR BY SOLAR PROVIDER TO WALMART'S COLOR SPECIFICATION
C. EXPOSED CONDUIT BEHIND STORE SHALL BE PAINTED TO MATCH THE BUILDING COLOR
D. GROUND AND WALL MOUNTED ELECTRICAL EQUIPMENT BEHIND THE STORE WILL NOT BE PAINTED
E. CANOPY-MOUNTED ELECTRICAL EQUIPMENT (e.g., STRING INVERTERS) WILL NOT BE PAINTED
F. PV MODULES HAVE BEEN DESIGNED WITH AESTHETICS IN MIND, USING THINNER WIRES THAT APPEAR ALL BLACK AT A DISTANCE.
G. PV CANOPY STRUCTURES WILL BE COMPLETELY MADE OF STEEL. AT THE BASE OF EACH STEEL COLUMN THERE WILL BE A ROUND CONCRETE PIER FOUNDATION AS PORTRAYED IN THE ELEVATION DRAWINGS.



0 4' 8' 16'
1/8" = 1'-0"

A CANOPY ELEVATION - SIDE VIEW



0 4' 8' 16'
1/8" = 1'-0"

B CANOPY ELEVATION - FRONT VIEW



CONTRACTOR

CA - B C10 #990001

REC SOLAR

3450 BROAD ST, SUITE 105
SAN LUIS OBISPO, CA 93401
PH (805) 477-3970
FX (805) 548-8661
(844) REC SOLAR

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ENGINEER

CLIENT

WALMART INC.

2001 SE 10TH ST.,
BENTONVILLE, AR 72716

PROJECT

WALMART - #3138

5825 CALLOWAY DRIVE,
BAKERSFIELD, CA 93312

APN: 526-560-131

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0	06/19/2019	PLANING REVIEW
REV	DATE	DESCRIPTION
DATE	06/19/2019	
PROJECT NUMBER	37281000	
PROJECT MANAGER	DAVID OTT	
PROJECT ENGINEER	ZORAN IVANCEVIC	
ASSOCIATE ENGINEER	L&T	
CHECKED BY	xxx	

PLANNING PERMIT SUBMITTAL

SHEET TITLE

ENLARGED VIEWS &
ELEVATIONS

SHEET NUMBER

PV401

1. LANDSCAPE AND IRRIGATION:

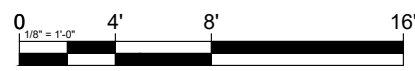
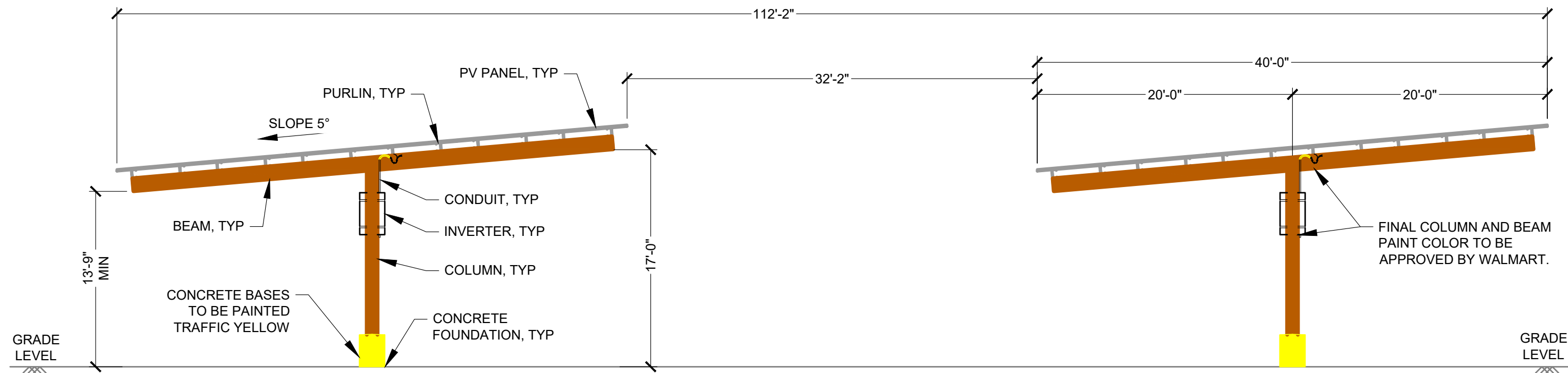
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NOTE:

- A. REMOVE ALL TREES & LIGHT POLES UNDER THE ARRAY
B. WHEREVER EXISTING PRE-SOLAR LIGHT POLES MUST BE REMOVED:
1. THE LIGHT POLE BASES WILL BE DEMOLISHED AND BROUGHT TO GRADE.
2. EXISTING WIRING WILL BE MAINTAINED IN APPROPRIATE ENCLOSURE.

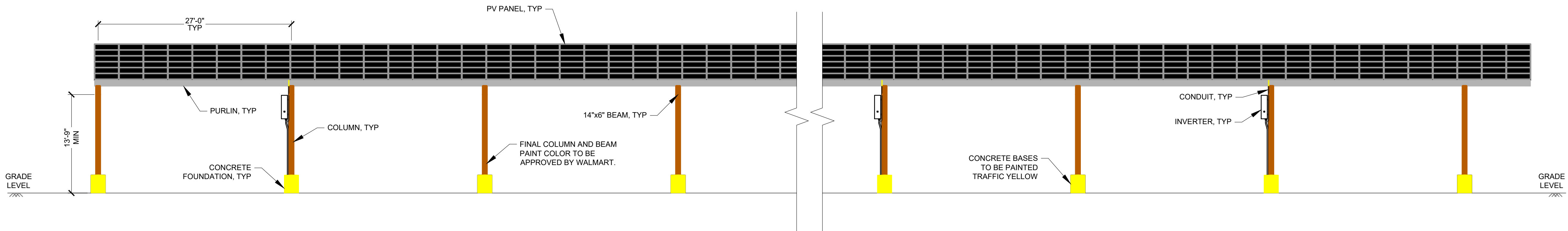
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- A. WHEN ALLOWED BY THE AHJ, COLUMNS AND BEAMS AT ARRAYS WILL BE PAINTED ONE COLOR BY SOLAR PROVIDER TO WALMART'S COLOR SPECIFICATION FOLLOWED BY ANTI-GRAFFITI COAT
B. WHEN ALLOWED BY THE AHJ, UL LISTING AND/OR VENDOR WARRANTY, CONDUITS AND COMBINER BOXES AT ARRAYS WILL BE PAINTED ONE COLOR BY SOLAR PROVIDER TO WALMART'S COLOR SPECIFICATION
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E. CANOPY-MOUNTED ELECTRICAL EQUIPMENT (e.g., STRING INVERTERS) WILL NOT BE PAINTED
F. PV MODULES HAVE BEEN DESIGNED WITH AESTHETICS IN MIND, USING THINNER WIRES THAT APPEAR ALL BLACK AT A DISTANCE.
G. PV CANOPY STRUCTURES WILL BE COMPLETELY MADE OF STEEL. AT THE BASE OF EACH STEEL COLUMN THERE WILL BE A ROUND CONCRETE PIER FOUNDATION AS PORTRAYED IN THE ELEVATION DRAWINGS.



1/8" = 1'-0"

A CANOPY ELEVATION - SIDE VIEW



1/8" = 1'-0"

B CANOPY ELEVATION - FRONT VIEW



CONTRACTOR
CA - B C10 #990001

REC SOLAR
3450 BROAD ST, SUITE 105
SAN LUIS OBISPO, CA 93401
PH (805) 477-3970
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ENGINEER

CLIENT

WALMART INC.
2001 SE 10TH ST.,
BENTONVILLE, AR 72716

PROJECT

WALMART - #3138
5825 CALLOWAY DRIVE,
BAKERSFIELD, CA 93312

APN: 526-560-131

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PROJECT ENGINEER	ZORAN IVANCEVIC	
ASSOCIATE ENGINEER	L&T	
CHECKED BY	xxx	

PLANNING PERMIT SUBMITTAL

SHEET TITLE

COLOR BOARD ELEVATIONS

SHEET NUMBER

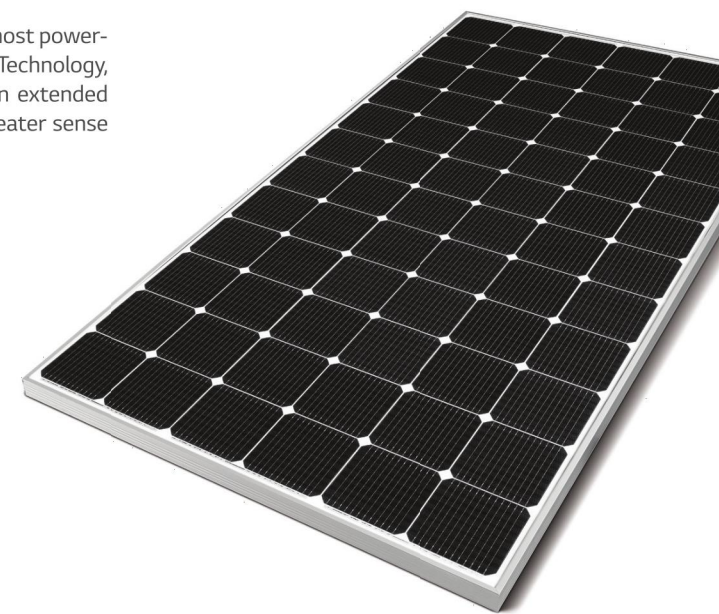
PV402

LG NeON²

LG400N2W-V5 | LG395N2W-V5

400W | 395W

The LG NeON² is LG's best selling solar module, and is one of the most powerful and versatile modules on the market today. Featuring LG's Cello Technology, the LG NeON² increases power output. New updates include an extended performance warranty from 86% to 89.6% to give customers a greater sense of reliability and peace of mind.



Feature



Enhanced Performance Warranty
LG NeON² has an enhanced performance warranty. After 25 years, LG NeON² is guaranteed to perform at minimum 89.6% of initial performance.



Enhanced Product warranty
LG has extended the warranty of the NeON² to 25 years, which is among the top of industry standards.



Better Performance on a Sunny Day
LG NeON² now performs better on sunny days, thanks to its improved temperature coefficient.



BOS (Balance Of System) Saving
LG NeON² can reduce the total number of strings due to its high module efficiency resulting in a more cost effective and efficient solar power system.

About LG Electronics

LG Electronics is a global big player, committed to expanding its operations with the solar market. The company first embarked on a solar energy source research program in 1988, supported by LG Group's vast experience in the semi-conductor, LCD, chemistry and material industries. In 2016, LG Solar successfully released its first Monocrystalline series to the market, which is now available in 32 countries. The NeON² (monocrystalline, Monocrystalline NeON², NeON², NeON² 25-year warranty) is 2015, 2015 and 2016, which demonstrates LG Solar's level, innovation and commitment to the industry.



LG NeON²

LG400N2W-V5 | LG395N2W-V5

General Data

Cell Properties (Material / Type)	Monocrystalline / N-type
Cell Maker	LG
Cell Configuration	72 Cells (6x12)
Number of Buses	12 (Auto Wire Busbar)
Module Dimensions (L x W x H)	2,024mm x 1,026mm x 40 mm
Weight	20.3 kg
Glass (Thickness / Material)	Tempered Glass with AR Coating
Backsheet (Color)	White
Frame (Material)	Anodized Aluminum
Junction Box (Protection Degree)	IP 68
Cable (Length)	1,200 mm ± 26A
Connector (Type / Maker)	MC 4 / MC

Certifications and Warranty

Certifications	IEC 61215-1/-1.1, IEC 61216, IEC 61730-1/2:2016, UL 1703, ISO 9001, ISO 14001, ISO 50001
Salt Mist Corrosion Test	CHESA 18001, PV CYCLE
Ammonia Corrosion Test	IEC 61701: 2012 Severity 6 ¹
Module Fire Performance	Type 1 (UL 1703)
Fire Rating	Class C (UL 790, UL/CORD C 1703)
Solar Module Product Warranty	25 Years
Solar Module Output Warranty	Linear Warranty*

1) In progress
*) 1st year: 98% 2) After 1st year: 0.30% annual degradation 3) 89.6% for 25 years

Temperature Characteristics

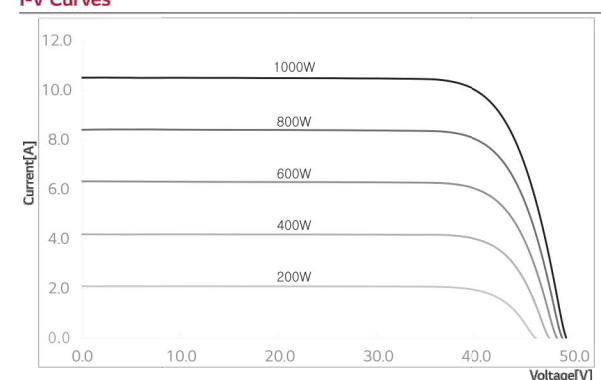
TMOT	[°C]	42 ± 3
Prise	[%/°C]	-0.36
Voc	[%/°C]	-0.26
Isc	[%/°C]	0.02

* TMOT (Nominal Module Operating Temperature) Irradiance 800 W/m², Ambient temperature 20 °C, Wind speed 1 m/s, Spectrum AM 1.5

Electrical Properties (NMOT)

Model	LG400N2W-V5	LG395N2W-V5
Maximum Power (Pmax)	[W]	390
MPP Voltage (Vmpp)	[V]	37.7
MPP Current (Impp)	[A]	7.88
Open Circuit Voltage (Voc)	[V]	46.4
Short Circuit Current (Isc)	[A]	8.37

I-V Curves



Electrical Properties (STC*)

Model	LG400N2W-V5	LG395N2W-V5
Maximum Power (Pmax)	[W]	400
MPP Voltage (Vmpp)	[V]	40.5
MPP Current (Impp)	[A]	9.86
Open Circuit Voltage (Voc ±5%)	[V]	49.3
Short Circuit Current (Isc ±5%)	[A]	10.47
Module Efficiency	[%	19.3
Power Tolerance	[%	0 ± 3

* STC (Standard Test Condition) Irradiance 1000 W/m², Cell temperature 25 °C, AM 1.5

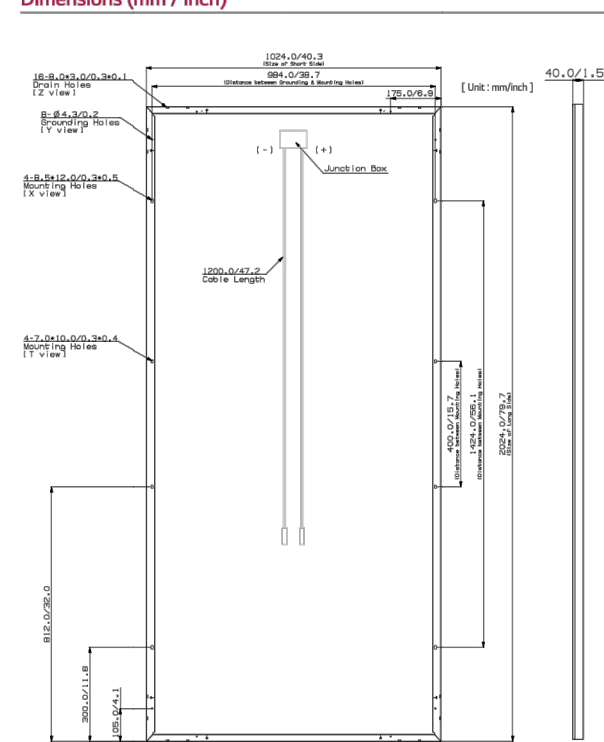
Operating Conditions

Operating Temperature	[°C]	-40 ~ +90
Maximum System Voltage	[V]	1,500 (UL, 1,000 (IEC)
Maximum Series Fuse Rating	[A]	20
Mechanical Test Load (Front)	[Pa / psf]	5,400 / 113
Mechanical Test Load (Rear)	[Pa / psf]	3,000 / 63

Packaging Configuration

Number of Modules per Pallet	[EA]	25
Number of Modules per 40'H Q2 Container	[EA]	484
Packaging Box Dimensions (L x W x H)	[mm]	2,080 x 1,120 x 1,226
Packaging Box Gross Weight	[kg]	551

Dimensions (mm / inch)



LG Electronics Inc.
Solar Business Division
LG Twin Towers, 128 Yeou-daero, Yeongdeungpo-gu, Seoul
07336, Korea
www.lg-solar.com

Product specifications are subject to change without notice.
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CANOPY PV MODULE SPECIFICATION



CONTRACTOR

CA - B C10 #990001

REC SOLAR

3450 BROAD ST, SUITE 105
SAN LUIS OBISPO, CA 93401
PH (805) 477-3970
FX (805) 548-8661
(844) REC SOLAR

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ENGINEER

CLIENT

WALMART INC.

2001 SE 10TH ST.,
BENTONVILLE, AR 72716

PROJECT

WALMART - #3138

5625 CALLOWAY DRIVE,
BAKERSFIELD, CA 93312

APN: 526-560-131

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-		
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-		
0	05/10/2019	PLANING REVIEW
REV	DATE	DESCRIPTION
DATE	05/10/2019	
PROJECT NUMBER	xxxx	
PROJECT MANAGER	DAVID OTT	
PROJECT ENGINEER	ZORAN IVANCEVIC	
ASSOCIATE ENGINEER	L&T	
CHECKED BY	xxx	

PLANNING PERMIT SUBMITTAL

SHEET TITLE

CANOPY PV MODULE
SPECIFICATION

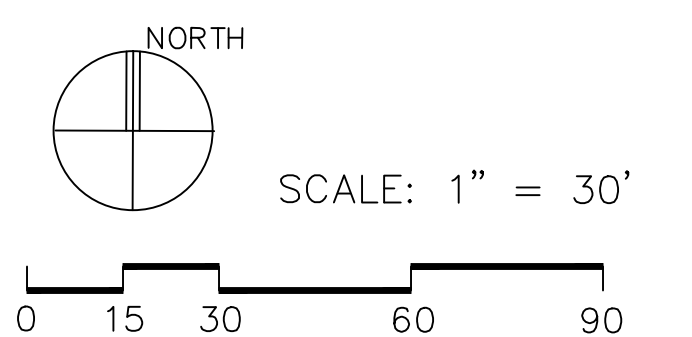
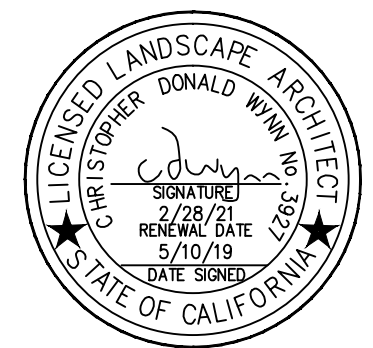
SHEET NUMBER

PV601

REC SOLAR

Project:

2625 CALLOWAY DRIVE
BAKERSFIELD
CA 93312

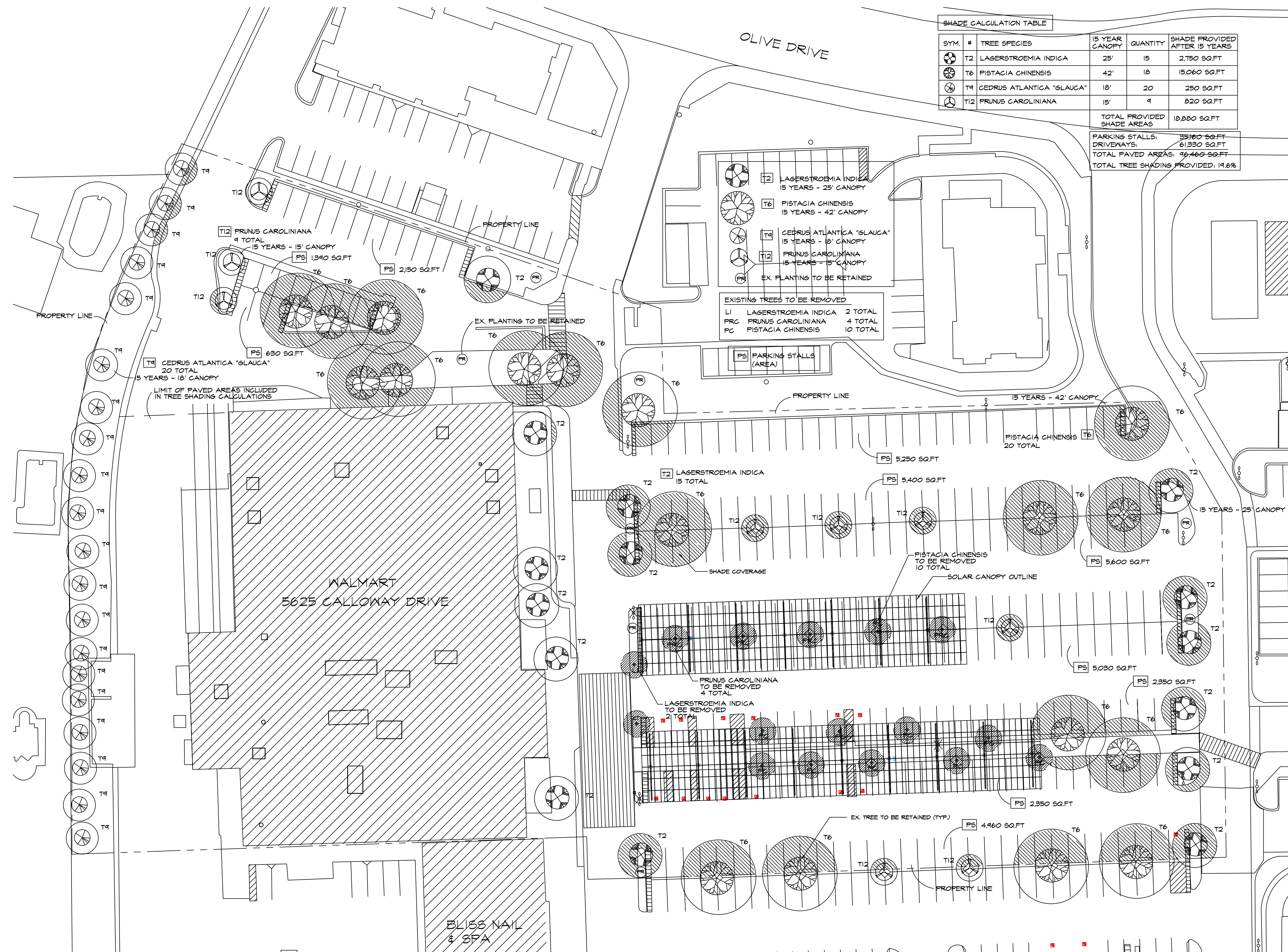


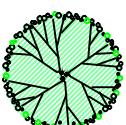
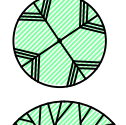
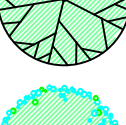
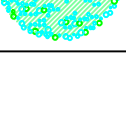
Delta	Date	Description	By

Drawing Title:

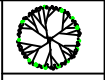
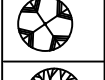
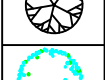

TREE SHADING PLAN

Sheet No: L-1



NEW TREES ADDED	
	CINNAMOMUM CAMPHORA
	LAGERSTROEMIA INDICA
	PISTACIA CHINENSIS
	ULMUS PARVIFOLIA

PLANT MATERIAL LEGEND (NEW TREES ADDED)

SYMB	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	PF	HT.	WID.	NOTES	DET.
	CINNAMOMUM CAMPHORA	CAMPOR	5	48" BOX	M	14'-16'	6'-7'		5
	LAGERSTROEMIA INDICA	GRAPE MYRTLE	1	48" BOX	L	14'-16'	7'-8'		5
	PISTACIA CHINENSIS	CHINESE PISTACHE	6	48" BOX	L	14'-16'	6'-7'		5
	ULMUS PARVIFOLIA	CHINESE ELM	3	48" BOX	L	14'-16'	6'-7'		5

PF PLANT FACTOR
L = LOW WATER USE
M = MODERATE WATER USE

SHADE CALCULATION TABLE: EXISTING TREES

SYM.	#	TREE SPECIES	15 YEAR CANOPY	QUANTITY	SHADE PROVIDED AFTER 15 YEARS
T2		LAGERSTROEMIA INDICA	25'	15	2,750 SQ.FT
T6		PISTACIA CHINENSIS	42'	19	15,750 SQ.FT
T9		CEDRUS ATLANTICA "GLAUC"	18'	20	250 SQ.FT
T12		PRUNUS CAROLINIANA	15'	9	820 SQ.FT
TOTAL PROVIDED SHADE AREAS					19,570 SQ.FT
PARKING STALLS: 35,160 SQ.FT					
DRIVEWAYS: 61,330 SQ.FT					
TOTAL PAVED AREAS: 96,460 SQ.FT					
TOTAL TREE SHADING PROVIDED: 20.3%					

SHADE CALCULATION TABLE: NEW TREES ADDED

SYM.	#	TREE SPECIES	15 YEAR CANOPY	QUANTITY	SHADE PROVIDED AFTER 15 YEARS
T2		LAGERSTROEMIA INDICA	25'	16	3,070 SQ.FT
T6		PISTACIA CHINENSIS	42'	25	23,730 SQ.FT
T9		CEDRUS ATLANTICA "GLAUC"	18'	20	250 SQ.FT
T12		PRUNUS CAROLINIANA	15'	9	80 SQ.FT
CINNAMOMUM CAMPHORA					42' 5 3,450 SQ.FT
ULMUS PARVIFOLIA					44' 3 1,975 SQ.FT
TOTAL PROVIDED SHADE AREAS					32,555 SQ.FT
PARKING STALLS: 35,160 SQ.FT					
DRIVEWAYS: 61,330 SQ.FT					
TOTAL PAVED AREAS: 96,460 SQ.FT					
TOTAL TREE SHADING PROVIDED: 33.7%					

Wynn Landscape Architects, Inc.



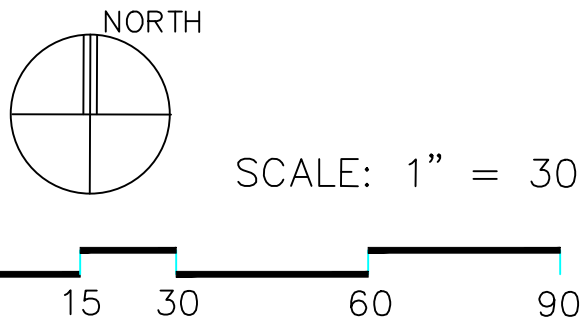
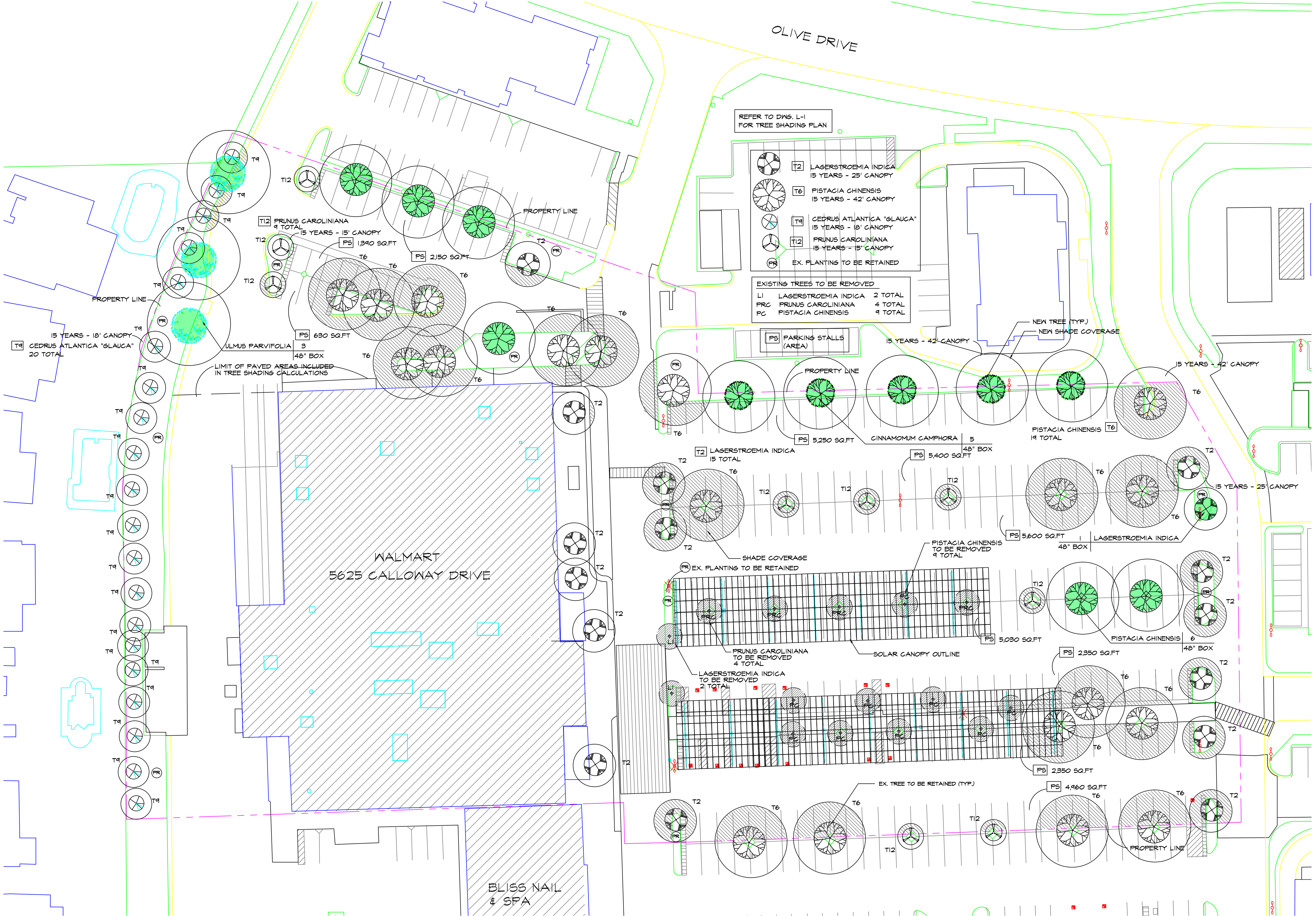
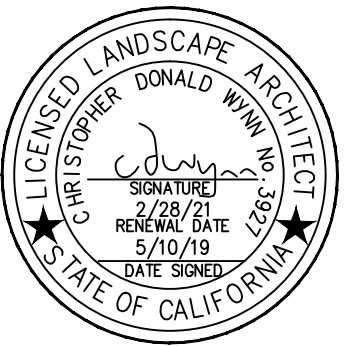
P.O. Box 1440
Topanga
CA 90290
Tel: 310-455-4245
Fax: 310-455-4269

Client:

REC SOLAR

Project:

2625 CALLOWAY DRIVE
BAKERSFIELD
CA 93312



Rev.	Date	Description	By

Revisions:
Date: 5/10/19
Scale:
Drawing Title:

PLANTING PLAN

Sheet No: L-2



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: August 15, 2019

ITEM NUMBER: Consent Non-Public
Hearing4.(d.)

TO: Planning Commission

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

PLANNER: Paul Johnson, Principal Planner

DATE:

WARD: Ward 4

SUBJECT:

Planning Director's Report - Administrative Review 19-0241: REC Solar is requesting to modify Planned Development Review (PDR No. 15-0053) to allow solar canopies within the parking lot in a C-2/PCD (Regional Commercial/Planned Commercial Development) district located at 1249 Allen Rd. Notice of Exemption on file.

APPLICANT: REC Solar

OWNER: Wal-Mart Real Estate Business Trust

LOCATION: 1249 Allen Road

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

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



www.bakersfieldcity.us

CITY OF BAKERSFIELD PLANNING DEPARTMENT STAFF REPORT

TO: Chair Cater and Members of the Planning Commission AGENDA ITEM 4.d

FROM: Kevin F. Coyle, AICP CEP, Planning Director APPROVED KFC

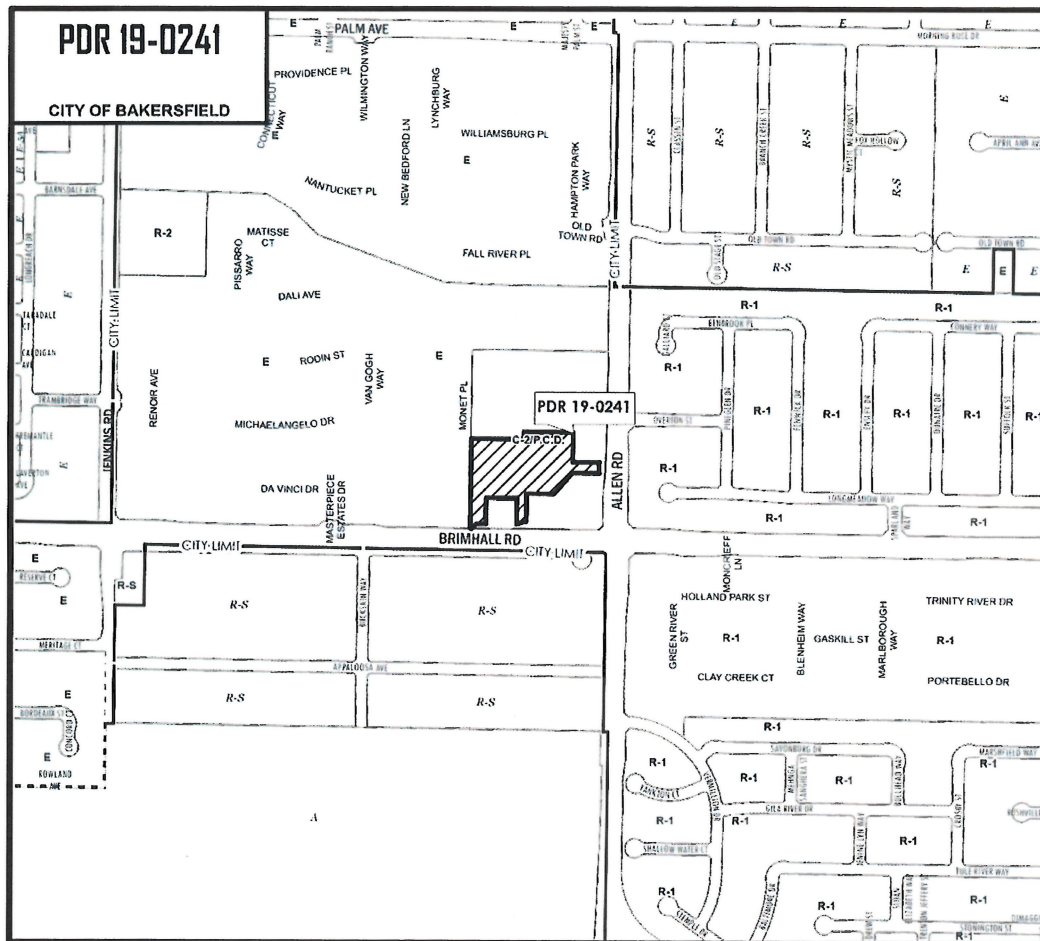
DATE: August 15, 2019

SUBJECT: **PLANNING DIRECTOR'S REPORT - ADMINISTRATIVE REVIEW NO. 19-0241 (WARD 4)**

APPLICANT: REC Solar Company **OWNER:** Wal-Mart Real Estate Business Trust
3450 Broad Street, Suite 105
San Luis Obispo, CA 93401 2001 SE 10th Street
Bentonville, AZ 72716

LOCATION: 1249 Allen Road | APN: 495-500-03

Figure 1. Location Map and Zone Map

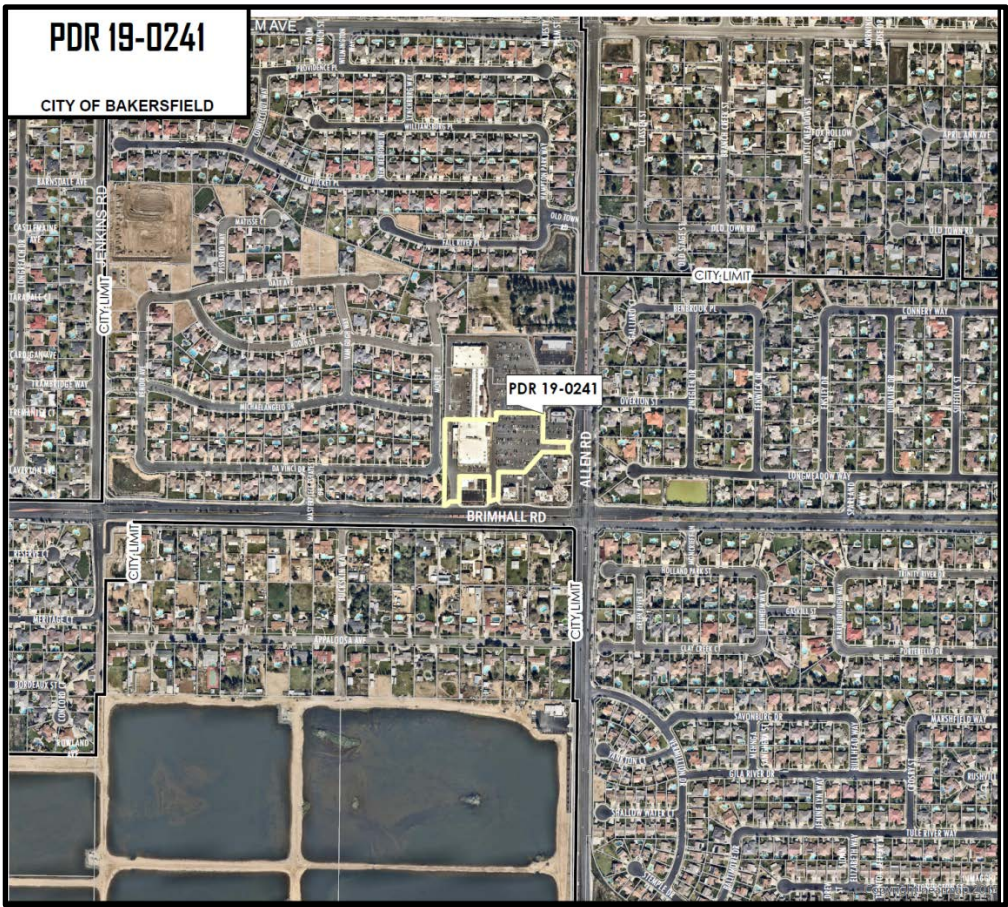


RECOMMENDATION: Adopt Resolution **ACCEPTING** the Planning Director's Report on Administrative Review No. 19-0241.

PROJECT SUMMARY:

The project is a request to modify a Planned Commercial Development (PDR No. 17-0391) to allow solar canopies within the Walmart parking lot in the C-2/P.C.D. (Regional Commercial/Planned Commercial Development Zone) district located at 1249 Allen Road.

Figure 2. Site Aerial



SURROUNDING LAND USES:

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	GC	C-2/P.C.D.	Shopping Center
North	GC	C-2/P.C.D.	Shopping Center
East	GC	C-2/P.C.D.	Shopping Center
South	GC	C-2/P.C.D.	Shopping Center
West	SR	E	Single-Family Residential
General Plan Key GC: General Commercial SR: Suburban Residential		Zone District Key C-2/P.C.D.: Regional Commercial/Planned Commercial Dev E: Estate	

Planning Director Review. Bakersfield Municipal Code Section 17.54.100.D allows the Planning Director to administratively approve minor changes, modifications, alterations, deviations or substitutions to an approved preliminary development plan provided the changes do not substantially or substantively change the project as approved by the Planning Commission or City Council. Such changes are generally limited to colors, materials, architectural elevations, landscape plans and other physical changes of a similar nature.

Should the Planning Director make a finding that submitted revisions to an approved P.C.D. constitute minor changes or substitutions, the Director is to report that determination to your Commission at the next regular meeting. At that time, your Commission may: (1) accept the Planning Director's report; (2) further modify the Planning Director's approved changes; or, (3) Direct Staff to set the matter for public hearing. In this instance, Staff is recommending that your Commission accept the Planning Director's Report (Option 1).

ANALYSIS:

As proposed, Walmart will install solar canopies over two rows of parking (see Figures 2 and 3). Solar panels will also be placed on the roof, but not visible to the general public. All power generated will remain on site. Portions of the existing landscaping will be removed; however, the shopping center is landscaped with sufficient shade trees to ensure all uncovered parking spaces and drive aisles maintain at least 40% shade coverage. There will be no impact to the number of parking spaces.

Figure 2. Site Development Plan

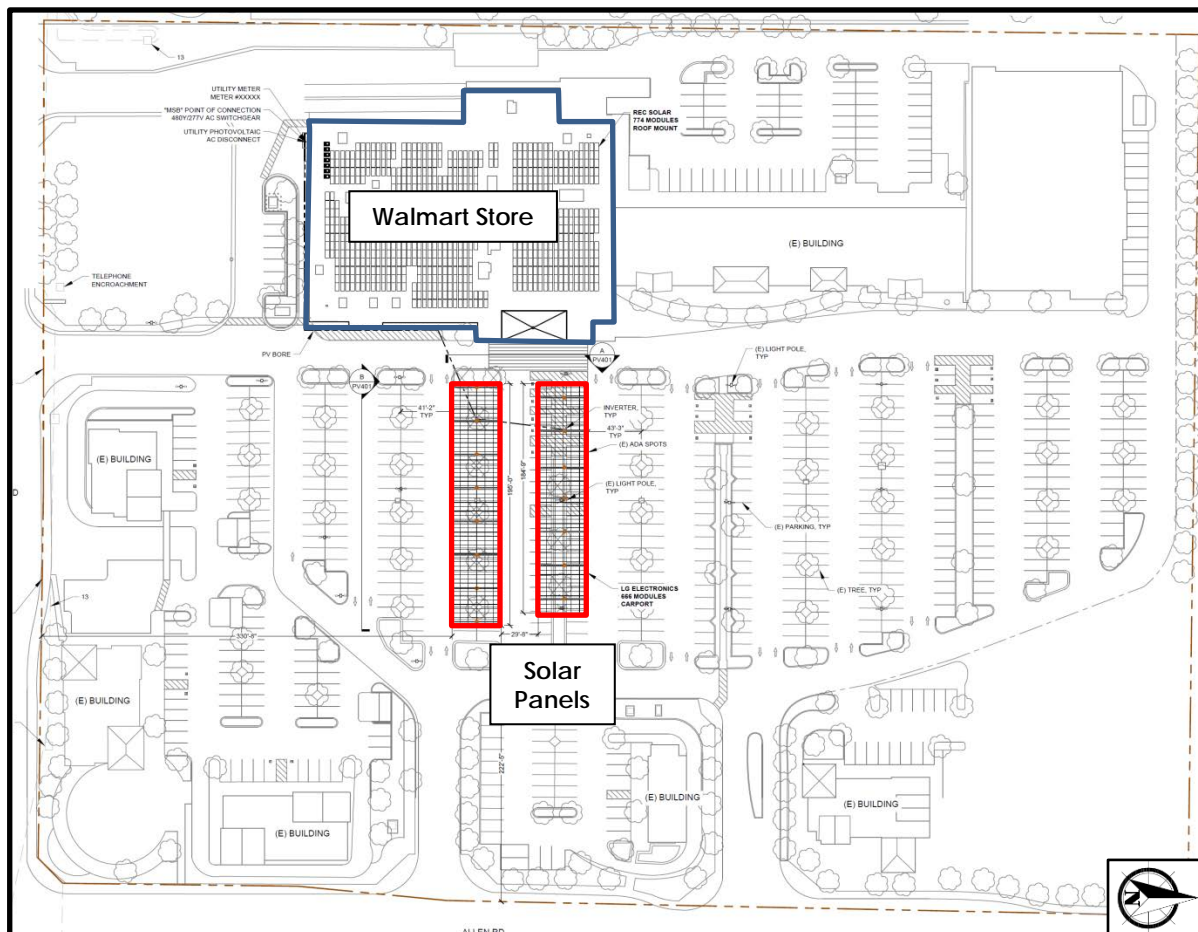
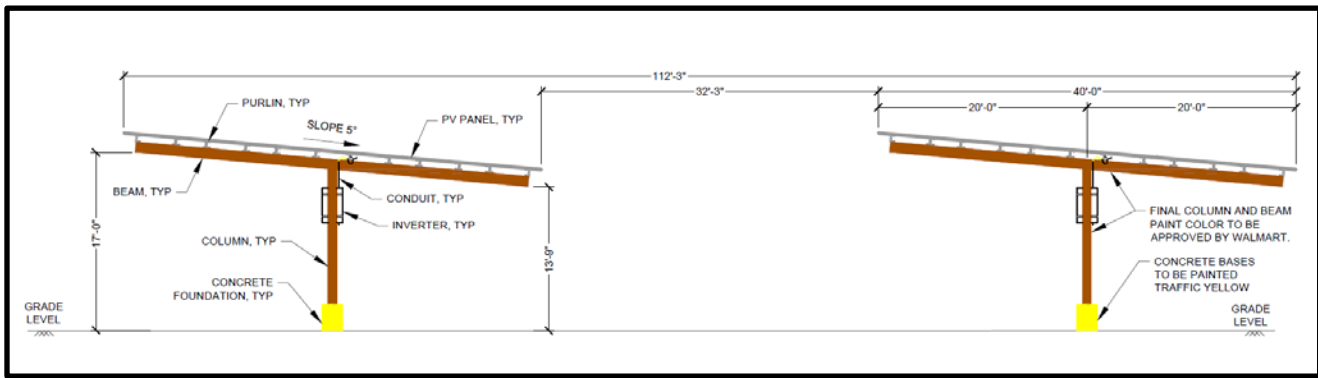


Figure 3. Typical Elevation



In addition to the standards established by the Bakersfield Municipal Code, the project is designed to comply with requirements of the Zoning Ordinance to include General Regulations (Chapter 17.08), Planned Commercial Development (Chapter 17.54), parking design (Chapter 17.58), and landscaping (Chapter 17.61).

No inconsistencies with City standards or policies have been identified and no deviations have been requested. The proposal has been found to be in compliance with all applicable ordinances and policies of the City.

It is the policy of the state to promote and encourage the use of solar energy systems and to limit obstacles to their use. Pursuant to California Government Code Section 65850.5, it is the intent of the Legislature that local agencies not adopt ordinances that create unreasonable barriers to the installation of solar energy systems, including, but not limited to, design review for aesthetic purposes, and not unreasonably restrict the ability of ... business concerns to install solar energy systems.

ENVIRONMENTAL REVIEW AND DETERMINATION

In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), this proposal is exempt from the requirements of CEQA, because the proposed development will not adversely affect the environment. This action is not subject to a public hearing.

CONCLUSION

As noted above, Zoning Ordinance Section 17.54.110.D allows the Planning Director to administratively approve substitutions to an approved final development plan with respect to colors, materials, architectural elevations and other physical changes provided such changes do not alter any use, environmental mitigation measure, conditions of approval or substantially affect the basic character of architecture previous approval of the project.

Staff concludes the proposed physical changes are minor in nature and in substantial conformance with the originally approved design. Commercial solar will allow Walmart to use less fossil fuel, reduce pollution and greenhouse gas emissions, and become more environmentally responsible. As required by the ordinance, the purpose of this Report is to inform your Commission of this determination and it is Staff's recommendation that your Commission accepts this report and receives and files for the record.

ATTACHMENTS:

Draft Resolution with Exhibits

RESOLUTION NO. ____-19

RESOLUTION OF THE PLANNING COMMISSION ACCEPTING THE PLANNING DIRECTOR'S REPORT TO MODIFY PLANNED COMMERCIAL DEVELOPMENT (PDR NO. 15-0053) TO ALLOW SOLAR CANOPIES WITHIN THE PARKING LOT IN A C-2/P.C.D. (REGIONAL COMMERCIAL/PLANNED COMMERCIAL DEVELOPMENT ZONE) DISTRICT, LOCATED AT 1249 ALLEN ROAD. (FILE NO. 19-0241)

WHEREAS, REC Solar on behalf of Walmart (property owner) filed an application with the City of Bakersfield Community Development Department requesting to modify Planned Commercial Development (PDR No. 15-0053) to allow solar canopies within the parking lot in the C-2/P.C.D. (Regional Commercial/Planned Commercial Development Zone) district located at 1249 Allen Road; and

WHEREAS, the Secretary of the Planning Commission did set Thursday, August 15, 2019, at 5:30 p.m. in the Council Chambers, City Hall South, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for consideration of the Planning Director's report; and

WHEREAS, the laws and regulations relating to 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 the California Environmental Quality Act in accordance with State CEQA Guidelines Section 15061(b)(3); and

WHEREAS, at said meeting held August 15, 2019, the Planning Director's report was duly considered, and the Planning Commission found as follows:

1. The proposal is not subject to a public hearing.
2. The provisions of the California Environmental Quality Act (CEQA) have been followed.
3. Pursuant to State CEQA Guidelines Section 15061(b)(3), this request is exempt from the requirements of CEQA because it will not affect the environment.
4. The proposed modifications to the approved development plan do not deviate from the intent and purpose of the P.C.D. zone district.
5. The proposed development will constitute a land use of sustained desirability and stability, and it will compliment and harmonize with the character of the surrounding neighborhood and community.
6. The proposed modifications to the approved development plan are consistent with the General Plan and objectives of Title 17 of the Bakersfield Municipal Code.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BAKERSFIELD as follows:

1. The recitals above are true and correct and incorporated herein by this reference.
2. The project is exempt from CEQA.
3. The Planning Commission accepts the Planning Director's report.

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Planning Commission of the City of Bakersfield at a regular meeting thereof held on the 15th day of August 2019, on a motion by Commissioner ____ and seconded by Commissioner ____, by the following vote.

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED

DANIEL CATER, CHAIR
City of Bakersfield Planning Commission

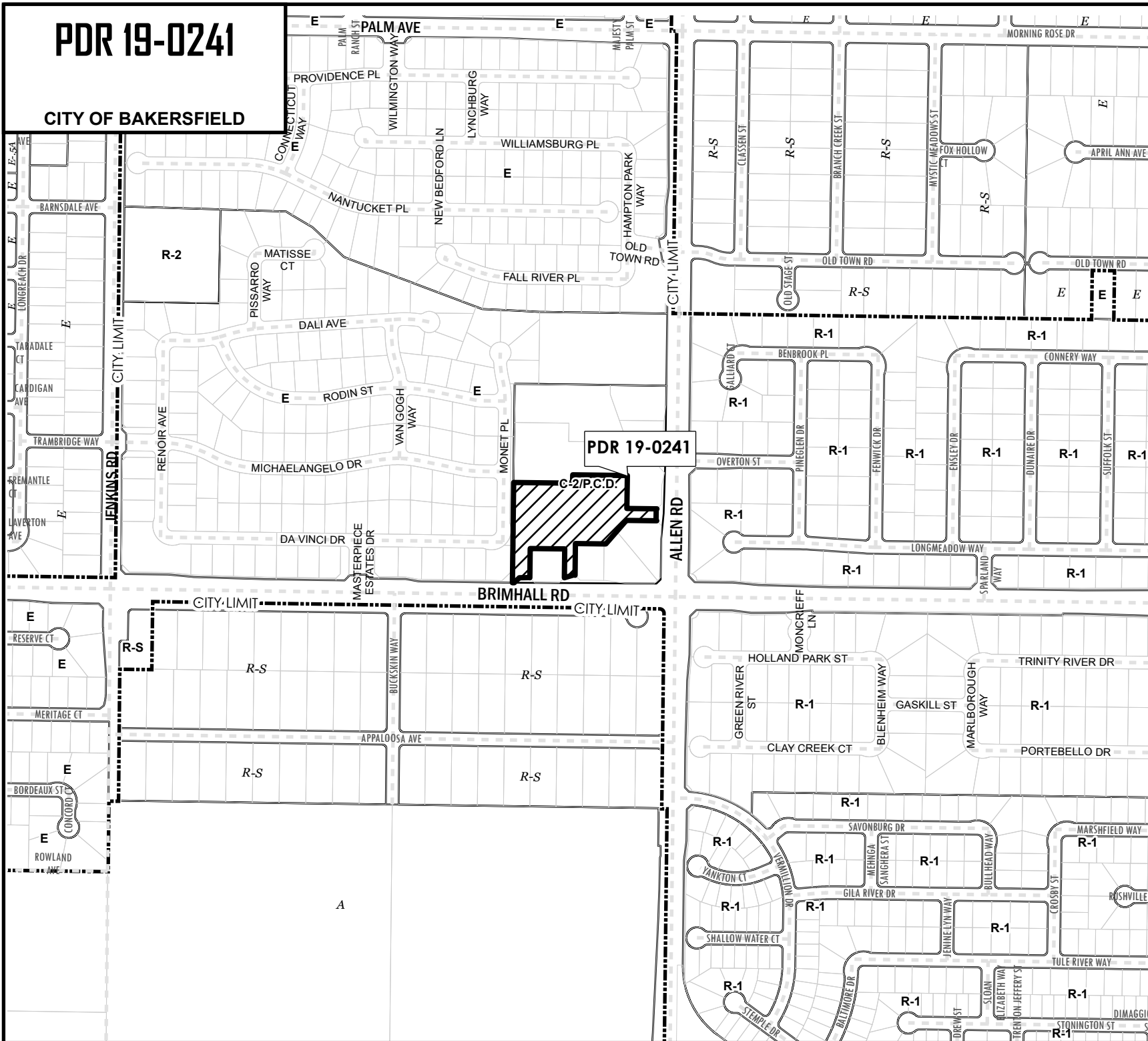
Exhibits:

- A. Location Map
- B. Site Plan and Elevation

Exhibit A
(Location Map)

PDR 19-0241

CITY OF BAKERSFIELD

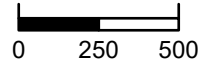


**LEGEND
(ZONE DISTRICTS)**

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



Feet



Document Name: Project1

Exhibit B
(Site Development Plan)

WALMART - #3139 BAKERSFIELD

SOLAR PHOTOVOLTAIC SYSTEM



CONTRACTOR
CA - B C10 #990001

REC SOLAR
3450 BROAD ST, SUITE 105
SAN LUIS OBISPO, CA 93401
PH (805) 477-3970
FX (805) 548-8661
(844) REC SOLAR

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ENGINEER

CLIENT

WALMART INC.
2001 SE 10TH ST.,
BENTONVILLE, AR 72716

PROJECT

WALMART - #3139 BAKERSFIELD
1249 ALLEN ROAD,
BAKERSFIELD, CA 93314

APN: 495-010-472

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0	06/19/2019	PLANNING REVIEW
REV	DATE	DESCRIPTION
DATE	06/19/2019	
PROJECT NUMBER	37283000	
PROJECT MANAGER	DAVID OTT	
PROJECT ENGINEER	ZORAN IVANCEVIC	
ASSOCIATE ENGINEER	L&T TS	
CHECKED BY	xxx	

PLANNING PERMIT SUBMITTAL

SHEET TITLE

COVER SHEET

SHEET NUMBER

G101

TEAM

CLIENT
WALMART INC.
2001 SE 10TH ST.,
BENTONVILLE, AR 72716
PH: 479-273-6585
E-MAIL: STEPHEN.BRANSCUM@WALMART.COM
ATTN: STEPHEN BRANSCUM

CONTRACTOR
REC SOLAR
3450 BROAD ST, SUITE 105
SAN LUIS OBISPO, CA 93401
PH: 805-703-4498
PROJECT MANAGER: DAVID OTT
PROJECT ENGINEER: ZORAN IVANCEVIC, PE

ELECTRICAL ENGINEER
PURE POWER ENGINEERING
5 MARINE VIEW PLAZA, SITE 301
HOBOKEN, NJ 07030
PH: 201-687-9975
EMAIL: SMEACHAM@PUREPOWER.COM
PROJECT MANAGER: SCOTTIE MEACHAM
PROJECT ENGINEER: CONOR TRUJILLO

DESCRIPTION

THE PROJECT CONSISTS OF THE INSTALLATION AND COMMISSIONING OF A SOLAR PHOTOVOLTAIC SYSTEM.

THE SYSTEM WILL INCLUDE SOLAR MODULES AT:
AZIMUTH: 180°
PITCH: 10° & 5°
LOCATED ON: ROOF & CARPORT
RACKING TYPE: FIXED TILT & CANOPY

INTERCONNECTION INFORMATION AT POC:
VOLTAGE: 480Y/277V
CURRENT: 800A
CONFIGURATION: 3PH, 4W
LOCATION: EXISTING SWITCHGEAR IN EXTERIOR ELECTRICAL AREA

PV INVERTERS AND EQUIPMENT CABINETS SHALL BE MOUNTED ON THE PV RACKING AND OUTSIDE THE ELECTRICAL ROOM.

SYSTEM SIZE:

ROOF:
DC SYSTEM SIZE: (774) X (370W) = 286.38KW
AC SYSTEM SIZE: (36) X (7) = 252.00KW
CEC AC SYSTEM SIZE: (774) X (347.5W) X (98.0%) = 263.58KW
DC:AC RATIO: (1.14)

CANOPY:
DC SYSTEM SIZE: (666) X (400W) = 266.40KW
AC SYSTEM SIZE: (50) X (4) = 200.00KW
CEC AC SYSTEM SIZE: (666) X (367.8W) X (98.5%) = 241.28KW
DC:AC RATIO: (1.33)

TOTAL SYSTEM SIZE:

DC SYSTEM SIZE: (774) X (370W) + (666) X (400W) = 552.78KW
AC SYSTEM SIZE: (36) X (7) + (50) X (4) = 452.00KW
CEC AC SYSTEM SIZE: (774) X (347.5W) X (98.0%) + (666) X (367.8W) X (98.5%) = 504.86KW
DC:AC RATIO: (1.14), (1.33)

SYSTEM SPECIFICATIONS:

ROOF:
MODULES: (774) REC SOLAR
REC370TP2SM 72 XV

INVERTER: YASKAWA SOLECTRIA SOLAR
(7) PVI 36TL-480 [480V] [S11]

CANOPY:
MODULES: (666) LG ELECTRONICS INC.
LG400N2W-V5

INVERTER: YASKAWA SOLECTRIA SOLAR
(4) PVI 50TL-480 [480V] [S11]

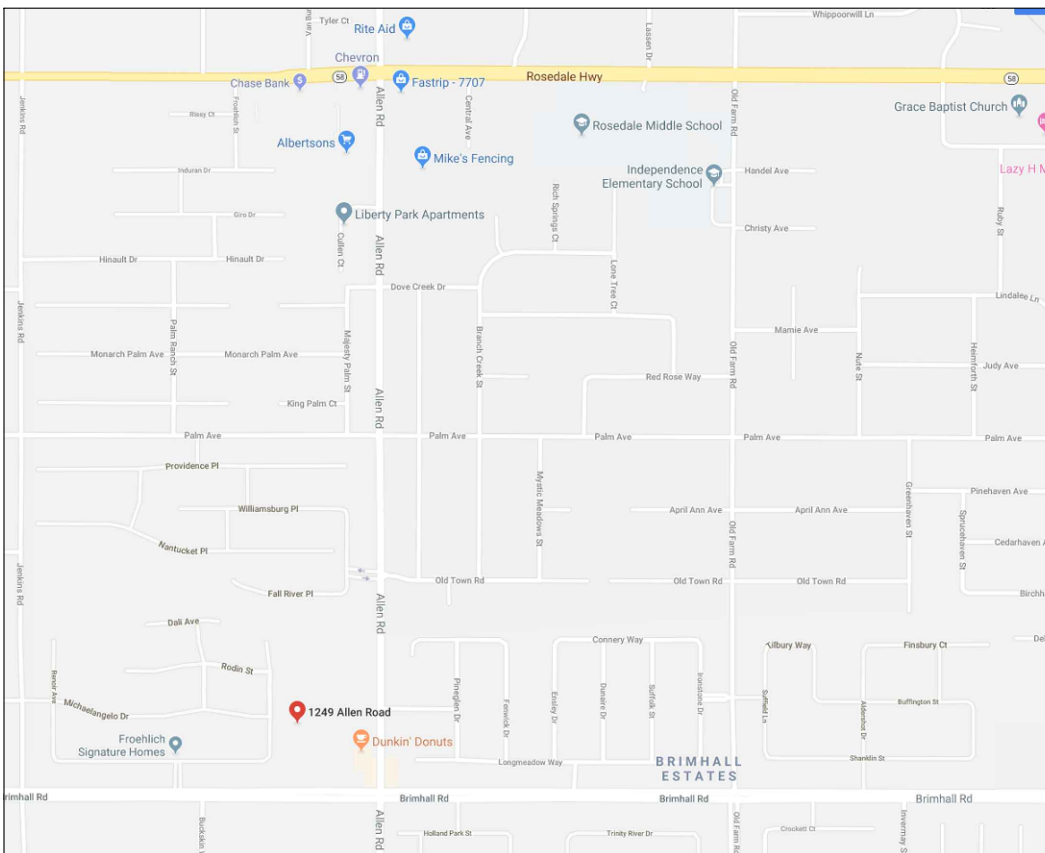
UTILITY: PG&E (PACIFIC GAS AND ELECTRIC)
DC VOLTAGE: 1000 VDC

PARCEL AREA: 14.98 ACRES

LOCATION

PROPERTY
WALMART - #3139
1249 ALLEN ROAD,
BAKERSFIELD, CA 93314
APN: 495-010-472

UTILITY METER
WALMART - #3139
1249 ALLEN ROAD,
BAKERSFIELD, CA 93314
APN: 495-010-472



DIRECTION TO PROJECT SITE

- FROM ROSEDALE HWY TAKE RIGHT TO ALLEN ROAD
- DRIVE FOR 1.5KM AND THE SITE IS LOCATED AT THE LEFT SIDE

CODES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED IF NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:

CAL OSHA
ANSI/EIA-222- LIFE SAFETY CODE NFPA-101
2015 NFPA 1 FIRE CODE
CITY/COUNTY ORDINANCES (JURISDICTION)
2016 CALIFORNIA ELECTRIC SAFETY CODE (CESC)
2016 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA ELECTRICAL CODE (CEC) & SUPPLEMENTAL CODES
2014 NATIONAL ELECTRIC CODE
CALIFORNIA ENERGY CODE 2016
CALIFORNIA FIRE CODE 2016
CALIFORNIA GREEN BUILDING CODE 2016
COUNTY BUILDING AD CONSTRUCTION ORDINANCE - TITLE 19
COUNTY COASTAL ZONE LAND USE ORDINANCE - TITLE 23
COUNTY FIRE CODE ORDINANCE - TITLE 16
COUNTY LAND USE ORDINANCE - TITLE 22

UNDERGROUND UTILITIES



COLOR CODE

WHITE	-	PROPOSED EXCAVATION
PINK	-	TEMP SURVEY MARKINGS
RED	-	ELECTRIC
YELLOW	-	GAS-OIL-STEAM
ORANGE	-	COMMUNICATION CATV
BLUE	-	WATER
PURPLE	-	RECLAIMED WATER
GREEN	-	SEWER

EXISTING UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS FROM RECORD INFORMATION AND ARE FOR INFORMATION ONLY. OTHER UNDERGROUND FACILITIES NOT SHOWN ON THE PLANS MAY EXIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY A ONE-CALL SERVICE CENTER, TOLL FREE AT 811, NO LESS THAN TWO DAYS PRIOR TO ANY EXCAVATION.

7. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHT INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOUR OF CITY OF BAKERSFIELD
PURPOSE FOR PUBLIC STREET AND FACILITIES
13. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHT INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOUR OF PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
PURPOSE PUBLIC UTILITIES

LEGEND:	
SYMBOL	DESCRIPTION
	(E) LIGHT POLE REMOVAL - TOTAL : 3
NOTE:	
1. TOTAL CANOPY SQUARE FOOTAGE = 15,133 SQ.FT	

REC SOLAR

CONTRACTOR
CA - B C10 #990001

REC SOLAR
3450 BROAD ST, SUITE 105
SAN LUIS OBISPO, CA 93401
PH (805) 477-3970
FX (805) 548-8661
(844) REC SOLAR

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ENGINEER

CLIENT

WALMART INC.
2001 SE 10TH ST.,
BENTONVILLE, AR 72716

PROJECT

**WALMART - #3139
BAKERSFIELD**
1249 ALLEN ROAD,
BAKERSFIELD, CA 93314

APN: 495-010-472

0	05/17/2019	PLANNING REVIEW
REV	DATE	DESCRIPTION
DATE	05/10/2019	
PROJECT NUMBER	37283000	
PROJECT MANAGER	DAVID OTT	
PROJECT ENGINEER	ZORAN IVANCEVIC	
ASSOCIATE ENGINEER	L&T TS	
CHECKED BY	xxx	

PLANNING PERMIT SUBMITTAL

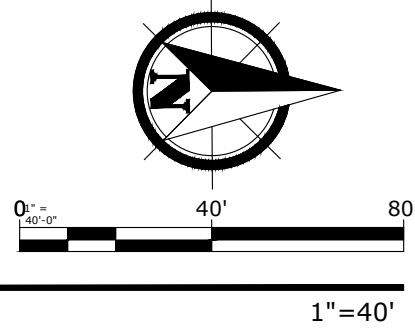
SHEET TITLE

PROJECT SITE PLAN

SHEET NUMBER

G301

A PROJECT SITE PLAN



1. PAINTING (COLUMNS, CONDUIT, COMBINER BOXES):

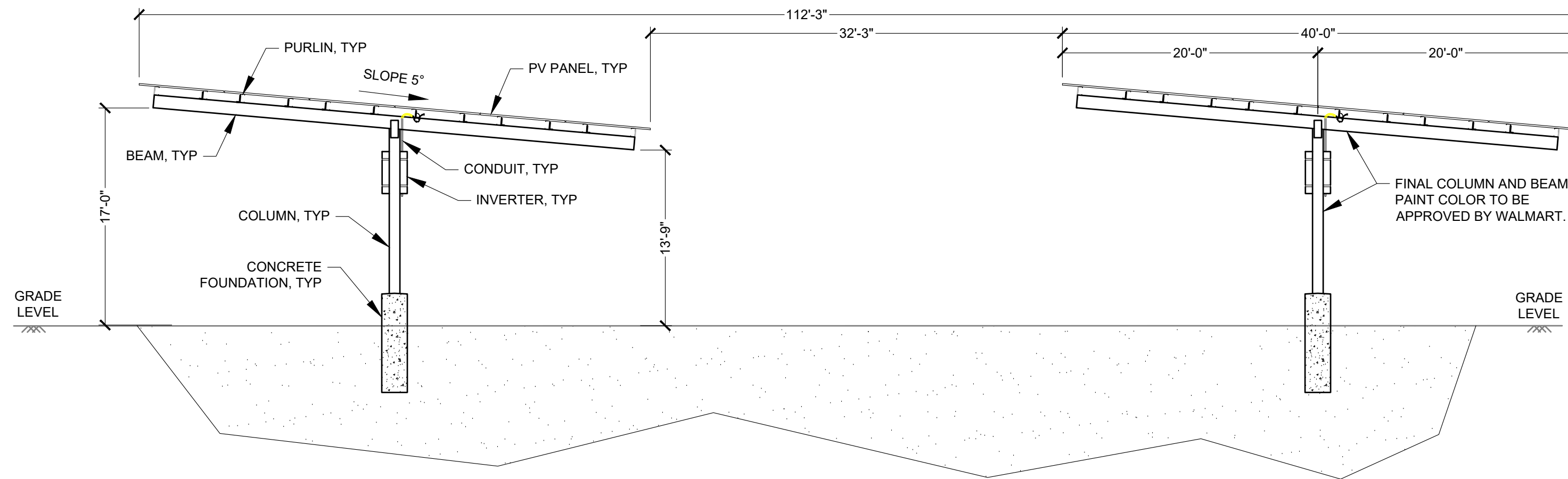
- A. WHEN ALLOWED BY THE AHJ, COLUMNS AND BEAMS AT ARRAYS WILL BE PAINTED ONE COLOR BY SOLAR PROVIDER TO WALMART'S COLOR SPECIFICATION FOLLOWED BY ANTI-GRAFFITI COAT
- B. WHEN ALLOWED BY THE AHJ, UL LISTING AND/OR VENDOR WARRANTY, CONDUITS AND COMBINER BOXES AT ARRAYS WILL BE PAINTED ONE COLOR BY SOLAR PROVIDER TO WALMART'S COLOR SPECIFICATION
- C. EXPOSED CONDUIT BEHIND STORE SHALL BE PAINTED TO MATCH THE BUILDING COLOR
- D. GROUND AND WALL MOUNTED ELECTRICAL EQUIPMENT BEHIND THE STORE WILL NOT BE PAINTED
- E. CANOPY-MOUNTED ELECTRICAL EQUIPMENT (e.g., STRING INVERTERS) WILL NOT BE PAINTED
- F. PV MODULES HAVE BEEN DESIGNED WITH AESTHETICS IN MIND, USING THINNER WIRES THAT APPEAR ALL BLACK AT A DISTANCE.
- G. PV CANOPY STRUCTURES WILL BE COMPLETELY MADE OF STEEL. AT THE BASE OF EACH STEEL COLUMN THERE WILL BE A ROUND CONCRETE PIER FOUNDATION AS PORTRAYED IN THE ELEVATION DRAWINGS.

1. LANDSCAPE AND IRRIGATION:

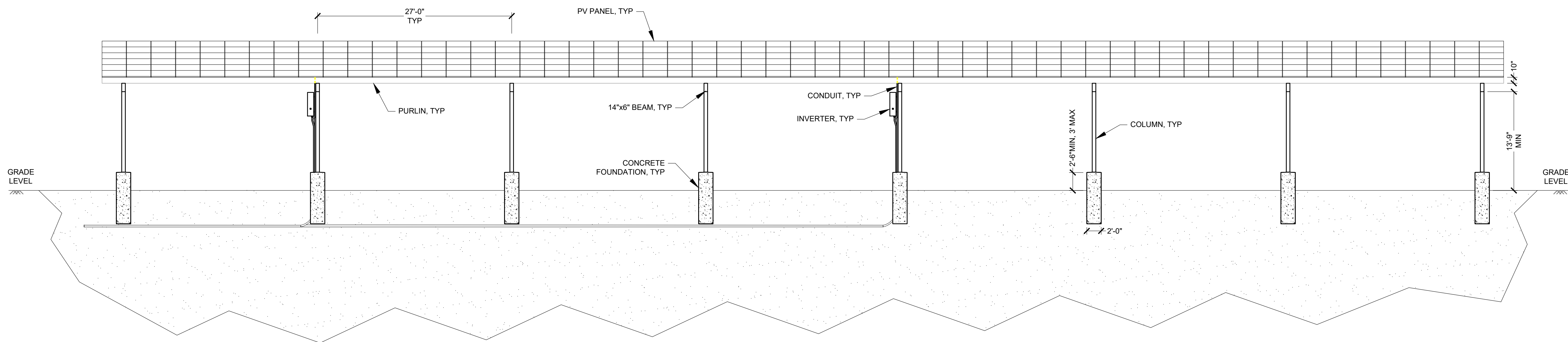
- A. LANDSCAPE PLANTINGS THAT ARE COVERED BY THE CARPORT STRUCTURE SHALL BE REMOVED OR RELOCATED PER AHJ AND/OR WALMART REQUIREMENTS. ALL LANDSCAPE AREAS MUST HAVE SOME FORM OF STABILIZATION AND SHALL NOT BE LEFT EXPOSED EARTH OR PLANTINGS THAT WOULD DIE DUE TO LACK OF SUN LIGHT AND RESULT IN EXPOSED EARTH.

NOTE:

- A. REMOVE ALL TREES & LIGHT POLES UNDER THE ARRAY
- B. WHEREVER EXISTING PRE-SOLAR LIGHT POLES MUST BE REMOVED:
1. THE LIGHT POLE BASES WILL BE DEMOLISHED AND BROUGHT TO GRADE.
 2. EXISTING WIRING WILL BE MAINTAINED IN APPROPRIATE ENCLOSURE.



A CANOPY ELEVATION - SIDE VIEW



B CANOPY ELEVATION - FRONT VIEW



CONTRACTOR

CA - B C10 #990001

REC SOLAR

3450 BROAD ST, SUITE 105
SAN LUIS OBISPO, CA 93401
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ENGINEER

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WALMART INC.

2001 SE 10TH ST.,
BENTONVILLE, AR 72716

PROJECT

WALMART - #3139
BAKERSFIELD

1249 ALLEN ROAD,
BAKERSFIELD, CA 93314

APN: 495-010-472

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0	06/19/2019	PLANNING REVIEW
REV	DATE	DESCRIPTION
DATE	06/19/2019	
PROJECT NUMBER	37283000	
PROJECT MANAGER	DAVID OTT	
PROJECT ENGINEER	ZORAN IVANCEVIC	
ASSOCIATE ENGINEER	L&T TS	
CHECKED BY	xxx	

PLANNING PERMIT SUBMITTAL

SHEET TITLE

ENLARGED VIEWS &
ELEVATIONS

SHEET NUMBER

PV401

E I D I C I B I A

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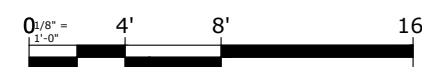
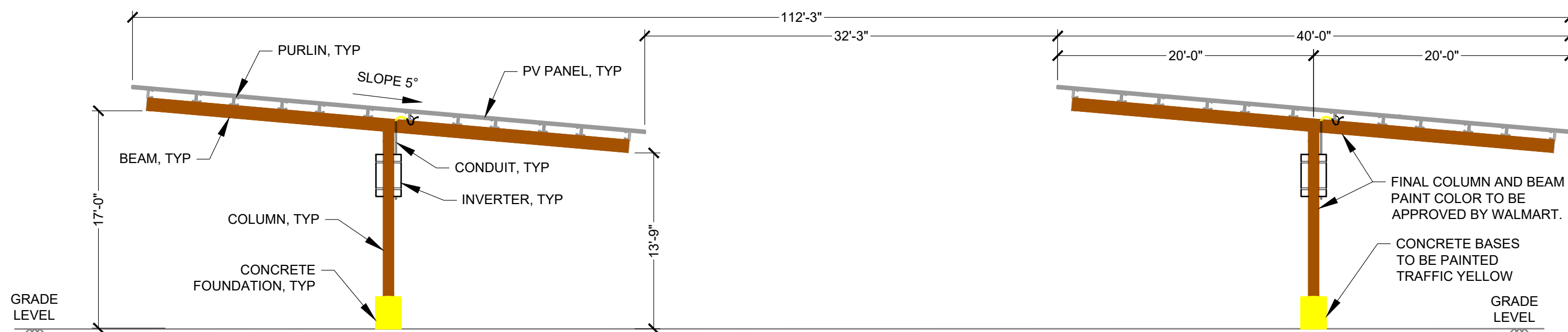
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- B. WHEN ALLOWED BY THE AHJ, UL LISTING AND/OR VENDOR WARRANTY, CONDUITS AND COMBINER BOXES AT ARRAYS WILL BE PAINTED ONE COLOR BY SOLAR PROVIDER TO WALMART'S COLOR SPECIFICATION
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- D. GROUND AND WALL MOUNTED ELECTRICAL EQUIPMENT BEHIND THE STORE WILL NOT BE PAINTED
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- G. PV CANOPY STRUCTURES WILL BE COMPLETELY MADE OF STEEL. AT THE BASE OF EACH STEEL COLUMN THERE WILL BE A ROUND CONCRETE PIER FOUNDATION AS PORTRAYED IN THE ELEVATION DRAWINGS.

1. LANDSCAPE AND IRRIGATION:

- A. LANDSCAPE PLANTINGS THAT ARE COVERED BY THE CARPORT STRUCTURE SHALL BE REMOVED OR RELOCATED PER AHJ AND/OR WALMART REQUIREMENTS. ALL LANDSCAPE AREAS MUST HAVE SOME FORM OF STABILIZATION AND SHALL NOT BE LEFT EXPOSED EARTH OR PLANTINGS THAT WOULD DIE DUE TO LACK OF SUN LIGHT AND RESULT IN EXPOSED EARTH.

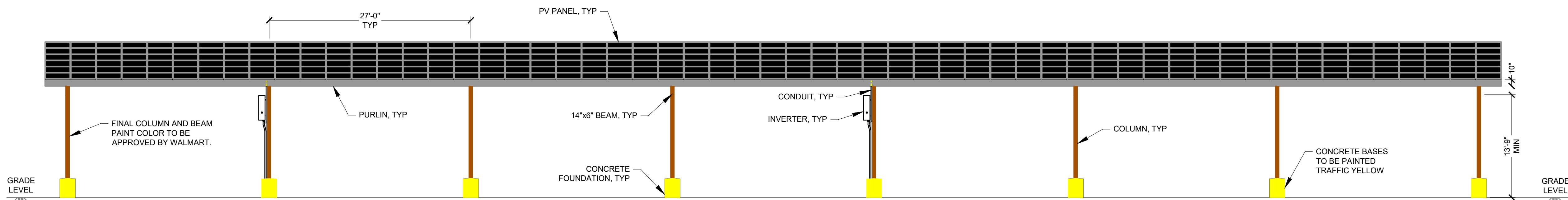
NOTE:

- A. REMOVE ALL TREES & LIGHT POLES UNDER THE ARRAY
- B. WHEREVER EXISTING PRE-SOLAR LIGHT POLES MUST BE REMOVED:
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1/8" = 1'-0"

A CANOPY ELEVATION - SIDE VIEW



1/8" = 1'-0"

B CANOPY ELEVATION - FRONT VIEW



CONTRACTOR

CA - B C10 #990001

REC SOLAR

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ENGINEER

CLIENT

WALMART INC.

2001 SE 10TH ST.,
BENTONVILLE, AR 72716

PROJECT

**WALMART - #3139
BAKERSFIELD**

1249 ALLEN ROAD,
BAKERSFIELD, CA 93314

APN: 495-010-472

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REV	DATE	DESCRIPTION
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PROJECT ENGINEER	ZORAN IVANCEVIC	
ASSOCIATE ENGINEER	L&T TS	
CHECKED BY	xxx	

PLANNING PERMIT SUBMITTAL

SHEET TITLE

COLOR BOARD ELEVATIONS

SHEET NUMBER

PV402

E I D I C I B I A



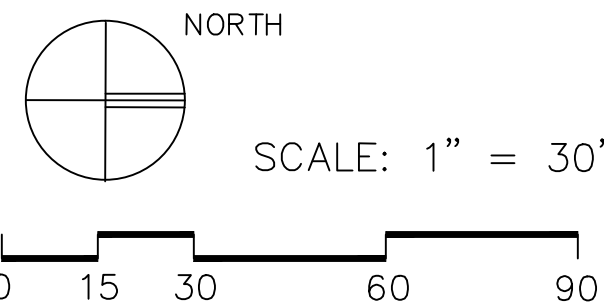
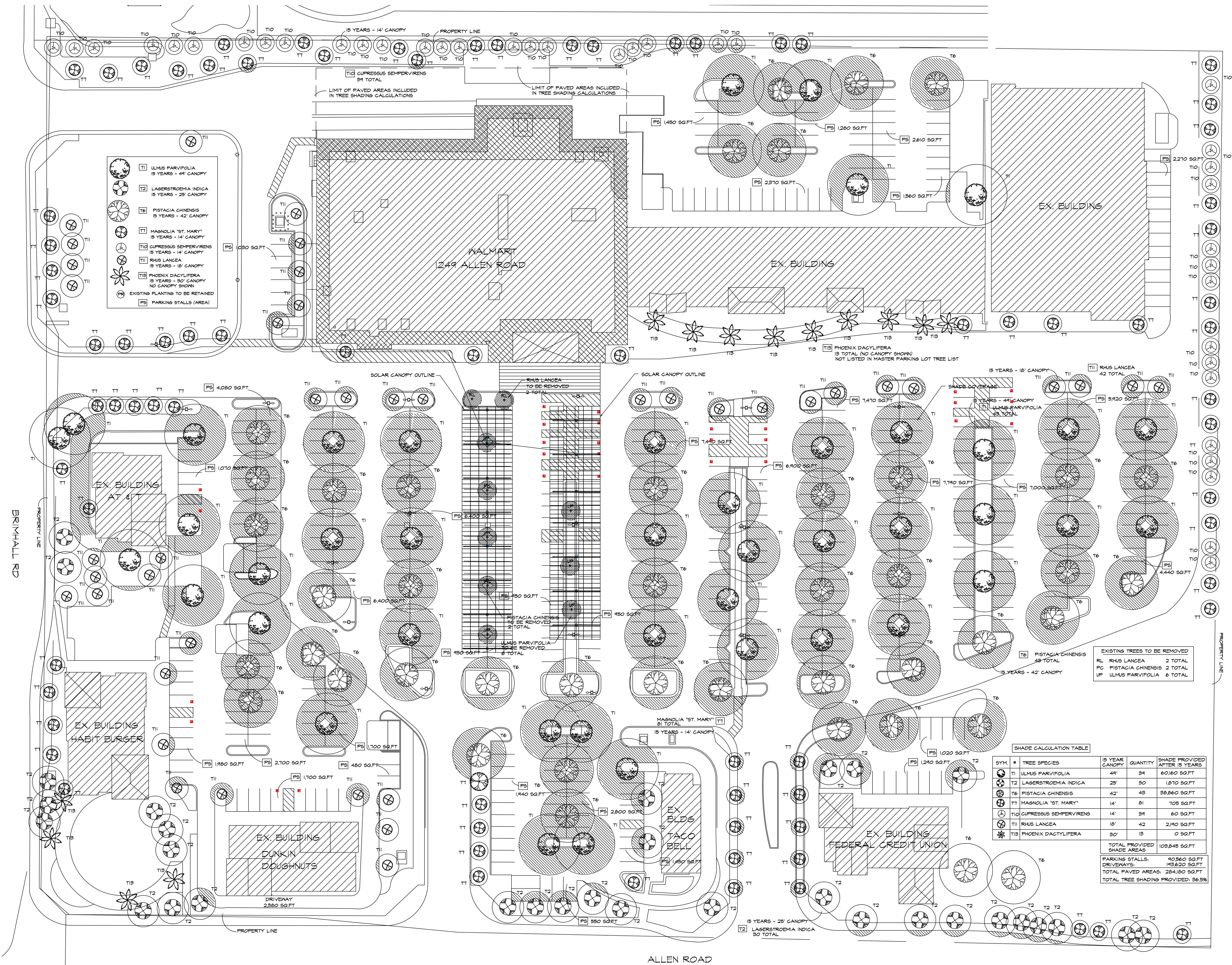
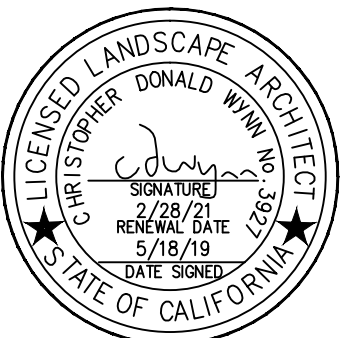
P.O. Box 1440
Topanga
CA 90290
Tel: 310-455-4245
Fax: 310-455-4269
e-mail: don.wla@verizon.net

Client:

REC SOLAR

Project:

1249 ALLEN RD
BAKERSFIELD
CA 93314



Date	Date	Description	By

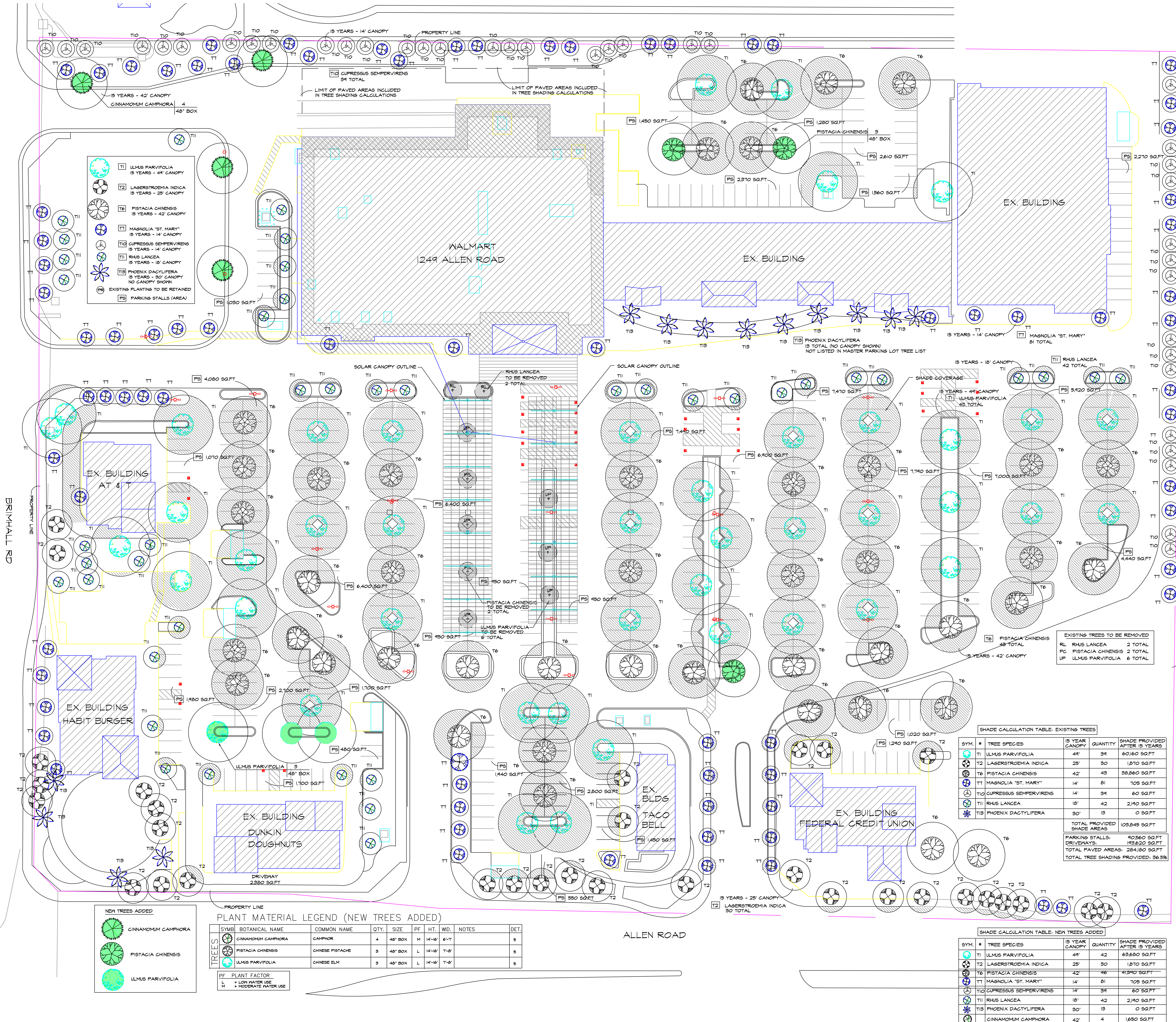
Revisions:

Date: 5/18/19

Scale:

Drawing Title:

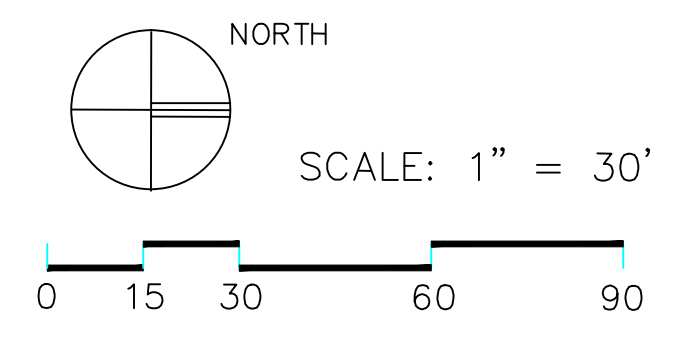
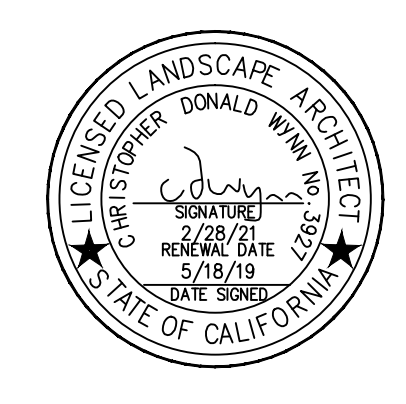
TREE SHADING PLAN



Wynn Landscape Architects, Inc.
P.O. Box 1440
Topanga
CA 90290
Tel: 310-455-4245
Fax: 310-455-4269
e-mail: don.wla@verizon.net

Client:

Project:
1249 ALLEN RD
BAKERSFIELD
CA 93314



Date	Date	Description	By

Revisions:

Date: 5/18/19

Scale:

Drawing Title:

PLANTING PLAN

Sheet No: L-2

- T1 ULMUS PARVIFOLIA 15 YEARS - 41' CANOPY
- T2 LASERSTROEMIA INDICA 15 YEARS - 25' CANOPY
- T6 PISTACIA CHINENSIS 15 YEARS - 42' CANOPY
- T7 MAGNOLIA 'ST. MARY' 15 YEARS - 14' CANOPY
- T10 CUPRESSUS SEMPERVIRENS 15 YEARS - 14' CANOPY
- T11 RHUS LANCEA 15 YEARS - 18' CANOPY
- T12 PHOENIX DACTYLIFERA 15 YEARS - 30' CANOPY NO CANOPY SHOWN
- PS EXISTING PLANTING TO BE RETAINED
- PS PARKING STALLS (AREA)

- CINNAMOMUM CAMPHORA
- PISTACIA CHINENSIS
- ULMUS PARVIFOLIA

PLANT MATERIAL LEGEND (NEW TREES ADDED)							
SYMB	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	PF	HT.	DET.
T1	CINNAMOMUM CAMPHORA	CAMPHOR	4	48" BOX	M	14'-16'	6'-7'
T2	PISTACIA CHINENSIS	CHINESE PISTACHE	5	48" BOX	L	14'-16'	7'-8'
T6	ULMUS PARVIFOLIA	CHINESE ELM	5	48" BOX	L	14'-16'	7'-8'
PF PLANT FACTOR							
L	LOW WATER USE						
M	MODERATE WATER USE						

SHADE CALCULATION TABLE: EXISTING TREES				
SYMB	#	TREE SPECIES	15 YEAR CANOPY	QUANTITY
T1	41	ULMUS PARVIFOLIA	41'	34
T2	25	LASERSTROEMIA INDICA	25'	30
T6	42	PISTACIA CHINENSIS	42'	48
T7	14	MAGNOLIA 'ST. MARY'	14'	81
T10	14	CUPRESSUS SEMPERVIRENS	14'	34
T11	42	RHUS LANCEA	18'	42
T12	30	PHOENIX DACTYLIFERA	30'	13
TOTAL PROVIDED SHADE AREAS				109,845 SQ.FT.
PARKING STALLS: 40,560 SQ.FT.				
DRIVENAYS: 183,620 SQ.FT.				
TOTAL PAVED AREAS: 284,180 SQ.FT.				
TOTAL TREE SHADING PROVIDED: 36.5%				

SHADE CALCULATION TABLE: NEW TREES ADDED				
SYMB	#	TREE SPECIES	15 YEAR CANOPY	QUANTITY
T1	42	ULMUS PARVIFOLIA	41'	42
T2	30	LASERSTROEMIA INDICA	25'	30
T6	46	PISTACIA CHINENSIS	42'	46
T7	81	MAGNOLIA 'ST. MARY'	14'	81
T10	34	CUPRESSUS SEMPERVIRENS	14'	34
T11	42	RHUS LANCEA	18'	42
T12	13	PHOENIX DACTYLIFERA	30'	13
T13	4	CINNAMOMUM CAMPHORA	42'	4
TOTAL PROVIDED SHADE AREAS				111,745 SQ.FT.
PARKING STALLS: 40,560 SQ.FT.				
DRIVENAYS: 183,620 SQ.FT.				
TOTAL PAVED AREAS: 284,180 SQ.FT.				
TOTAL TREE SHADING PROVIDED: 39.3%				



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: August 15, 2019

ITEM NUMBER: Consent Calendar Public Hearings5.(a.)

TO: Planning Commission

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

PLANNER: Paul Johnson, Principal Planner

DATE:

WARD: Ward 7

SUBJECT:

Planned Development Review No. 19-0189: Bo Lundy is requesting a Planned Development Review to allow development of a retail center in the C-2/P.C.D. (Regional Commercial/Planned Commercial Development Zone) district, located at 8120 Hughes Lane. Notice of Exemption on file. *Continued from 7/18/19.*

APPLICANT: Bo Lundy

OWNER: Jalaranda Hood LLC

LOCATION: 8120 Hughes Lane

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Staff Report	Staff Report
<input type="checkbox"/> Resolution	Resolution
<input type="checkbox"/> Attachment - Large Retail	Backup Material
<input type="checkbox"/> Attachment - PCD	Backup Material



www.bakersfieldcity.us

CITY OF BAKERSFIELD PLANNING DEPARTMENT STAFF REPORT

TO: Chair Cater and Members of the Planning Commission AGENDA ITEM 5.a

FROM: Kevin F. Coyle, AICP CEP, Planning Director APPROVED KCC

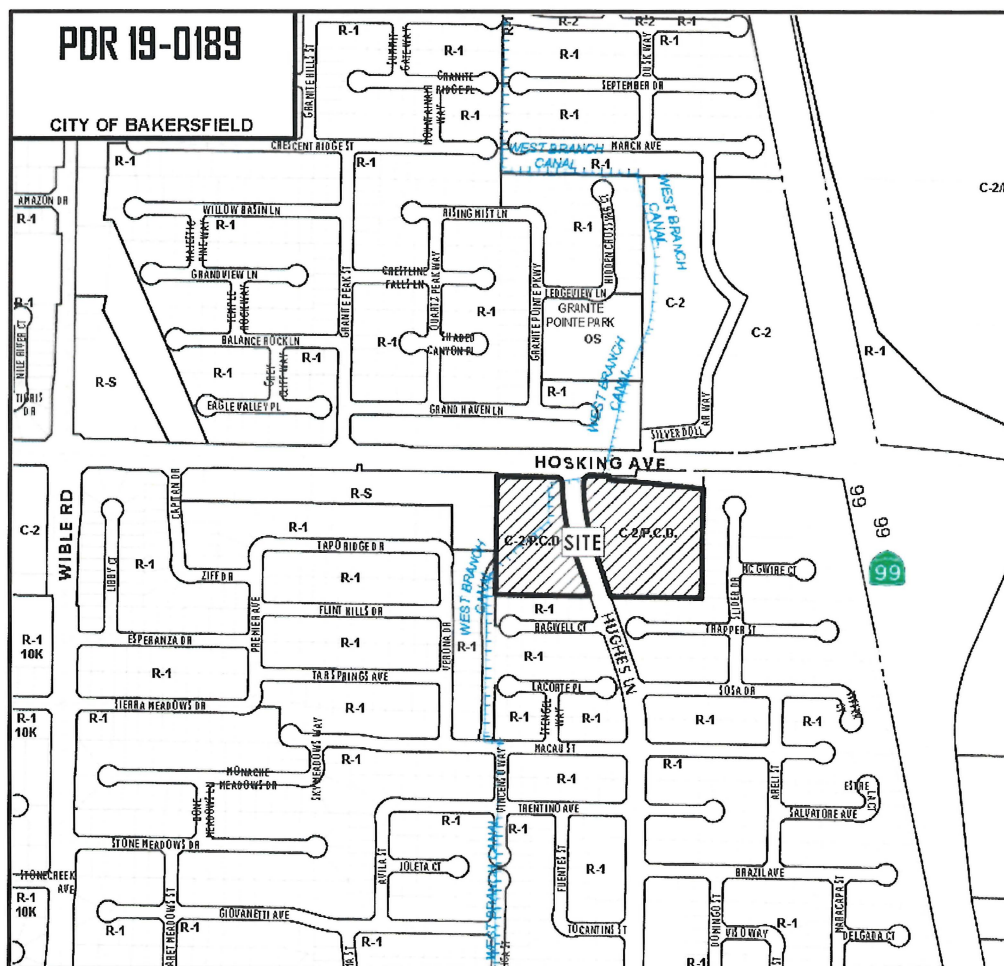
DATE: August 15, 2019

SUBJECT: PLANNED DEVELOPMENT REVIEW NO. 19-0189 (WARD 7)

APPLICANT: Bo Lundy **OWNER:** Jalaranda Hood LLC
5401 Business Park South, Ste. 217 5401 Business Park South, Ste. 217
Bakersfield, CA 93309 Bakersfield, CA 93309

LOCATION: Generally located at 2603 Hosking Avenue & 8120 Hughes Lane | APN: 514-030-29

Figure 1. Location Map and Zone Map



RECOMMENDATION: Adopt resolution and suggested findings **APPROVING** Planned Development Review No. 19-0189, as depicted in the project description and subject to the listed mitigation/conditions of approval.

PROJECT SUMMARY:

The project is a request for a new Planned Development Review to allow development of a 122,500-square foot retail/commercial center in the C-2/P.C.D. (Regional Commercial/Planned Commercial Development) zone. The site is generally located at the southeast and southwest corners of Hosking Avenue and Hughes Lane.

Figure 2. Site Aerial



SURROUNDING LAND USES:

The project site is situated on an undeveloped 11-acre parcel, divided by Hughes Lane. 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	GC	C-2/P.C.D.	Undeveloped Land
North	LR and GC	R-1 and C-2	Single Family Residential and Undeveloped Land
East	LR	R-1	Single-Family Residential
South	LR	R-1	Single-Family Residential
West	LR	R-1 and R-S	Single-Family Residential
General Plan Key GC: General Commercial LR: Low Density Residential		Zone District Key C-2: Regional Commercial P.C.D.: Planned Commercial Development R-1: One-Family Dwelling R-S: Residential Suburban	

TIMELINE & BACKGROUND:

January 1991. Annexation. The subject property was annexed to the City as part of a larger annexation (Hosking No. 3) (Ordinance 3334).

March 2005 - Land Use Entitlement. General Plan Amendment from LR (Low Density Residential) to GC (General Commercial) and Zone Change from R-1 (One-Family Dwelling Zone) district to C-1 (Neighborhood Commercial Zone) district (GPA/ZC No. 04-0867; Ordinance 4239).

April 2008 - Land Use Zoning & Site Development. Zone Change from C-1 (Neighborhood Commercial Zone) district to C-2/P.C.D. (Regional Commercial/Planned Commercial Development Zone) district (Zone Change No. 07-1724; Ordinance 4503). No development was proposed at that time.

APPLICABLE DEVELOPMENT STANDARDS:

Design Standards for Large Retail Developments (Section 17.08.140). The project site is subject to the design standards for large retail developments. These standards help reduce unwanted design, while encouraging developers to incorporate good community architecture that enhances the city's character and quality of life. This requires that large retail developments comply with specific design criteria related to architectural/building design, entryways, parking lot design, pedestrian circulation, and community space (see Attachment 2).

Planned Commercial Development (P.C.D.) Review Requirements (Chapter 17.54). The project is subject to the P.C.D. zoning overlay, and the stated purpose of this district is as follows (see Attachment 3):

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.

As such, your Commission has the authority to require design standards, regulations, limitations and restrictions 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 categories specified in Section 17.54.060 (P.C.D. Latitude of Regulations).

Generally, those standards are related to topics such as: construction of fences and walls, structure height, 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.

ANALYSIS:

The applicant is requesting phased construction to allow the development of a 122,500-square foot retail/commercial shopping center. As proposed, the center will be developed in three phases consisting of six multi-tenant buildings (68,500 square feet), an auto fuel station with convenience store (4,000 square feet), a fast food restaurant (2,000 square feet), and a 3-story 110-room hotel (48,000 square feet). See Figures 3 - 6.

Figure 3. Proposed Site Plan

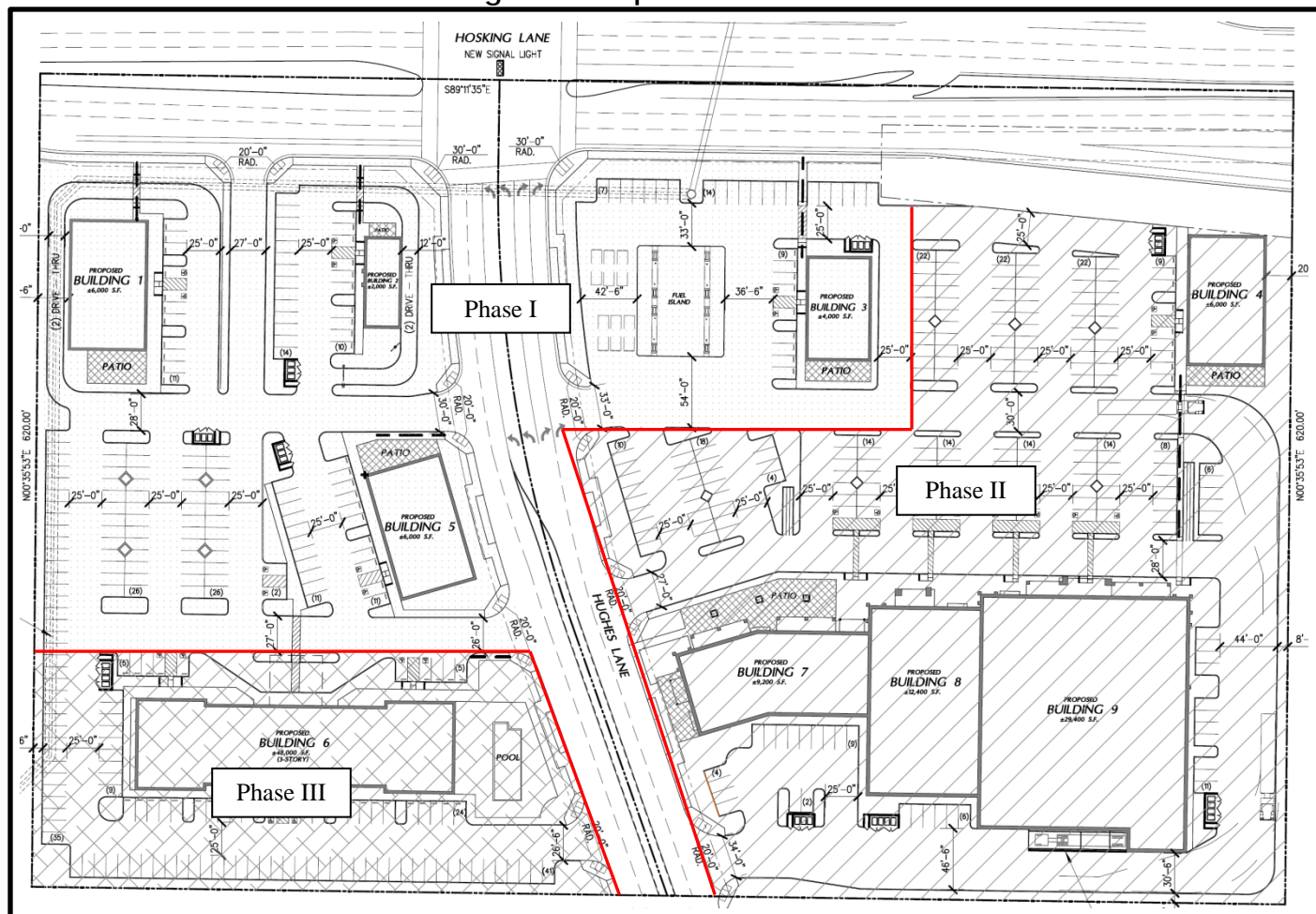


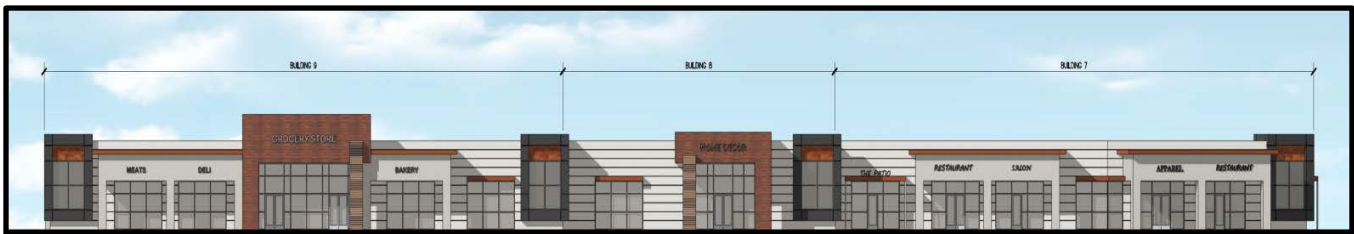
Figure 4. Bldg 2 (Fast Food)



Figure 5. Bldgs 1, 4, 5 (6,000 SF Multi-Tenant)



Figure 6. Bldgs 7-9 (Multi-Tenant)



Parking. Regional shopping centers require 1 parking space per 200 square feet of gross floor area up to and including 35,000 square feet, plus an additional 1 parking space per 250 square feet of gross floor area in excess of 35,000 square feet. Freestanding satellite pads such as fast food restaurants are computed separately unless satellite buildings contain 2 or more tenants. Hotels require 1 parking space per sleeping unit plus additional parking for meeting rooms, restaurants, bars, and office space. A parking analysis is provided in Table 2.

Table 2. Parking Requirements				
Building	Use	Square Footage	Parking Ratio	Parking Rqd
6	Hotel (110 Rooms)*	48,000 SF	1/Sleeping Unit	110 spaces
2	Restaurant	2,000 SF	1/75 SF	27 spaces
3	Convenience Store	4,000 SF	1/200 SF	20 spaces
	<i>Subtotal</i>	<i>54,000 SF</i>		<i>157 spaces</i>
1	Multi-Tenant	6,000 SF		
4	Multi-Tenant	6,000 SF		
5	Multi-Tenant	6,000 SF		
7	Multi-Tenant	8,500 SF		
8	Multi-Tenant	12,500 SF		
9	Multi-Tenant	29,500 SF		
			1/200 SF for 35,000 SF	175 spaces
			1/250 SF for 33,500 SF	134 spaces
	<i>Subtotal</i>	<i>68,500 SF</i>		<i>309 spaces</i>
	<i>Total</i>	<i>122,500 SF</i>		<i>466 spaces</i>
1	Drive-Thru		Credit	(2) spaces
2	Drive-Thru		Credit	(2) spaces
3	Fuel Pumps	6 Pumps	Credit	(12) spaces
			Total Required	450 spaces
			Total Provided	492 spaces

* The applicant has not determined the interior layout of the hotel (Phase III). Therefore, additional parking spaces are provided to allow flexibility in design.

Development Standards. The project has been designed in compliance with requirements of City standards and policies, and no deviations from zoning ordinance standards have been requested. Should the applicant decide to expand on-site development in the future, your Commission will have the opportunity to review and comment under a separate review.

ENVIRONMENTAL REVIEW AND DETERMINATION:

In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), this proposal is exempt from the requirements of CEQA, because the proposed development will not adversely affect the environment.

PUBLIC NOTIFICATION:

The Notice of Public Hearing before your Commission for the project was advertised in *The Bakersfield Californian* and posted on the bulletin board at the City of Bakersfield Development Services Department/Planning Division. 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 public comments have been received.

CONCLUSIONS:

Consistency with General Plan and Zoning Ordinance. Staff finds that the proposal is consistent with the Metropolitan Bakersfield General Plan and with the objectives of the Bakersfield Zoning Ordinance. The proposal will constitute a retail/commercial development of sustained desirability and stability, and will complement and harmonize with the character of the surrounding neighborhood. Compliance with Bakersfield Zoning Ordinance Section 17.08.140 (Design Standards for Large Retail Developments) and Chapter 17.54 (Planned Commercial Development Zone) will ensure that the development enhances the city's character and promotes a heightened quality of life by providing commercial services to the community.

Overall, Staff finds that the applicable provisions of CEQA have been complied with, that the applicant has designed the project to site commercial uses in a way that will be compatible with the existing residential land uses in the surrounding area, and the proposal sufficiently demonstrates compliance with the necessary findings. Additionally, as conditioned, the project will be developed in compliance with the applicable regulations.

Overall Recommendation. Based on the foregoing, Staff concludes the request sufficiently demonstrates compliance with the necessary findings and, therefore, recommends your Commission approve Resolution and suggested findings approving Planned Development Review No. 19-0189 as depicted in the project description and subject to the listed mitigation/conditions of approval.

ATTACHMENTS:

1. Draft Resolution with Exhibits
2. Section 17.08.140 (Design Standards for Large Retail Developments)
3. Chapter 17.54 (Planned Commercial Development Zone)

Attachment 1
(Draft Resolution)

RESOLUTION NO. ____-19

RESOLUTION OF THE PLANNING COMMISSION APPROVING A PLANNED DEVELOPMENT REVIEW TO ALLOW DEVELOPMENT OF A 122,500 SQUARE FOOT RETAIL CENTER IN THE C-2/P.C.D. (GENERAL COMMERCIAL/PLANNED COMMERCIAL DEVELOPMENT ZONE) DISTRICT, LOCATED AT 2603 HOSKING AVENUE AND 8120 HUGHES LANE. (FILE NO. 19-0189)

WHEREAS, Bo Lundy on behalf of Jalaranda Hood LLC (property owner) filed an application with the City of Bakersfield Development Services Department requesting approval of a Planned Development Review to allow development of a 122,500 square foot retail center in the C-2/P.C.D. (General Commercial/Planned Commercial Development Zone) district, generally located at 2603 Hosking Avenue and 8120 Hughes Lane; and

WHEREAS, the Secretary of the Planning Commission did set Thursday, July 18, 2019, at 5:30 p.m. in the Council Chambers, City Hall South, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for consideration of the Planned Development Review, and consideration of the project was continued to the regularly scheduled meeting of August 15, 2019; 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 the California Environmental Quality Act in accordance with State CEQA Guidelines Section 15061(b)(3); and

WHEREAS, at said public hearing held August 15, 2019, the Planned Development Review was duly considered and the Planning Commission found as follows:

1. All required public notices have been given. Hearing notices regarding the proposed project were mailed to property owners within 300 feet of the project area and published in a local newspaper of general circulation 10 days prior to the hearing.
2. The provisions of the California Environmental Quality Act (CEQA) have been followed.
3. Pursuant to State CEQA Guidelines Section 15061(b)(3), this request is exempt from the requirements of CEQA because it will not affect the environment.
4. The proposed development does not deviate from the intent and purpose of the P.C.D. Zone district.
5. The proposed development will constitute a land use of sustained desirability and stability, and it will compliment and harmonize with the character of the surrounding neighborhood and community.

6. The proposed preliminary development plan is consistent with the Metropolitan Bakersfield General Plan and the objectives of Title 17 of the Bakersfield Municipal Code.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BAKERSFIELD as follows:

1. The recitals above are true and correct and incorporated herein by this reference.
2. The project is exempt from CEQA.
3. Planned Development Review No. 19-0189, as delineated in attached Exhibit B (Location Map) and Exhibit C (Site Development Plan), is hereby approved, subject to the mitigation/conditions of approval contained in Exhibit A.

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Planning Commission of the City of Bakersfield at a regular meeting thereof held on the 15th day of August 2019, on a motion by Commissioner _____ and seconded by Commissioner _____, by the following vote.

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED

DANIEL CATER, CHAIR
City of Bakersfield Planning Commission

Exhibits:

- A. Conditions of Approval
- B. Location Map
- C. Site Plan/Elevations

Exhibit A

(Mitigation/Conditions of Approval)

EXHIBIT A

Planned Development Review No. 19-0189 Conditions of Approval/Mitigation Measures

- I. 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.

CITY ATTORNEY

Conditions/Mitigation from Zone Change 07-1724 (Ordinance 4503):

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 or 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.

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

1. Prior to review of improvement plans by the City, 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 final 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. Please note that 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 (HCP), and Public Works Department.
3. An approved site utilities plan is required prior to final plan approval.
4. Show on the final building plan how and where water will be drained from the property.
5. Show on the final building plan pedestrian access from the public way and accessible parking. Private streets are not the public way.
6. Include with or show on the final building plans information necessary to verify that the project complies with all accessibility requirements of Title 24 of the California Building Code.
7. The developer shall obtain all required approvals from the Kern County Environmental Health Services Department (2700 "M" Street, Bakersfield, CA., 93301; PH 661-862-8700) for any food handling facility (i.e.: market, delicatessen, café, concession, restaurant) before building permits can be issued.
8. Buildings or structures shall require installation of an automatic fire sprinkler system where required by current California Building Code and City ordinance.
9. The Building Division will calculate and collect the appropriate school district impact fee at the time they issue a building permit.
10. 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.
11. 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).

12. 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)

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

Building	Use	Square Footage	Parking Ratio	Parking Rqd.
6	Hotel (110 Rooms)	48,000 SF	1/Sleeping Unit	110 spaces
2	Restaurant	2,000 SF	1/75 SF	27 spaces
3	Convenience Store	4,000 SF	1/200 SF	20 spaces
	<i>Subtotal</i>	<i>54,000 SF</i>		<i>157 spaces</i>
1	Multi-Tenant	6,000 SF		
4	Multi-Tenant	6,000 SF		
5	Multi-Tenant	6,000 SF		
7	Multi-Tenant	8,500 SF		
8	Multi-Tenant	12,500 SF		
9	Multi-Tenant	29,500 SF		
			1/200 SF for 35,000 SF	175 spaces
			1/250 SF for 33,500 SF	134 spaces
	<i>Subtotal</i>	<i>68,500 SF</i>		<i>309 spaces</i>
	<i>Total</i>	<i>122,500 SF</i>		<i>466 spaces</i>
1	Drive-Thru		Credit	(2) spaces
2	Drive-Thru		Credit	(2) spaces
3	Fuel Pumps	6 Pumps	Credit	(12) spaces
			Total Required	450 spaces

(Note 1: 492 parking spaces are shown on the proposed site plan. By ordinance, compact and tandem spaces cannot be counted towards meeting minimum parking requirements.)

(Note 2: The hotel interior layout has not been finalized; therefore, additional parking spaces are provided to allow flexibility in design. However, any substantial deviation to the parking configuration may require additional consideration by the Planning Commission.)

(Note 3: The Bakersfield Police Department recommends the configuration of parking lots in a manner that does provide long, straight drive aisles, as the most effective way to deter potential illegal street racing/racers from congregating in large commercial center parking areas. Use of traffic control devices, like speed “humps” or removable bollards are also effective, but require review by the Fire Department to ensure it does not impact emergency response vehicles. Uniformed security presence is also effective.)

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. The developer shall include a copy of a final landscape plan with each set of the final building plans submitted to the Building Division. Building permits will not be issued until the Planning Division has approved the final landscape plan for consistency with approved site plans and minimum ordinance standards. **Please refer to the landscaping requirements in Chapter 17.61.** Landscape plans shall include, but are not limited to, data on: gallon/box size, spacing, species (reference approved parking lot tree list), ratio of deciduous vs. evergreen, shade calculations, ground cover calculations, etc.

(Note: At the time a final site inspection is conducted, it is expected that plants will match the species identified and be installed in the locations consistent with the approved landscape plan. Changes made without prior approval of the Planning staff may result in the removal and/or relocation of installed plant materials and delays in obtaining building occupancy.)

(Note 2: No mature landscaping shall be removed without prior approval by the Planning Director.)

(Note 3: Upon approval of the final landscape plan, a digital copy shall be submitted to the Planning staff contact listed above.)

6. Overlooks from windows, balconies, and decks of the second or higher floor into rear yards of property containing single-family homes must be screened (see Section 17.08.090). This condition affects any office, commercial, and industrial building, and any apartment or condominium structure containing three or more units that are within 150 feet of properties zoned R-1, R-S-1A, MH, or PUD, or from condominium projects of a single family character. Screening proposals must be approved by the Planning Division before building permits will be issued. Suggested methods for accomplishing screening are included in the referenced ordinance section.

7. A solid masonry wall shall be constructed adjacent to residentially zoned and/or designated property. This wall must be shown on the final building plans and shall be constructed a minimum height of 6 feet as measured from the highest adjacent finished property grade. If the parking lot, including drive aisles, delivery areas, loading and unloading areas are within 10 feet of residentially zoned property, a 7-foot wide landscape strip that includes landscaping consistent with Chapter 17.61 shall be installed between the wall and parking/drive areas.
8. Street addresses for the project shall be designated by staff. These numbers will be the only addresses assigned by the city unless you wish to have a different address program. Internal building unit addresses will be only by suite number and will be the responsibility of the owner or developer to assign to each tenant.

(Note: It is recommended that you assign suite numbers beginning with 100, 200, 300 etc. instead of an alphabetic character. If in the future a tenant space were split, you would then be able to assign a suite number between the existing numbers, which would keep your suites in numerical order. Keeping an orderly numbering system will make it easier for customers, emergency personnel, and mail delivery to find the business.)

9. 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.

(Note: Signs must comply with the Sign Ordinance; Chapter 17.60 of the Bakersfield Municipal Code. Review this Chapter as part of due diligence.)

10. The following conditions are required as part of a grading permit:
 - a. Habitat Conservation fees shall be required for this project and will be calculated based on the fee in effect at the time we issue an urban development permit (includes grading plan approvals) as defined in the Implementation/Management Agreement (Section 2.21) for the Metropolitan Bakersfield Habitat Conservation Plan. Upon payment of the fee, the applicant will receive acknowledgment of compliance with Metropolitan Bakersfield Habitat Conservation Plan (Implementation/Management Agreement Section 3.1.4). This fee is currently \$2,145 per gross acres, payable to the City of Bakersfield (submit to the Planning Division). This fee must be paid before any grading or other site disturbance occurs.

Forms and instructions are available at the Planning Division or on the city's web site at www.bakersfieldcity.us (go to Development Services Department).

The current Metropolitan Bakersfield Habitat Conservation Plan (MBHCP) expires in year 2019. Projects may be issued an urban development permit, grading plan approval, or building permit and pay fees prior to the 2019 expiration date under the current MBHCP. As determined by the City of

Bakersfield, only projects ready to be issued an urban development permit, grading plan approval or building permit before the 2019 expiration date will be eligible to pay fees under the current MBHCP. Early payment or pre-payment of MBHCP fees shall not be allowed. The ability of the City to issue urban development permits is governed by the terms of the MBHCP. Urban development permits issued after the 2019 expiration date may be subject to a new or revised Habitat Conservation Plan, if approved, or be required to comply directly with requests of the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife.

- b. Burrowing Owl Notification: The burrowing owl is a migratory bird species protected by international treaty under the Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 C.F.R. Part 10 including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 C.F.R. 21). Sections 3503, 3503.5, and 3800 of the California Fish and Game Code prohibit the taking, possession, or destruction of birds, their nests or eggs. To avoid violation of the provisions of these laws generally requires that project related disturbance at active nesting territories be reduced or eliminated during critical phases of the nesting cycle (March 1- August 15, annually). Disturbance that causes nest abandonment and/or loss of reproductive effort (e.g., killing or abandonment of eggs or young) may be considered “taking” and is potentially punishable by fines and/or imprisonment.
 - c. Prior to ground disturbance, the developer shall have a California Department of Fish and Wildlife approved MBHCP biologist survey the location for kit fox, and comply with the provisions of the Metropolitan Bakersfield Habitat Conservation Plan. Survey protocol shall be recommended by the California Department of Fish and Wildlife. Developer shall be subject to the mitigation measures recommended by the biologist. Copies of the survey shall be provided to the Development Services Department, California Department of Fish and Wildlife, and the U.S. Fish and Wildlife Service prior to ground disturbance.
11. A Park Development and Improvement Fee shall be paid at the time of the building permit being issued for each independent residential unit. We will base the fee at the rate in effect at the time the permit is issued.
 12. 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.
 13. 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.)

14. 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.)

15. A 16 foot tall masonry sound wall shall be constructed along loading areas as measured from the lowest finished grade, or prior to the issuance of building permits, the applicant shall submit a noise study justifying the reduction of wall height.

(Note: The Planning Director may approve, unless otherwise conditioned by the Planning Commission or City Council, a reduced height upon submittal of a noise study indicating the reduced height would be sufficient.)

16. 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.
17. In the event a previously undocumented oil/gas well is uncovered or discovered on the project, the developer is responsible to contact the Department of Conservation's Division of Oil, Gas, and Geothermal Resources (DOGGR). The developer is responsible for any remedial operations on the well required by DOGGR. The developer shall also be subject to provisions of BMC Section 15.66.080.B.
18. 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).
19. Prior to receiving final building or site occupancy, you must contact the Planning Division (staff contact noted above) 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.
20. Concurrent with each application for a building permit and/or site plan review, the project proponent shall submit a matrix, in a form approved by the City, which demonstrates how the site plan specifically complies with each of the applicable development standards listed in the Bakersfield Municipal Code as listed below.
 - a. BMC 17.08.140. Design Standards for Large Retail Developments
 - b. BMC 17.54. Planned Commercial Development

- c. BMC 17.58. Parking & Loading Standards
- d. BMC 17.61. Landscape Standards

Conditions/Mitigation from Zone Change 07-1724 (Ordinance 4503):

- 21. With submittal of the Preliminary Development Plan (PD) application, project proponent shall submit an Air Quality Impact Analysis based upon the proposed Development Plan, and shall be subject to the mitigation measures contained in the impact analysis. (Number and format of the study shall be determined by the Planning Director at the time of the PD application.)
- 22. With submittal of a Preliminary Planned Development Review application, the project proponent shall obtain a review from the California Archaeological Inventory at California State University Bakersfield of existing literature for archaeological resources. Applicant shall be required to obtain professional consultant and prepare a cultural resources report if the CAI requests it. (Number and format of the study shall be determined by the Planning Director at the time of the PD application.)
- 23. The project proponent shall design and submit the Preliminary Development Plan for review by the Planning Commission showing substantial compliance with BMC Section 17.08.140 that includes a detailed site plan, landscaping plan, elevations, parking modules with pedestrian paths, design standards for large retail developments, and plans shall demonstrate how the shopping center complies with parking layout design including pedestrian pathways, landscaping (tree shading coverage) and other minimum requirements of the City's Zoning Ordinance.

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 lanes. Any modifications shall be approved by the Fire Department. Fire lane identification signs shall be installed every 100 feet with red curbing when curbing is required. All work shall be completed before occupancy of any building or portion of any building is allowed.
 - b. 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.)
 - c. 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.

- d. 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.
 - e. Name and phone number of the appropriate contact person.
2. The developer must pay required fees to and request an inspection from the Water Resources Department (1000 Buena Vista Road, Bakersfield, CA, phone: 661-326-3715) for any underground sprinkler feeds at least 2 full business days before they are buried. The Prevention Services Division (2101 H Street, Bakersfield CA, Ph. 661/326-3979) must complete all on-site inspections of fire sprinkler systems and fire alarm systems before any building is occupied.
 3. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.
 4. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other driving surface approved by the fire chief. Must be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds and shall be surfaced with the first lift of asphalt as to provide all-weather driving capabilities. All access (Permanent and temporary) to and around any building under construction must be at least 20 feet wide (26 feet wide where building height exceeds 30 feet), with an overhead clearance of 13 feet 6 inches, and contain no obstruction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
 5. Turning Radius: The minimum turning radius shall be thirty-seven feet.
 6. If you handle hazardous materials or hazardous waste on the site, the Prevention Services Division may require a hazardous material management and/or risk management plan before you can begin operations. Please contact them at 661-326-3979 for further information.
 7. If you store hazardous materials on the site in either an underground or a permanent aboveground storage tank, a permit from the Prevention Services Division is required to install and operate these tanks. The Prevention Services Division may also require a Spill Prevention Control and Countermeasure Plan for storage of petroleum products above ground in quantities of 1,320 gallons or more. Please contact them at 661-326-3979 for further information.
 8. 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)

1. Property is located outside of the City of Bakersfield domestic water service area, therefore, only pipelines and appurtenances related to fire water are subject to review.
2. Developer shall submit two (2) sets of water 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 existing 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 are available for download from the City's website at www.bakersfieldcity.us/gov/depts./water_resources.
3. Developer shall pay the required fire water fees and submit an *Inspection Request Form* to the Water Resources Department for any underground fire waterlines and their apparatuses at least two (2) full business days before permanent construction. The form is available for download from the City's website at www.bakersfieldcity.us/gov/depts/water_resources.

E. PUBLIC WORKS – ENGINEERING (1501 Truxtun Avenue)

(Staff contact – Manpreet Behl; 661-326-3590 or MBehl@bakersfieldcity.us)

1. The developer shall construct curbs, gutters, cross gutters, 5-foot 6-inch wide sidewalks, and street/alley paving along Hosking Avenue and Hughes Lane according to adopted city standards. These improvements shall be shown on the final building plans submitted to the Building Division before any building permits will be issued.
2. The developer shall install streetlights along Hosking Avenue and Hughes Lane. The developer shall be responsible for providing the labor and materials necessary to energize all newly installed streetlights before occupancy of the building or site. These improvements shall be shown on the final building plans submitted to the Building Division before any building permits will be issued.
3. The developer shall construct standard accessible ramps at the southeast and southwest corners of Hosking Avenue and Hughes Lane according to adopted city standards. These improvements shall be shown on the final building plans submitted to the Building Division before any building permits will be issued.
4. The developer shall install new connection(s) to the public sewer system. This connection shall be shown on the final building plans submitted to the Building Division before any building permits will be issued.
5. Show on the final building plans all existing connection(s) to the public sewer system.
6. All on-site areas required to be paved (i.e. parking lots, access drives, loading areas, etc.) shall consist of concrete, asphaltic concrete (Type B. A. C.) or other paved street material approved by the City Engineer. Pavement shall be a minimum thickness of 2 inches over 3 inches of approved base material (i.e. Class II A. B.) if concrete is used, it shall be a minimum thickness of 4 inches per Municipal Code Section 17.58.060.A. This

- paving standard shall be noted on the final building plans submitted to the Building Division before any building permits will be issued.
7. If a grading plan is required by the Building Division, building permits will not be issued until the grading plan is approved by **both** the Public Works Department and the Building Division.
 8. 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).
 9. If the project generates industrial waste, it shall be subject to the requirements of the Industrial Waste Ordinance. An industrial waste permit must be obtained from the Public Works Department before issuance of the building permit. To find out what type of waste is considered industrial, please contact the Wastewater Treatment Superintendent at 661-326-3249.
 10. Before any building or site can be occupied, the developer must reconstruct or repair substandard off-site street improvements that front the site to adopted city standards as directed by the City Engineer. Please call the Construction Superintendent at 661-326-3049 to schedule a site inspection to find out what improvements may be required.
 11. 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.
 12. A sewer connection fee shall be paid at the time a building permit is issued. We will base this fee at the rate in effect at the time a building permit is issued.
 13. 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. 92-08- 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 required that a Storm Water Pollution Prevention Plan (SWPPP) be prepared, continuously carried out, and always be available for public inspection during normal construction hours.
 14. 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.
 15. The developer shall either construct the equivalent full width landscaped median island in Hosking Avenue along the development’s frontage or pay their proportionate share (1/2-width) of the total cost for the future construction of the median. Median islands

shall be designed by the first development that occurs along an applicable street frontage. That developer shall either construct the full width landscaped median island or pay the median island fee. The median island fee shall be satisfied by fulfilling one of the following options: (1) Pay the standard fee of \$100 per linear foot; or (2) Pay the calculated fee based upon actual cost estimates prepared by the Project Engineer, which shall be reviewed and approved by the City Engineer. If the median island is not constructed by the first development along an applicable street frontage, the second development along that street frontage shall construct the full width landscaped median island.

16. 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.

(**Note:** If already within a maintenance district, may need to update the maintenance district form.)

17. The developer shall install a full sized manhole in each sewer line 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.
18. This project may be located within a Planned Sewer Area. Please contact the Public Works Department – Subdivisions at 661-326-3576 to determine what fees may apply.
19. This project may be located within a Planned Drainage Area. Please contact the Public Works Department – Subdivisions at 661-326-3576 to determine what fees may apply.
20. This project may be subject to Bridge and Major Thoroughfare fees. Please contact the Public Works Department – Subdivisions at 661-326-3576 to determine what fees may apply.

Conditions/Mitigation from Zone Change 07-1724 (Ordinance 4503):

21. The entire area covered by this General Plan Amendment shall be included in the Consolidated Maintenance District. The applicant shall pay all fees for inclusion in the Consolidated Maintenance District with submittal of any development plan, tentative subdivision map, Site Plan Review, or application for a lot line adjustment for any portion of this GPA area.

F. PUBLIC WORKS – TRAFFIC (1501 Truxtun Avenue)

(Staff contact – Manpreet Behl ; 661-326-3590 or MBehl@bakersfieldcity.us)

1. Show on the final building plans the driveway widths (top-to-top) for the drive approaches. Drive approaches must be centered on drive aisles. All dimensions shall be shown on the final building plans.

2. Street return type approaches, if used, shall have 20-foot minimum radius returns with a 36 foot throat width. All dimensions shall be shown on the final building plans.
3. Two-way drive aisles shall be a minimum width of 24 feet. If perpendicular (90°) parking spaces are proposed where a vehicle must back into these aisles, the minimum aisle width shall be 25 feet. All drive aisle dimension shall be shown on the final building plans.
4. Show the typical parking stall dimension on the final building plans (minimum stall size is 9 feet x 18 feet and shall be designed according to standards established by the Traffic Engineer).
5. The Bakersfield Municipal Code (Section 17.58.050.K.) prohibits vehicles from backing out of a parking space into a street. Please revise the parking design on the final building plans to eliminate these spaces.

(Note: This prohibition does not include single-family homes in residential zones, or multiple family units on local streets where the Traffic Engineer has determined that backing onto a street will not adversely affect traffic and is similar to a single family residential driveway use.)

6. Walls, fences, or trash enclosures within 10 feet of a sidewalk at an alley or driveway shall not exceed 3 feet in height above the curb flow line. You must either revise the circulation design or show on the final building plans that the maximum fence/wall height will not exceed three feet.
7. The developer shall dedicate additional road right-of-way to the City of Bakersfield along Hosking Avenue and Hughes Lane to full arterial and collector width according to adopted city standards.
8. The developer shall construct additional roadway, including expanded intersection and/or right turn lanes, along Hosking Avenue and Hughes Lane to full arterial and collector width according to adopted city standards.

Conditions/Mitigation from Zone Change 07-1724 (Ordinance 4503):

9. Along with the submittal of any development plan, prior to approval of improvement plans, or with the application for a lot line adjustment or parcel merger, the following shall occur:
 - a. Provide fully executed dedication for Hosking Avenue to arterial standards and Hughes Lane to collector standards for the full frontage of the area within the GPA request. Dedications shall include sufficient widths for expanded intersections and additional areas for landscaping as directed by the City Engineer. Submit a current title report with the dedication documents. If a tentative subdivision map over the entire GPA/ZC area is submitted, dedication can be provided with the map.

- b. Reconstruct Hosking Avenue for the frontage from the centerline of the street to the flowline to arterial standards.
 - c. In order to preserve the permeability of the sump and to prevent the introduction of sediments from construction or from storm events, all retention and detention basins (sumps) shall have a mechanical device in the storm drain system to remove or minimize the introduction of oil, grease, trash, and sediments to the sump. This device shall be reviewed and approved by the City Engineer, and shall provide the greatest benefit to the storm drain system with the least maintenance cost.
10. Payment of median fees for the arterial frontage of the property within the GPA/ZC request is required prior to recordation of any map or approval of any improvement plan for the GPA/ZC area.

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

(Staff Contact - Jesus Carrera; 661-326-3114 or 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, 29, 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 checked="" type="checkbox"/> 3 - 8' deep x 15' wide (3 bins)
<input type="checkbox"/> 8' deep x 10' wide (2 bins)	<input checked="" type="checkbox"/> 5 - 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. Show on the final building plans a minimum of one compactor roll-off bin location(s), designed according to adopted City standards (Detail # ST-30 and ST-31). Please contact staff for additional information on compactor requirements and placement.

5. Facilities that require infectious waste services shall obtain approval for separate infectious waste storage areas from the Kern County Health Department. In no instances shall the refuse bin area be used for infectious waste containment purposes.
6. Facilities that require grease containment must provide a storage location that is separate from the refuse bin location. This shall be shown on the final building plans.
7. 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.
8. Revise the sites plan to make the trash enclosure accessible to the refuse truck. Move the enclosure towards the front of the site entrance.

(Note: City trucks may not drive down dead end corridors, nor back-up long distances.)

Exhibit B
(Location Map)

PDR 19-0189

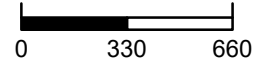
CITY OF BAKERSFIELD

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-0 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: PDR19-0189

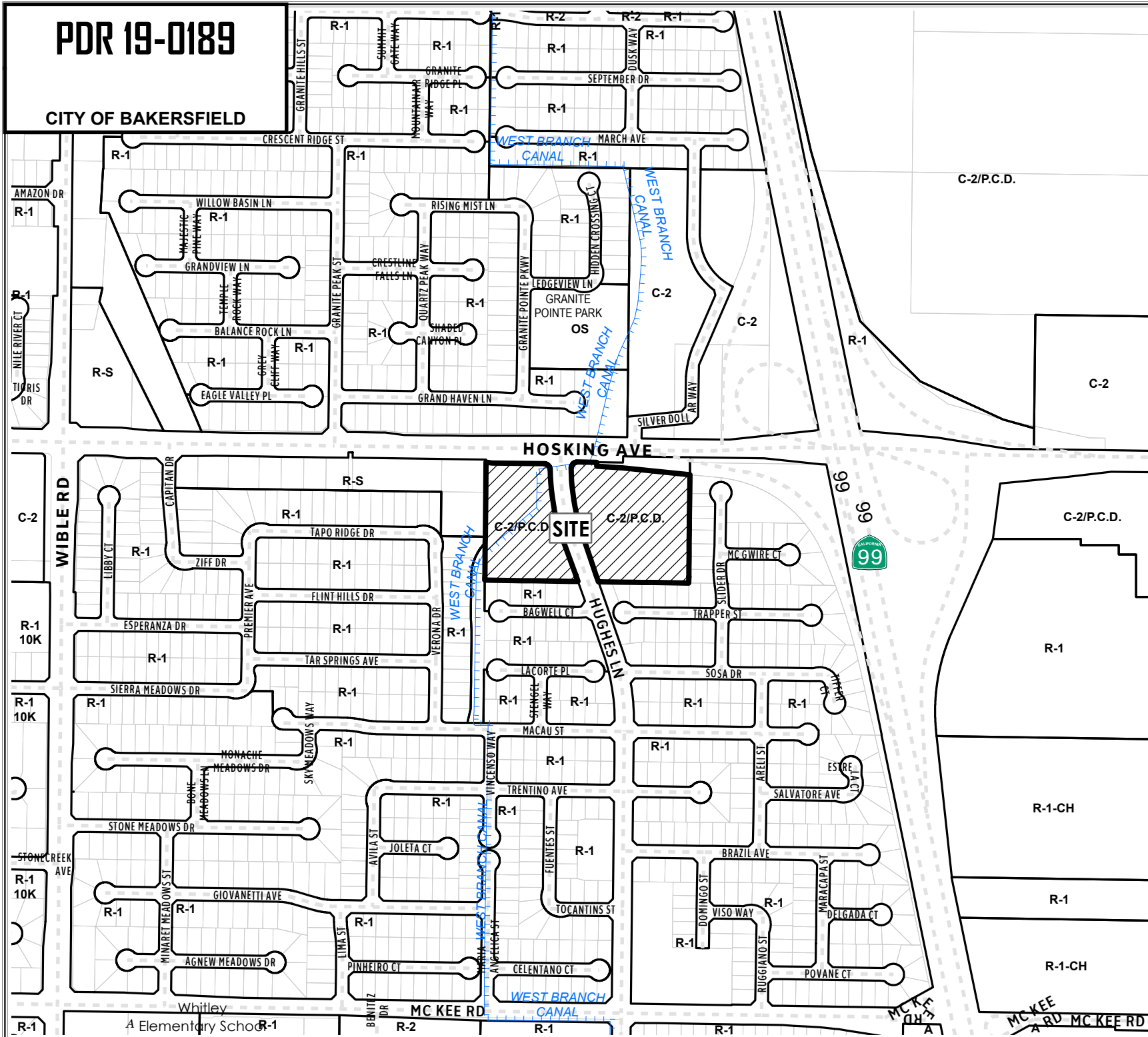


Exhibit C
(Site Development Plan)

SITE ADDRESS
8120 HUGHES LANE

OWNER/DEVELOPER

JACARANDA HOOD, LLC
5401 BUSINESS PARK SOUTH, SUITE 217
BAKERSFIELD, CA. 93309
CONTACT: JAMES LUNDY
PHONE: (661) 325.2510

ARCHITECT

SKARPHOL/FRANK ASSOCIATES
925 17TH STREET
BAKERSFIELD, CA. 93301
CONTACT: PAUL SKARPHOL
PHONE: (661) 334.2741

PROJECT INFORMATION

LOCATION: SE AND SW CORNERS OF HOSKING LANE AND HUGHES AVENUE

APN: 514-030-29

ZONING: C-2 / P.C.D.

GROSS ACREAGE: 13.605 AC

NET ACREAGE: 11.048 AC

PROPOSED USE: NEIGHBORHOOD 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

BUILDING COVERAGE

HOTEL:	BUILDING 6	48,000 SF (3-STORY)
RETAIL:		
	BUILDING 1	6,000 SF
	BUILDING 4	6,000 SF
	BUILDING 5	6,000 SF
	BUILDING 7	12,400 SF
	BUILDING 8	29,400 SF
	BUILDING 9	69,000 SF
TOTAL RETAIL:		
CONVENIENCE STORE:	BUILDING 3	4,000 SF
RESTAURANT/FAST FOOD:	BUILDING 2	2,000 SF
TOTAL COVERAGE:		91,000 SF
LAND AREA:		482,525 SF
TOTAL COVERAGE:		5.30 : 1

PARKING INFORMATION

HOTEL:	1 SPACE PER BED	= 110 SPACES
RETAIL:		
	35,000 SF / 200	= 175 SPACES
	34,000 SF / 250	= 136 SPACES
	CREDIT (2) SPACES PER WINDOW	= 2 SPACES
	TOTAL:	= 309 SPACES
CONVENIENCE STORE:	1 SPACE PER 200 SF @ 4,000 SF	= 20 SPACES
	CREDIT (2) SPACES PER PUMP	= 16 SPACES
	TOTAL:	= 4 SPACES
RESTAURANT/FAST FOOD:	1 SPACE PER 75 SF @ 2,000 SF	= 20 SPACES
	CREDIT (2) SPACES PER WINDOW	= 2 SPACES
	TOTAL:	= 18 SPACES
TOTAL SPACES REQUIRED:		= 461 SPACES
LESS TOTAL PARKING CREDITS:		= 20 SPACES
REQUIRED SPACES AFTER CREDITS:		= 441 SPACES
PARKING PROVIDED:		
	STANDARD STALLS	= 443 SPACES
	ADA STALLS	= 26 SPACES
TOTAL SPACES PROVIDED:		= 469 SPACES

DEVELOPMENT NOTES

- ENTIRE ONSITE PARKING LOT TO BE 2" (MIN) ASPHALT CONCRETE PAVEMENT.
- ALL CONCRETE WALKWAYS TO BE CONSTRUCTED PER CITY STANDARDS.

SITE LIGHTING

LIGHT POLES, STANDARDS AND FIXTURES, INCLUDING BASES OR PEDESTALS, SHALL NOT EXCEED 40'-0" IN HEIGHT AND 15'-0" IN HEIGHT WHEN WITHIN 50'-0" OF RESIDENTIAL. LOW-VOLTAGE SECURITY LIGHTING SHALL BE DIRECTED AWAY FROM LIGHT SENSITIVE USES AND SHALL BE SHIELDED SO THAT ALL DIRECT RAYS ARE CONFINED TO THE SITE.

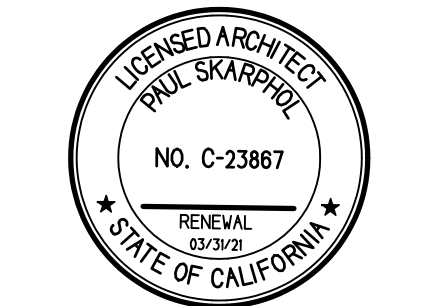
LIGHTS SHALL BE DESIGNED, ARRANGED AND SHIELDED TO REFLECT AWAY FROM ADJACENT RESIDENTIAL PROPERTIES, PUBLIC PARKS AND STREETS WITH ILLUMINATION EVENLY DISTRIBUTED ACROSS THE PARKING AREA.

	PHASE 1
	PHASE 2
	PHASE 3



ARCHITECTURE • PLANNING • INTERIORS
Paul Skarphol, Architect • Gregory Frank, Architect
925 17th Street
Bakersfield, CA 93301
(661) 334-2741
skarpholfrank.com

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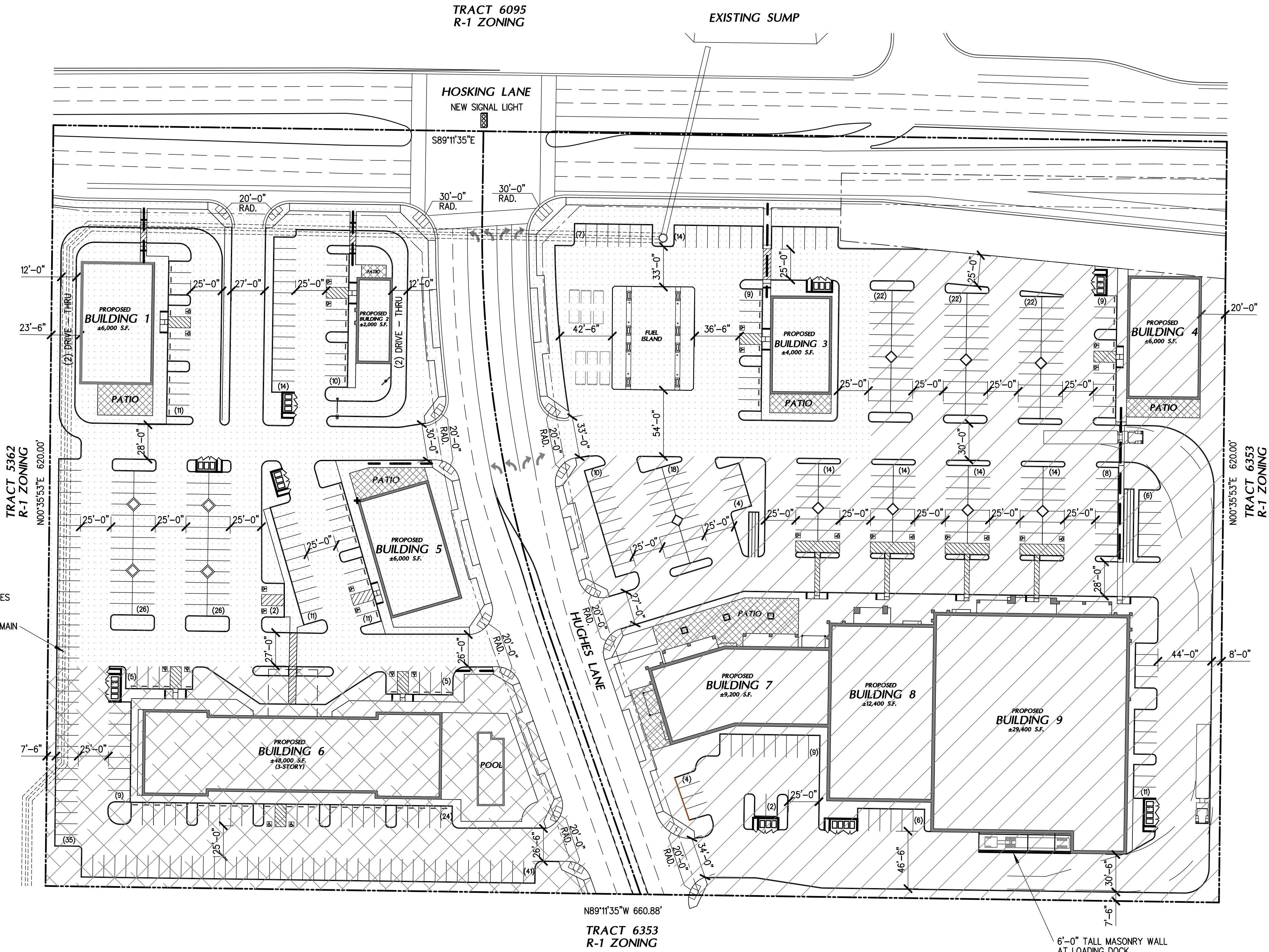
P.C.D. PLAN

8120 HUGHES LANE
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
7-23-19	P.C.D. PLAN

REVISION	DESCRIPTION

JOB	570
DP	MZ
PM	MZ



50'

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NORTH - BUILDING 7, 8, AND 9



NORTH - BUILDING 9



NORTH - BUILDING 8



NORTH - BUILDING 7

ELEVATIONS

P.C.D. PLAN

8120 HUGHES LANE
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
7-23-19	P.C.D. PLAN

REVISION	DESCRIPTION

JOB	5710	
DP	MP	
PM	MZ	

1/8"

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EAST - BUILDING 9



WEST - BUILDING 7

P.C.D. PLAN

8120 HUGHES LANE
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
7-23-19	P.C.D. PLAN

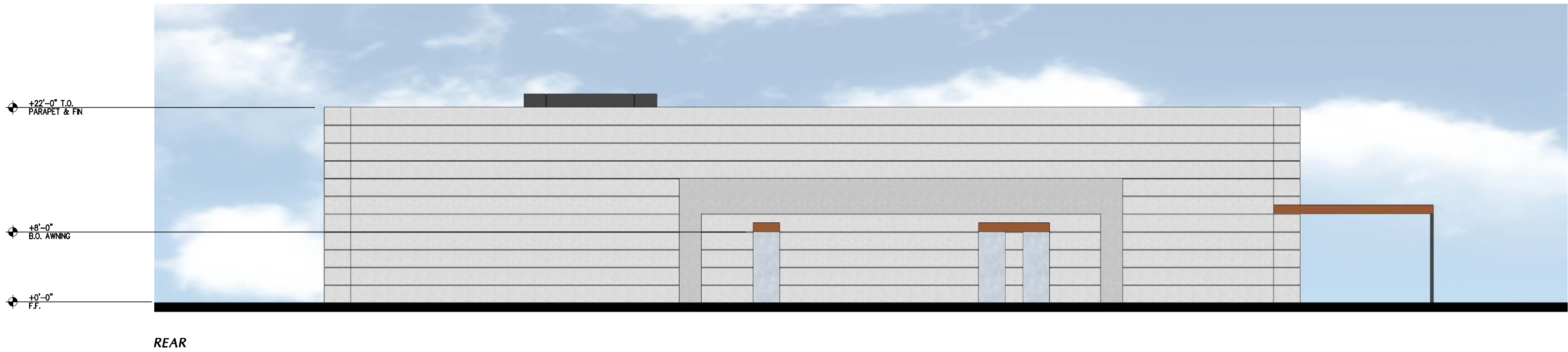
REVISION	DESCRIPTION

JOB	5710	
DP	MP	
PM	MZ	

ELEVATIONS

1/8"

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P.C.D. PLAN

8120 HUGHES LANE
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
7-23-19	P.C.D. PLAN

REVISION	DESCRIPTION

JOB	5710	
DP	MP	
PM	MZ	

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FRONT



RIGHT



REAR



LEFT

P.C.D. PLAN

8120 HUGHES LANE
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
7-23-19	P.C.D. PLAN

REVISION	DESCRIPTION

JOB	5710	
DP	MP	
PM	MZ	



Attachment 2
(Section 17.08.140)

17.08.140 Design standards for large retail developments.

A. *Purpose.* Bakersfield is concerned with the future design of its commercial areas, specifically with the growth of large retail developments that include big box stores. At the same time, it is important to encourage economic development. These standards help mitigate unwanted design, while encouraging developers to incorporate good community architecture that enhances the city's character and quality of life. In addition to the requirements herein, all landscaping projects shall adhere to that certain Model Water Efficient Landscaping Ordinance (MWELO) as adopted in California Code of Regulations, Title 23, Chapter 2.7 as adopted by the state.

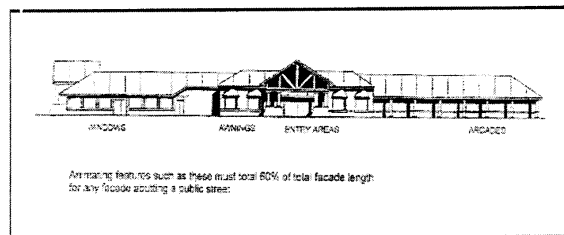
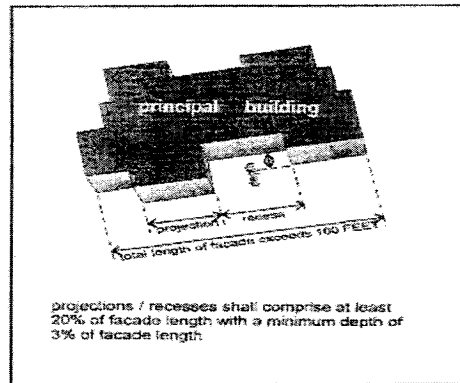
B. *Applicability.*

1. These standards shall apply to large retail developments throughout the city within all commercial zone districts, and all nonresidential zones where the development contains retail commercial components, including but not limited to planned unit development zones, industrial zones, and recreation/open space zones. These standards also apply to all specific plan areas unless the plan has standards that are more restrictive. In Northeast Bakersfield, the building design standards in subsection [C](#) of this section shall apply to all commercial and industrial projects, regardless of size, which are subject to site plan review.
2. These standards are in addition to any other development requirements as required by this title, including but not limited to zone district regulations, signs, parking, landscaping, and accessory uses.
3. *Expansion to Existing Large Retail Developments.*
 - a. An addition to an existing large retail development that was initially subject to these standards shall be required to comply with the requirements of this section.
 - b. An addition to an existing large retail development that was not previously subject to the requirements of this section is required to comply with this section if the gross floor area of such establishment as a single expansion or cumulatively since the adoption of the ordinance codified in this section is increased by fifty percent or more, or the addition is such that it creates a large retail development and that addition increases the gross floor area of such building by fifty percent or more as a single expansion or cumulatively since the adoption of the ordinance codified in this section.
4. Reference may be made in this subsection to specific geographic areas, which are defined as follows:
 - a. Northeast Bakersfield—includes all lands east of Fairfax Road (and any northern extension thereof) and north of the Union Pacific Railroad that parallels Edison Highway.

C. *Building Design Standards.*

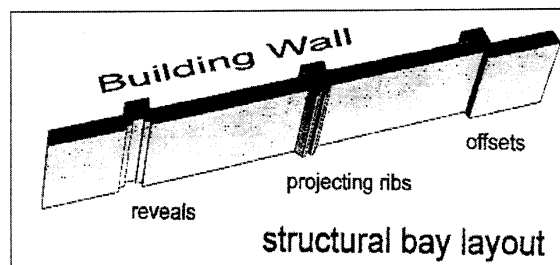
1. Exterior building walls and facades over one hundred feet in length shall incorporate wall plane projections or recesses with a depth of at least three percent of the length of the facade and extending along at least twenty percent of the length of the facade. No facade shall have an uninterrupted 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.



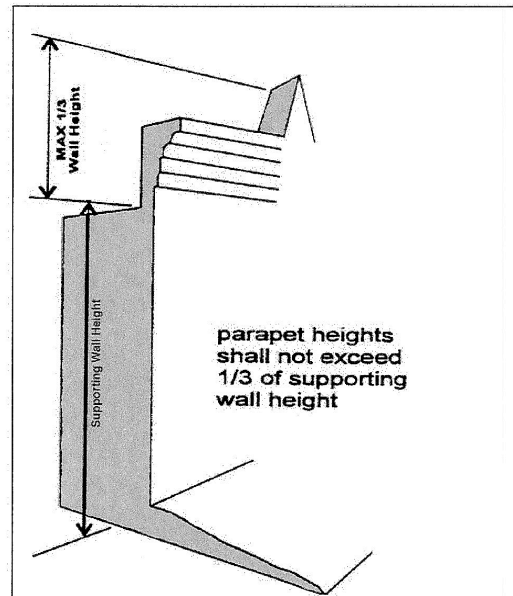
Building Facades

2. All building facades must include no less than three of the following elements. At least one of the elements (subsection [\(C\)\(2\)\(a\)](#), [\(C\)\(2\)\(b\)](#) or [\(C\)\(2\)\(c\)](#) of this section), shall occur horizontally. All elements shall occur at intervals of no more than thirty feet, either horizontally or vertically.
 - a. Color change;
 - b. Texture change;
 - c. Material change;
 - d. An expression of architectural or structural bays through a change in plane no less than twelve inches in width, such as an offset, reveal or projecting rib, or other architecturally appropriate feature.



Expression of Architectural or Structural Bay

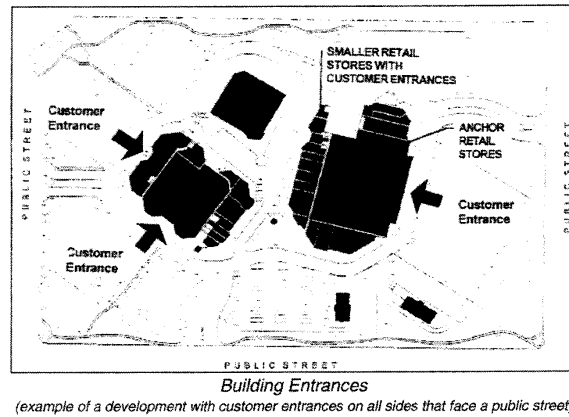
3. Where large retail developments contain smaller additional, separately owned stores that occupy less than twenty-five thousand square feet of gross floor area with separate, exterior customer entrances, the street level facade of such stores shall be transparent between the height of three feet and eight feet above the walkway grade for no less than sixty percent of the horizontal length of the building of such additional stores. Windows shall be recessed and include visually prominent sills, shutters, or other such forms of framing.
4. In multiple building developments, each individual building shall include prominent architectural characteristics shared by all buildings in the center so that the development forms a cohesive sense of place.
5. Rooflines shall be varied with a change in height every one hundred linear feet of the building length. Parapets, mansard roofs, gable roofs, hip roofs, or dormers shall be used to conceal flat roofs and roof top equipment from public view. Alternating lengths and designs of the roofline are acceptable. If parapets are used, they shall not at any point exceed one-third of the height of the supporting wall. All parapets shall feature three-dimensional cornice treatment.



Parapet Standards

6. Exterior building materials shall be high quality materials, including, but not limited to, brick, sandstone, and other native stone, manufactured stone (realistic), wood, glass, decorative metal elements, and tinted/textured concrete masonry units, including stucco and synthetic stucco-type materials.
 - a. For projects in Northeast Bakersfield, building materials consisting of river rock, native stone, cobblestone, ledge stone, rough-sawn timbers, and logs, either as a single element or combination thereof, shall be used as the predominate theme throughout the project area.
7. Primary facade colors shall be low reflectance, subtle colors over primary, bold or dramatic colors. The use of reflective metallic or fluorescent colors is discouraged. However, building trim and accent areas may feature brighter colors, including primary colors. Paint applied over brick, stone and concrete is prohibited.

- a. For projects in Northeast Bakersfield, the predominate color palette shall consist of earth and natural toned colors that blend with the surrounding area. A variety of these colors is encouraged to allow individuality but maintain a cohesive sense of place for the entire center.
8. Finished exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels or prefabricated steel panels.
9. *Entryways.*
 - a. At least two sides of a large retail development shall feature customer entrances. The two required sides shall be those planned to have the highest level of public pedestrian activity. One of the sides shall be that which most directly faces a primary public or private street with pedestrian access. The other may face a second street with pedestrian access or the main parking lot area if there is no second street. All entrances shall be architecturally prominent and clearly visible from the abutting public street.
 - b. Public entrances must include architectural elements that emphasize the entry. Each large retail development on a site shall have clearly defined, highly visible customer entrances featuring no less than three of the following:
 - i. Canopies or porticos;
 - ii. Overhangs;
 - iii. Recesses/projections;
 - iv. Arcades;
 - v. Raised corniced parapets over the door;
 - vi. Peaked roof forms or towers;
 - vii. Arches;
 - viii. Plazas or outdoor patios;
 - ix. Display windows;
 - x. Fountains or other water features;
 - xi. Architectural details such as tile work and moldings that are integrated into the building structure and design;
 - xii. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
 - c. Where additional stores will be located in the large retail development, each such store shall have at least one exterior customer entrance, which shall conform to the above requirements.
 - d. Weather protection elements shall be provided at all public entrances.



D. *Parking Lot Design.*

1. No more than sixty percent of the off-street parking area for the entire area of land devoted to the large retail development shall be located between the front facade of the large retail development and the abutting streets unless the parking lots are screened from view by other freestanding pad buildings, or landscaping with trees and incorporating berms, retaining walls, hedges, or combination thereof at least four feet high, plazas, water elements, or other such features that diminish the visual impression of a mass parking lot from the public rights-of-way. Option 2 shall include the planting of shrubs between the wall and the sidewalk.
2. Parking lots shall be divided into sections of two hundred spaces or less with internal pedestrian walkways, buildings or landscaped open areas. Pedestrian ways shall be subject to the provisions of subsection [E](#) of this section.
3. Areas for bicycle parking shall be provided throughout the center and shall not interfere with pedestrian walkways.
4. If shopping carts are to be provided, cart corrals shall be installed and generally distributed across parking area.

E. *Pedestrian Circulation.*

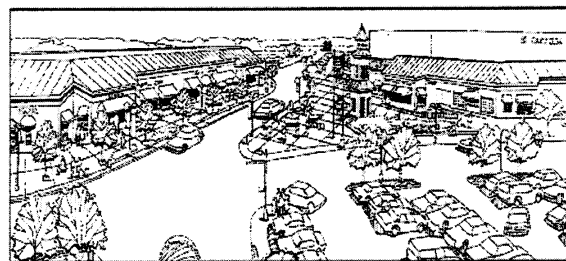
1. Meandering sidewalks at least six feet in width shall be provided along all sides of the large retail development that abuts a public street.
2. Continuous internal pedestrian walkways, no less than six feet in width, shall be provided from a public sidewalk or right-of-way to the principal customer entrances of all large retail developments on the site, including all freestanding pad buildings. Pedestrian walkways shall link all buildings in the development. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers or other such materials for no less than fifty percent of the length of the walkway. Use of decorative arbors, freestanding arcades or other weather protection structures is permitted.

3. Sidewalks, no less than six feet in width, shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas. Such sidewalks shall be located at least six feet from the facade of the building to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the facade.
4. All internal pedestrian walkways shall be clearly distinguished from driving surfaces using durable, low maintenance surface materials such as pavers, bricks or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.
5. Parked vehicles shall not overhang into any pedestrian walkways.
6. Pedestrian access to adjacent residential neighborhoods shall be provided where local streets abut the project. This access shall connect directly to focal points in the project such as, but not limited to, community/public spaces, main building or store entries, or transit stops without traversing through loading areas, buildings rears, etc. These pedestrian walkways shall be clearly distinguished from driving surfaces using durable, low maintenance surface materials such as pavers, bricks or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

F. *Central Features and Community Space.* Each retail establishment subject to the standards in this section shall contribute to the establishment or enhancement of community and public spaces by providing at least two of the following:

1. Pedestrian plaza or patio with seating;
2. Transportation/transit center;
3. Covered window shopping walkway along at least seventy-five percent of primary building;
4. Outdoor playground area;
5. Water feature;
6. Clock tower;
7. Any other such deliberately shaped area and/or focal feature or amenity that enhances the community and public spaces of the center.

Any such areas shall have direct access to the public sidewalk network and such features shall not be constructed of materials that are inferior to the principal materials of the building and landscape.



Center With Community Features

G. *Delivery/Loading and Solid Waste Operations.*

1. No delivery, loading, trash removal or compaction, or other such operations shall be within thirty feet of any properties zoned or developed with residential uses.
2. In addition to compliance with the Noise Level Performance Standards Table in the Noise Element of the Metropolitan General Plan for exterior daytime/nighttime exterior noise levels, other than trash removal by the city or its contractors, all loading, unloading, delivery, private refuse collection and related operations shall not be permitted between the hours of ten p.m. and seven a.m. adjacent to any land zoned or developed with residential uses. These activities may occur if the developer submits evidence to the city that sound mitigation will reduce the noise generated by such operations to less than three dBA above the measured background noise level at the same period for any three continuous minutes in any hour during the operation as measured at the property line adjacent to said residential lands. Evidence of compliance must include background data (without the subject equipment operating) at said property line for the subject period, modeling results or test data from the proposed equipment, or noise data gathered from a similar location if approved by the city.
3. Loading docks shall include separate walls for noise attenuation adjacent to residential areas and be screened with landscaping (evergreen trees twenty feet on center) so the loading docks are not visible from residential areas or public streets.
4. Trash pickup areas shall not be visible from public streets unless the enclosure areas are architecturally designed matching the design of the center.

H. *Storage, Seasonal Sales, Miscellaneous.*

1. Storage of materials and merchandise is prohibited unless screened with in accordance with this title, including use of landscaping. Vending equipment and shopping cart storage areas must be screened from public view and not impede pedestrian ways.
2. Seasonal sales of merchandise shall not be permitted in any required parking area but shall be within a screened area dedicated for such use.
3. Truck trailers shall not remain on the site for more than forty-eight hours (loading and unloading only). Truck or trailer storage, or use of trailers for product storage is prohibited.
4. Metal storage containers as defined in Section [17.04.464](#) and any other portable storage containers for permanent or temporary use, except for construction and/or remodeling purposes, are prohibited. (Ord. 4943 § 1, 2018; Ord. 4617 §§ 1, 2, 2010; Ord. 4603 §§ 1, 2, 2009; Ord. 4427 § 3, 2007)

The Bakersfield Municipal Code is current through Ordinance 4958, passed December 12, 2018.

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.

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

City Telephone: (661) 326-3000

[Code Publishing Company](#)

Attachment 3
(Chapter 17.54)

Chapter 17.54

PCD PLANNED COMMERCIAL DEVELOPMENT ZONE*

Sections:

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* Prior code history: prior code §§ 17.47.010—17.47.130

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)

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 [17.20](#) (C-O), [17.22](#) (C-1) and [17.24](#) (C-2). 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 [17.64](#). Uses which are conditional that are proposed once the PCD zone is effective shall be subject to the provisions of Chapter [17.64](#).
 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\(O\)](#) 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 [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 4972, passed March 20, 2019.

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.

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

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