



**BOARD OF ZONING ADJUSTMENT
AGENDA
MEETING OF NOVEMBER 12, 2019, 3:00 PM
Council Chambers, City Hall South, 1501 Truxtun Avenue**

1. ROLL CALL

2. PUBLIC STATEMENTS:

3. MINUTES

- a. Approval of Minutes for the October 8, 2019 regular meeting.
Staff recommends approval.

4. CONSENT CALENDAR PUBLIC HEARINGS

Ward 5

- a. **Zoning Modification No. 19-0340:** JR Design Group, LLC is proposing a zoning modification to allow a single-family dwelling with a 5-foot side yard setback where a minimum 10 feet is required for a corner lot in the R-1 (One-Family Dwelling Zone) district, located at 11225 Open Trail Road. Notice of Exemption on file.

Staff recommends approval.

Ward 6

- b. **Conditional Use Permit No. 19-0341:** Hyansoo and Rom Ja Kim are proposing a conditional use permit to allow a food vending vehicle located within 200 feet of a residential zone, and within the C-1 (Neighborhood Commercial Zone) district, located at 1600 Valhalla Drive. Notice of Exemption on file.

Staff recommends approval.

5. PUBLIC HEARINGS

6. STAFF COMMUNICATIONS

7. BOARD STATEMENTS

8. ADJOURNMENT

Kevin F. Coyle, AICP CEP,
Planning Director



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: November 12, 2019

ITEM NUMBER: Minutes3.(a.)

TO: Board of Zoning Adjustment

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

PLANNER: Paul Johnson, Principal Planner

DATE:

WARD:

SUBJECT:

Approval of Minutes for the October 8, 2019 regular meeting.

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
☐ Minutes	Backup Material



BOARD OF ZONING ADJUSTMENT MINUTES

Meeting of October 8, 2019, 3:00 p.m.
Council Chambers, City Hall, 1501 Truxtun Avenue

		<u>ACTION TAKEN</u>
REGULAR MEETING		
1.	ROLL CALL Present: Members Fick, Kitchen, and Patteson Absent: None	
2.	PUBLIC STATEMENTS None.	
3.	MINUTES a. Approval of minutes of the September 10, 2019 regular Board of Zoning Adjustment meeting. <i>Motion by Member Fick to approve. Motion passed.</i>	
4.	CONSENT CALENDAR PUBLIC HEARINGS	
(Ward 1)	a. Conditional Use Permit No. 19-0283: Verizon Wireless is proposing a conditional use permit to allow an 80-foot tall monopine wireless telecommunication facility with ancillary equipment in the C-2 (Regional Commercial Zone) district, located at 425 Terrace Way.	Resolution 19-30
(Ward 1)	b. Conditional Use Permit No. 19-0318: Jamal Powell is proposing a conditional use permit to allow for the expansion of an existing church in the R-2 (Limited Multiple-Family Dwelling Zone) district, located at 700 South Haley Street.	Resolution 19-31
(Ward 2)	c. Conditional Use Permit No. 19-0328: Inland Architects is proposing a conditional use permit to allow a 40-bed expansion at an existing shelter service agency in the M-1 (Light Manufacturing Zone) district, located at 800 East 21st Street.	Resolution 19-32
(Ward 2)	d. Conditional Use Permit No. 19-0332: Skarphol/Frank Associates is proposing a conditional use permit to convert an existing office building to a vocational school in the C-O (Professional and Administrative Office Zone) district, located at 333 Palmer Drive.	Resolution 19-33
<i>Motion by Member Kitchen to approve consent calendar items with incorporation of the Director's memorandum dated October 8, 2019 for Item 4.b. Motion passed.</i>		

ACTION
TAKEN

REGULAR MEETING

5. PUBLIC HEARINGS

a. None

6. STAFF COMMUNICATIONS

Principal Planner Paul Johnson thanked staff for the time and effort preparing documents for consideration by the Board of Zoning Adjustment.

7. BOARD STATEMENTS

Member Kitchen thanked the audience for participating in the public hearing process.

8. ADJOURNMENT

Chair Patteson adjourned the meeting at 3:05 p.m.

Marisa Iturralde, Recording Secretary

Kevin F. Coyle, AICP CEP
Planning Director



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: November 12, 2019

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

TO: Board of Zoning Adjustment

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

PLANNER: Whitney Jackson, Planner II

DATE:

WARD: Ward 5

SUBJECT:

Zoning Modification No. 19-0340: JR Design Group, LLC is proposing a zoning modification to allow a single-family dwelling with a 5-foot side yard setback where a minimum 10 feet is required for a corner lot in the R-1 (One-Family Dwelling Zone) district, located at 11225 Open Trail Road. Notice of Exemption on file.

APPLICANT: JR Design Group, LLC

OWNER: Juan Gonzalez

LOCATION: 11225 Open Trail Road

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

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

CITY OF BAKERSFIELD PLANNING DEPARTMENT STAFF REPORT

TO: Chair and Members of the Board of Zoning Adjustment

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

APPROVED 

DATE: November 12, 2019

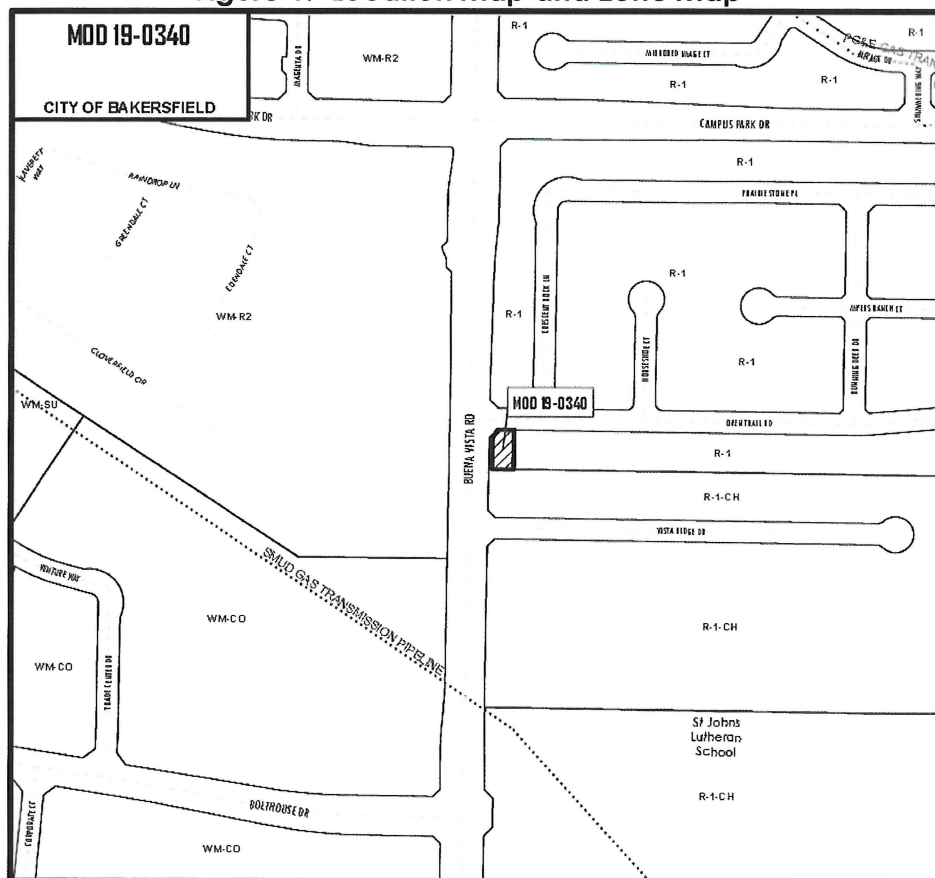
SUBJECT: Zoning Modification; File No. 19-0340 (Ward 6)

APPLICANT: JR Design Group, LLC
1234 Chester Avenue, Suite 200
Bakersfield, CA 93301

OWNER: Juan Gonzalez
6221 Sealark Court
Bakersfield, CA 93306

LOCATION: 11225 Open Trail Road | APN: 394-163-10

Figure 1. Location Map and Zone Map



RECOMMENDATION: Adopt Resolution and suggested findings **APPROVING** Zoning Modification No. 19-0340 as depicted in the project description and subject to the listed conditions of approval.

The project is a request for a zoning modification to allow a single-family dwelling with a 5-foot side yard setback where a minimum 10 feet is required for a corner lot in the R-1 (One-Family Dwelling Zone) district. See Figures 2 and 3.

[illegible]

The site plan shows a rectangular property with a total width of 110.00' and a total depth of 110.00'. The property is divided into three main sections by a 9' LANDSCAPE LOT "B" (88.07' wide) and a 9' LANDSCAPE LOT "A" (88.04' wide). The central section is a 9' LANDSCAPE LOT "B" (88.04' wide) containing a proposed structure. The right section is a 9' LANDSCAPE LOT "A" (88.04' wide) containing a proposed structure. The left section is a 9' LANDSCAPE LOT "A" (88.04' wide) containing a proposed structure. The plan also shows a 9' LANDSCAPE LOT "B" (88.07' wide) and a 9' LANDSCAPE LOT "A" (88.04' wide). The plan includes dimensions for the proposed structures and the landscape lots. The plan also shows a 9' LANDSCAPE LOT "B" (88.07' wide) and a 9' LANDSCAPE LOT "A" (88.04' wide). The plan includes dimensions for the proposed structures and the landscape lots.

SURROUNDING LAND USES:

The project site is a 6,379 square foot lot. 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	LR	R-1	Undeveloped Land
North	LR	R-1	Single-Family Dwelling
East	LR	R-1	Single-Family Dwelling
South	LR	R-1-CH	Single-Family Dwelling
West	WM-HMR	WM-R2	Undeveloped Land
General Plan Key LR: Low Density Residential WM-HMR: West Ming/High Medium Density Res.		Zone District Key R-1: One-Family Dwelling R-1-CH: One-Family Dwelling/Church Combining WM-R2: West Ming Specific Plan/Limited Multiple-Family Residential	

ANALYSIS:

Development standards for single-family dwellings require a side yard for the main building of not less than 5 feet. However, for corner lots, the side yard on the street side frontage shall not be less than 10 feet.

The parcel proposed for development is one of the last two vacant lots in Tract Map 5186. Within this tract map, and others along Buena Vista Road, there is a 9-foot landscape lot owned by the City that separates the private lots from the roadway. The landscape lots were included in the recorded tract maps for the benefit of the neighborhood, but make it challenging for corner lots to adhere to the 10-foot setback.

The applicant notes that if the landscape lot was not in place, the proposed single-family residence would be set back 14 feet from the property line. Additionally, if this lot was located within the interior of Tract Map 5186, it would meet all required setbacks. Furthermore, as reflected in Figure 3 above, the proposed development will not impact the line of site for the intersection. If approved, construction of the new single-family dwelling will meet all other required standards, including providing two off street parking spaces.

Similar Request. Your Board approved a zone modification to reduce the required street side yard setback from 10 to 0 feet to legalize a 424 square foot guesthouse on a single-family residential property in an R-3 (Multiple-Family Dwelling Zone) district, located at 1100 Chester Place (Zoning Modification No. 14-0037; Resolution 14-15).

As noted above, other tract maps along Buena Vista Road include the 9-foot landscape lot. Although Staff did not locate where your Board approved similar requests as that being proposed, there are at least two other residences constructed with 5-foot side yard setbacks. See Figures 4 and 5.

Figure 4. Setback Examples

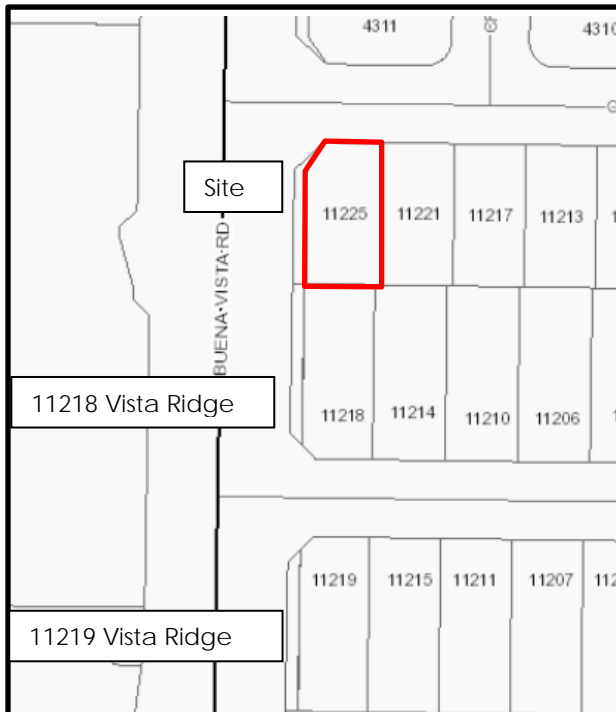


Figure 5a. 11218 Vista Ridge

Figure 5b. 11219 Vista Ridge



ENVIRONMENTAL REVIEW AND DETERMINATION:

This project has been found to be exempt from the provisions of the California Environmental Quality Act (CEQA) and the City of Bakersfield's CEQA Implementation Procedures in accordance with Section 15305(a), because the project represents a minor modification of a zoning regulation. A Notice of Exemption has been prepared.

PUBLIC NOTIFICATION:

Public notice for the proposed project and environmental determination was advertised in *The Bakersfield Californian* and posted on the bulletin board in the City of Bakersfield Development Services Building, 1715 Chester Avenue, Bakersfield, California. All property owners within 300 feet of the project site were notified by United States mail regarding this public hearing in accordance with city ordinance and state law. As of this writing, no written comments have been received.

CONCLUSIONS:

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

1. The granting of such modification would not be materially detrimental to the public welfare, nor injurious to the property or improvements in the zone or vicinity in which the project is located; and
2. The granting of the modification is necessary to permit an appropriate improvement or improvements on a lot or lots, including but not limited to, modification of such regulations for some or all lots within a subdivision to facilitate zero lot line or other atypical subdivision development; and
3. The granting of the modification would not be inconsistent with the purposes and intent of Title 17 of this code.

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

The intent of the side yard setbacks is to provide open area around structures for access, separation of incompatible land uses, space for privacy, landscaping, etc., and to maintain a clear line of site. Staff concurs with the applicant's justification: (1) without the landscape lot between the property and road right-of-way, the development would adhere to the minimum 10-foot setback; (2) the development adheres to setbacks if this was an interior lot; (3) there is no impact to the line of site; (4) Building Codes will be met prior to certificate of occupancy to ensure safety of the residents; and (5) no evidence has been presented to date, to demonstrate that adverse impacts are anticipated to result from the requested setback reduction.

In accordance with these required findings, and as conditioned, Staff finds: (1) the proposal would not result in any detrimental impacts to the public welfare or to properties or improvements in the zone or vicinity in which the project is located; (2) the modification will allow appropriate improvements on the site and add value to the property and area; and (3) the modification would not be inconsistent with the purposes and intent of the Bakersfield Zoning Ordinance.

Recommendation. Based on the foregoing, Staff concludes the request sufficiently demonstrates compliance with the necessary findings and, therefore, recommends your Board adopt Resolution and suggested findings approving Zoning Modification No. 19-0340, as depicted in the project description and subject to the listed conditions of approval.

ATTACHMENTS:

Draft Resolution with Exhibits

RESOLUTION NO. 19-_____

**RESOLUTION OF THE BAKERSFIELD BOARD OF ZONING ADJUSTMENT
APPROVING A ZONING MODIFICATION TO ALLOW A SINGLE-
FAMILY DWELLING WITH A 5-FOOT SIDE YARD SETBACK WHERE A
MINIMUM 10 FEET IS REQUIRED FOR A CORNER LOT (17.10.050.B) IN
THE R-1 (ONE-FAMILY DWELLING ZONE) DISTRICT, LOCATED AT
11225 OPEN TRAIL ROAD. (CUP NO. 19-0340)**

WHEREAS, JR Design Group, LLC, filed an application with the City of Bakersfield Development Services Department for a zoning modification to allow a single-family dwelling with a 5-foot side yard setback where a minimum 10 feet is required for a corner lot (17.10.050.B) in the R-1 (One-Family Dwelling Zone) district, located at 11225 Open Trail Road (the "Project"); and

WHEREAS, the Secretary of the Board of Zoning Adjustment set Tuesday, November 12, 2019, at 3:00 p.m. in City Council Chambers, City Hall South, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the Board of Zoning Adjustment to consider the proposed conditional use permit, and notice of the public hearing was given in the manner provided in Title 17 of the Bakersfield Municipal Code; and

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

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

WHEREAS, the above described project is exempt from the requirements of CEQA in accordance with Section 15305(a); and

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

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

1. All required public notices have been given. Hearing notices regarding the Project were mailed to property owners within 300 feet of the Project area and published in *The Bakersfield Californian*, a local newspaper of general circulation, 10 days prior to the hearing.
2. The provisions of CEQA, the State CEQA Guidelines, and the City of Bakersfield CEQA Implementation Procedures have been followed. Staff determined that the proposal is a project that is categorically exempt from CEQA pursuant to Section 15305(a) because the project represents minor modifications of zoning regulations.

3. The granting of the modifications will not be materially detrimental to the public's health and safety, or injurious to the property or improvements in the zone or vicinity in which the subject property is located.
4. The granting of the modifications is necessary to permit an appropriate improvement on the subject property.
5. The granting of the modification would not be inconsistent with the purposes and intent of Bakersfield Municipal Code, Title 17.

NOW, THEREFORE, BE IT RESOLVED by the Bakersfield Board of Zoning Adjustment as follows:

1. The above recitals, incorporated herein, are true and correct.
2. This project is exempt from the requirements of CEQA.
3. Zoning Modification No. 19-0340 as described in this resolution, is hereby approved subject to the conditions of approval in Exhibit A and as shown in Exhibits B and C.

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Board of Zoning Adjustment of the City of Bakersfield at a regular meeting held on the 12th day of November 2019, on a motion by Member _____ by the following vote:

AYES:

NOES:

RECUSE:

ABSTAIN

ABSENT:

APPROVED

STUART PATTESON, CHAIR
City of Bakersfield Board of Zoning Adjustment

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

Exhibit A
(Conditions of Approval)

EXHIBIT A

CONDITIONS OF APPROVAL Zoning Modification No. 19-0340

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

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

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

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

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

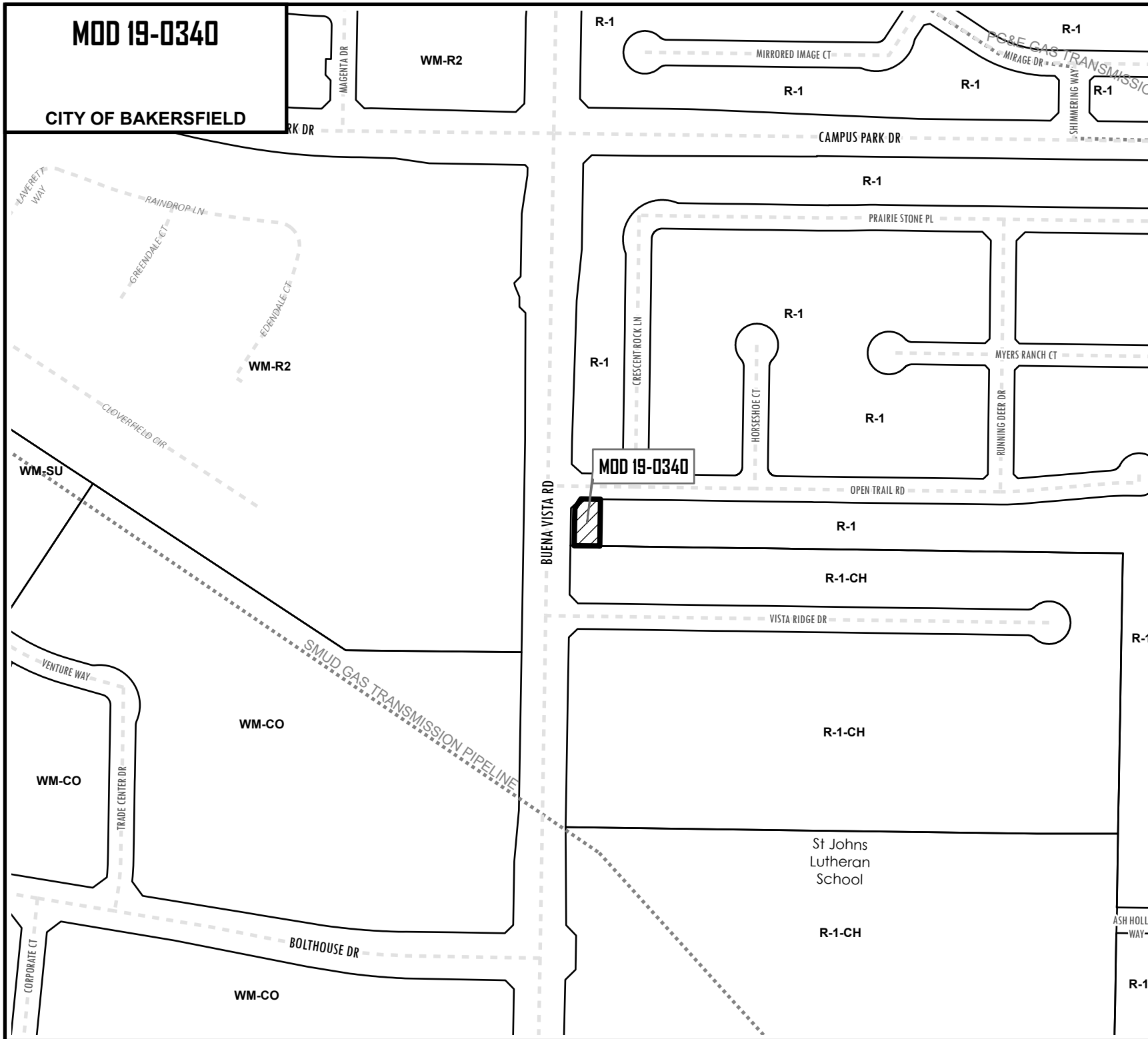
The City will promptly notify Applicant of any such claim, action or proceeding, falling under this condition within thirty (30) days of actually receiving such claim. The City, in its sole discretion, shall be allowed to choose the attorney or outside law firm to defend the City at the sole cost and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

2. This zoning modification allows a dwelling with a 5-foot side yard setback where a minimum 10 feet is required for a corner lot (17.10.050.B) located in the R-1 (One-Family Dwelling Zone) district located at 11225 Open Trail Road as depicted on attached Exhibits B and C.
3. The Permit Holder shall obtain all necessary building permits for construction of the single-family home.

Exhibit B
(Location Map)

MOD 19-0340

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

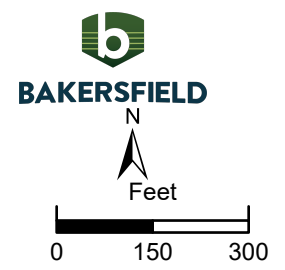


Exhibit C
(Site Development Plan)

GONZALEZ RESIDENCE
NEW 1,774 S.F. SINGLE FAMILY RESIDENCE
11225 OPEN TRAIL ROAD BAKERSFIELD, CA 93311

INFORMATION	SHEET INDEX	N SITE PLAN 20'	
<p>OWNER: JUAN GONZALEZ 6221 SEALARK COURT BAKERSFIELD, CA 93306</p> <p>PROJECT ADDRESS: 11225 OPEN TRAIL ROAD BAKERSFIELD, CA, 93311</p> <p>A.P.N.: A.P.N.: 394-163-10</p> <p>SERVICES: WATER: NEW SERVICE SEWER: NEW SERVICE ELECTRIC: NEW SERVICE PHONE: NEW SERVICE GAS: NEW SERVICE</p> <p>EXISTING ZONING: R-1</p> <p>NEW ZONING: NO CHANGE</p> <p>EXISTING USE: VACANT LOT</p> <p>NEW USE: SINGLE FAMILY RESIDENCE</p> <p>EXISTING ACCESS: OPEN TRAIL ROAD</p> <p>NEW ACCESS: NO CHANGE</p> <p>GROSS LOT AREA: 6,379.0 S.F.</p> <p>DEVELOPED LOT AREA: 2,420.00 S.F.</p> <p>BUILDING COVERAGE AREA: <u>CONDITIONED:</u> NEW RESIDENCE: 1,774 S.F. TOTAL CONDITIONED AREA: 1,774 S.F.</p> <p><u>NON-CONDITIONED:</u> NEW TWO-CAR GARAGE: 528 S.F. NEW PORCH: 118 S.F. TOTAL AREA: 646 S.F.</p> <p>GRAND TOTAL: 2,420 S.F.</p>	<p>T-1 SHEET INDEX PLAN/ DEFERRED SUBMITTAL/ APPLICABLE CODES/ PROJECT INFORMATION/ VICINITY MAP/ SEISMIC DESIGN/ SCOPE OF WORK/ SPECIAL INSPECTIONS</p> <p>A-1 FLOOR PLAN A-2 FOUNDATION PLAN A-3 BRACEWALL PLAN / FASTENING SCHEDULE A-4 ROOF PLAN A-5 CROSS SECTION A-6 EXTERIOR ELEVATIONS A-7.0 UTILITY PLAN A-7.1 MECHANICAL PLAN A-8 BEST MANAGEMENT PRACTICES A-9 CALIFORNIA GREEN CODE REQUIREMENTS A-10 RESIDENTIAL MANDATORY MEASURES A-11 CONSTRUCTION WASTE MANAGEMENT T-24 ENERGY CALCULATIONS</p> <p>P.C.C.L. RESPONSE 1 8-13-19</p>		
	APPLICABLE CODES		
	<p>1. 2016 CALIFORNIA RESIDENTIAL CODE 2. 2016 CALIFORNIA BUILDING CODE 3. KERN COUNTY BUILDING REGULATIONS, 2016 4. CALIFORNIA ELECTRICAL CODE, 2016 5. CALIFORNIA ELECTRICAL CODE, 2016 6. CAL-GREEN BUILDING CODE, 2016 7. ENERGY STANDARDS, 2016</p>		
	NOTES		
	<p>1. ALL MANUFACTURED MATERIAL, EQUIPMENT AND SYSTEMS SHALL BE INSTALLED AS DIRECTED BY THE MANUFACTURER UNLESS SPECIFIED TO THE CONTRARY AND ONLY THEN IF SUCH CONFLICT IS FIRST VERIFIED WITH THE OWNER IN WRITING.</p> <p>2. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.</p> <p>3. IN THE EVENT OF CONFLICTING STATEMENTS OR REQUIREMENTS THE CONTRACTOR SHALL NOTIFY THE OWNER IN SUFFICIENT TIME TO PERMIT THE ISSUANCE OF WRITTEN CLARIFICATION.</p> <p>4. ALL WORK PERFORMED SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.</p> <p>5. PROJECT TO REFLECT 2016, CBC, CRC, CMC, CPC, CEC, GREEN BUILDING CODE STANDARDS, AND 2016 CALIFORNIA ENERGY CODE.</p> <p>6. LANDSCAPE REQUIREMENTS WILL BE MET IN SEPERATE SUBMITTAL LANDSCAPE PLAN.</p> <p>7. MOISTURE CONTENT OF THE MATERIALS USED IN WALL AND FLOOR FRAMING SHALL NOT EXCEED 19 PERCENT AT THE TIME OF ENCLOSURE PER CGBSC SECTION 4.505.3</p> <p>8. AT THE TIME OF TROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM AS REQUIRE PER CGBSC SECTION 4.504.1.</p>		
DESIGN PARAMETERS			
<p>DESIGN CRITERIA:</p> <p>SITE LOCATION: LATITUDE 35.315198 DEG. N LONGITUDE -119.127712 DEG. W</p> <p>WIND DESIGN: 110 MPH BASIC WIND SPEED EXPOSURE "C"</p> <p>SEISMIC DESIGN: OCCUPANCY CATEGORY "II" SEISMIC DESIGN CATEGORY "D" SOIL-BASED SITE CLASS CATEGORY "D" RISK CATAGORY "I/II/III"</p> <p>OCCUPANCY CLASS: R-3 CONSTRUCTION TYPE: VB FIRE SPRINKLERS: YES ROOF LIVE LOAD(PSF): 20 ROOF DEAD LOAD(PSF): 15</p> <p>ROOF DEAD LOAD: 6.0 PSF ASPHALT SHINGLES: 1.5 PSF SHEATHING W/ RADIANT BARRIER: 1.5 PSF TOP CORD - ROOF RAFTER: 1.5 PSF BOTTOM CORD - CEILING JOIST: 1.5 PSF DRY WALL: 0.5 PSF INSULATION: 0.5 PSF MISCELLANEOUS: 2.0 PSF TOTAL: 15.0 PSF</p>			
SCOPE OF WORK			
<p>SCOPE OF WORK CONSISTS OF A NEW 1,774 S.F. SFR ON A VACANT LOT</p>	DEFERRED SUBMITTAL		
	<p>1.FIRE SPRINKLER SYSTEM IS TO BE DEFERRED SUBMITTAL BY THIRD PARTY.</p> <p>2.TRUSSES ARE TO BE DEFERRED SUBMITTAL BY THIRD PARTY.</p>		
	VICINITY MAP	SPECIAL INSPECTION	
		<p>1.COMPACTION TEST</p> <p>P.C.C.L. RESPONSE 1 8-13-19</p>	



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: November 12, 2019

ITEM NUMBER: Consent Calendar Public Hearings4.(b.)

TO: Board of Zoning Adjustment

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

PLANNER: Whitney Jackson, Planner II

DATE:

WARD: Ward 6

SUBJECT:

Conditional Use Permit No. 19-0341: Hyansoo and Rom Ja Kim are proposing a conditional use permit to allow a food vending vehicle located within 200 feet of a residential zone, and within the C-1 (Neighborhood Commercial Zone) district, located at 1600 Valhalla Drive. Notice of Exemption on file.

APPLICANT: Hyunsoo and Ran Ja Kim

OWNER: Hyunsoo and Ran Ja Kim

LOCATION: 1600 Valhalla Drive

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

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

**CITY OF BAKERSFIELD
PLANNING DEPARTMENT
STAFF REPORT**

TO: Chair and Members of the Board of Zoning Adjustment

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

APPROVED *KCC*

DATE: November 12, 2019

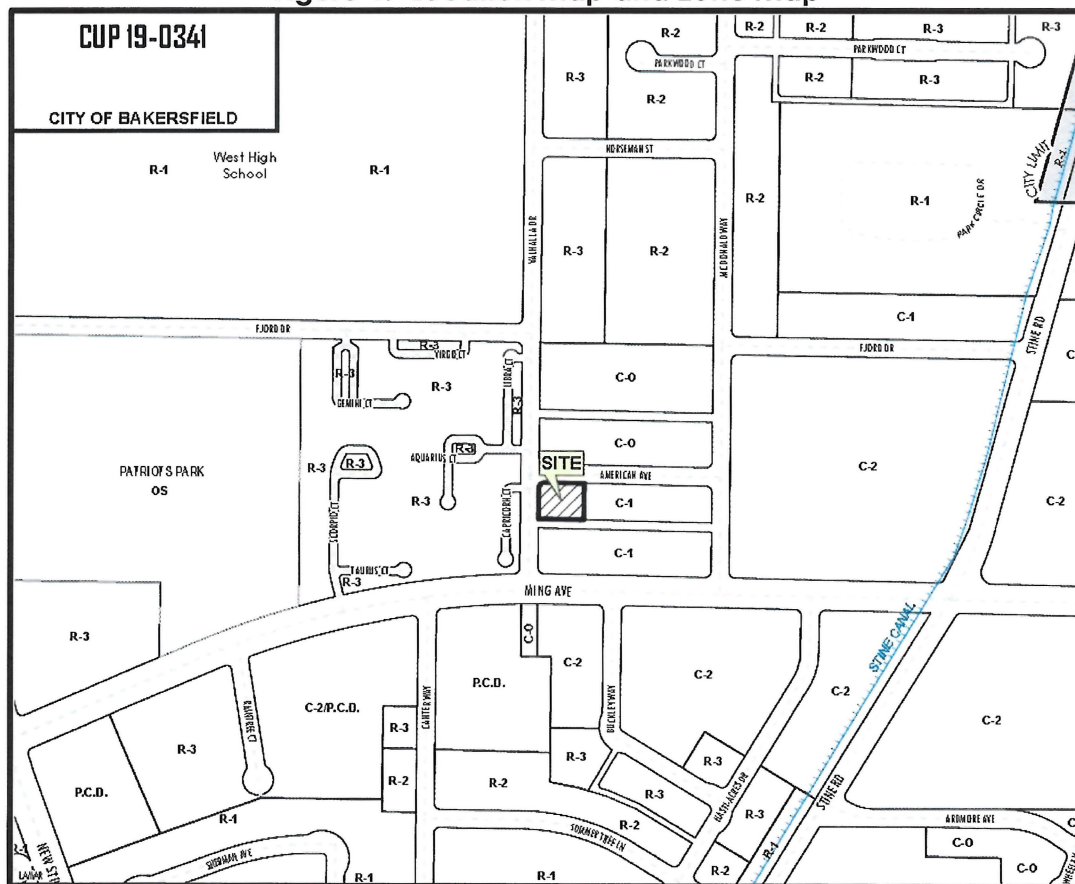
SUBJECT: Conditional Use Permit; File No. 19-0341 (Ward 6)

APPLICANT: Hyunsoo and Ran Ja Kim
10111 Secret Rose Street
Bakersfield, CA 93311

OWNER: Same

LOCATION: 1600 Valhalla Drive | APN: 164-370-15

Figure 1. Location Map and Zone Map



RECOMMENDATION: Adopt Resolution and suggested findings **APPROVING** Conditional Use Permit No. 19-0341 as depicted in the project description and subject to the listed conditions of approval.

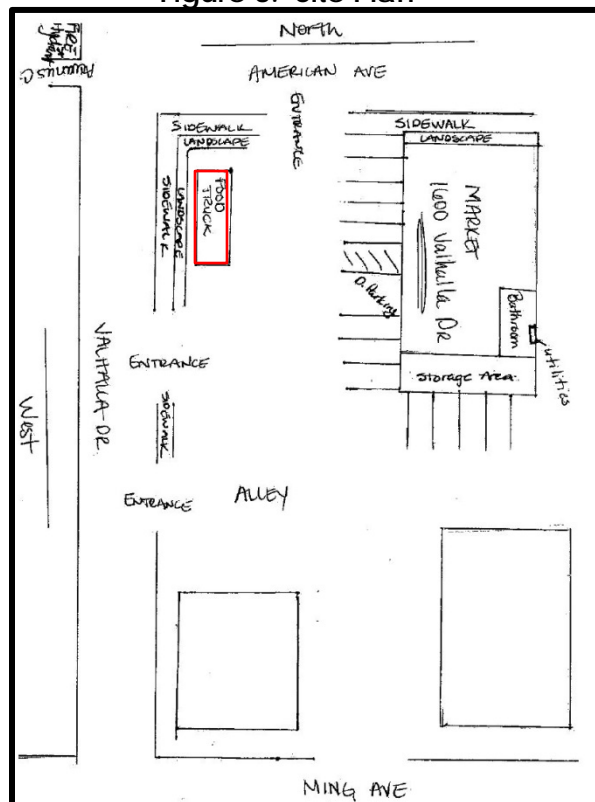
PROJECT SUMMARY:

The project is a request for a conditional use permit to allow a food vending vehicle located within 200 feet of a residential zone and within the C-1 (Neighborhood Commercial Zone) district. See Figures 2 and 3.

Figure 2. Site Aerial



Figure 3. Site Plan



SURROUNDING LAND USES:

The project site is developed with a convenience store on approximately 0.5 acres. 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-1	Convenience Store
North	OC	C-O	Dental and Law Offices
East	GC	C-1	Carwash
South	GC	C-1	Retail
West	HR	R-3	Multiple-Family Residential
General Plan Key GC: General Commercial OC: Office Commercial HR: High Density Residential		Zone District Key C-1: Neighborhood Commercial C-O: Professional and Administrative Office R-3: Multiple-Family Dwelling	

BACKGROUND:

April 14, 2015 - Your Board approved a conditional use permit to allow the operation of a transient outdoor business (food vending vehicle) as an accessory use to a 2,700-square foot convenience market (CUP No. 15-0100, Resolution No. 15-14).

July 1, 2017/2018 - The operator did not reapply for the annual Food Vending Permit. Consequently, the rights granted by CUP No. 15-0100 lapsed on July 1, 2018 since there was a discontinuance of the operation for a continuous period of one year.

ANALYSIS:

Food Vending Vehicles are subject to Bakersfield Municipal Code Chapter 5.66 and defined as: *"Any vehicle as defined in the California Vehicle Code, from which any type of food or beverage is sold or offered for sale directly to any consumer; provided, however, that Food Vending Vehicle does not include a vehicle that only delivers food or beverage products ordered by home delivery customers and ice cream trucks."*

Food Vending Vehicles are a permitted use in commercial and industrial zone districts (CC, C-2, C-B, M-1, and M-2); however, operations in other zone districts shall require a conditional use permit. As proposed, the vehicle will be parked on property zoned C-1 (Neighborhood Commercial).

Food Vending Vehicles shall also comply with general food vending vehicle requirements that include being parked at least 200 feet away from residential zone districts (R-1, R-2, R-3, R-S, and PUD), unless otherwise approved via conditional use permit. Although the vehicle will be outside of the required setbacks, it will be located approximately 60 feet from residentially zoned property to the west. See Figure 4.

Figure 4. Aerial View



The proposed vehicle will operate in compliance with remaining requirements to include occupying 154 square feet (500 square feet permitted), operating Monday through Saturday from 9:30am - 9:30pm (6:00am - 10:00pm permitted) and Sunday from 9:30am - 8:00pm (6:00am - 8:00pm permitted). There will be a maximum of three employees during the largest shift. Staff is recommending conditions of approval to comply with the Ordinance. These include, but are not limited to:

- No selling or serving alcohol.
- No selling to persons in vehicles.
- No amplified sound or loudspeakers.
- No lighting, except localized lighting that is used on or in the Food Vending Vehicle.
- May set up a maximum of 3 tables with shade structures and provide a maximum of 12 chairs, all of which must be removed daily at the close of business.
- Provide at least one trash receptacle and one recycling receptacle for use by patrons within 20 feet and in a convenient location.
- Upon vacating the site, must collect and remove the trash receptacle and all litter and debris generated within a minimum 50-foot radius of the Food Vending Vehicle.

Permits. Should your Board approve the proposed request, the applicant shall be required to obtain a Food Vending Permit through the City Treasury Department. These permits are issued for the fiscal year (July 1 - June 30); therefore, they expire on June 30th each year unless a new application is submitted and approved for continued operations. Approval of this conditional use permit does not exempt the operator from obtaining a Food Vending Permit.

Additionally, should it be determined the food vending vehicle business is interfering with the peace and quiet of the neighborhood, the Finance Director or designee may revoke the food vending permit. Regarding the conditional use permit, if an operator discontinues the use for a continuous period of one (1) year or more, the permit automatically becomes null and void. Or, if an operator violates the conditions of approval, your Board may revoke a conditional use permit through the public hearing process.

ENVIRONMENTAL REVIEW AND DETERMINATION:

This project has been found to be exempt from the provisions of the California Environmental Quality Act (CEQA) and the City of Bakersfield's CEQA Implementation Procedures in accordance with Section 15303, because the project consists of a limited number of new, small facilities or structures. Examples of Class 3 exemptions include *"A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area."* A Notice of Exemption has been prepared.

PUBLIC NOTIFICATION:

Public notice for the proposed project and environmental determination was advertised in *The Bakersfield Californian* and posted on the bulletin board in the City of Bakersfield Development Services Building, 1715 Chester Avenue, Bakersfield, California. All property owners within 300 feet of the project site were notified by United States mail regarding this public hearing in accordance with city ordinance and state law. As of this writing, no written comments have been received.

CONCLUSIONS:

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

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

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

In accordance with these required findings, and as conditioned, Staff finds: (1) the food vending vehicle will provide a public convenience by offering a local eating establishment providing a "quick" meal; and (2) the project would result in a development that is consistent with the intent of both the Metropolitan Bakersfield General Plan and the Bakersfield Municipal Code.

Recommendation. Based on the foregoing, Staff concludes the request sufficiently demonstrates compliance with the necessary findings and, therefore, recommends your Board adopt Resolution and suggested findings approving Conditional Use Permit No. 19-0341, as depicted in the project description and subject to the listed conditions of approval.

ATTACHMENTS:

Draft Resolution with Exhibits

RESOLUTION NO. 19-_____

**RESOLUTION OF THE BAKERSFIELD BOARD OF ZONING ADJUSTMENT
APPROVING A CONDITIONAL USE PERMIT TO ALLOW A FOOD
VENDING VEHICLE LOCATED WITHIN 200 FEET OF A RESIDENTIAL
ZONE (5.66.050.M) AND LOCATED IN THE C-1 (NEIGHBORHOOD
COMMERCIAL ZONE) DISTRICT (5.66.050.L), LOCATED AT 1600
VALHALLA DRIVE. (CUP NO. 19-0341)**

WHEREAS, Hyunsoo and Ran Ja Kim, filed an application with the City of Bakersfield Development Services Department for a conditional use permit to allow a Food Vending Vehicle located within 200 feet of a residential zone (5.66.050.M) and located in the C-1 (Neighborhood Commercial Zone) district (5.66.050.L) located at 1600 Valhalla Drive (the "Project"); and

WHEREAS, the Secretary of the Board of Zoning Adjustment set Tuesday, November 12, 2019, at 3:00 p.m. in City Council Chambers, City Hall South, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the Board of Zoning Adjustment to consider the proposed conditional use permit, and notice of the public hearing was given in the manner provided in Title 17 of the Bakersfield Municipal Code; and

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

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

WHEREAS, the above described project is exempt from the requirements of CEQA in accordance with Section 15303; and

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

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

1. All required public notices have been given. Hearing notices regarding the Project were mailed to property owners within 300 feet of the Project area and published in *The Bakersfield Californian*, a local newspaper of general circulation, 10 days prior to the hearing.
2. The provisions of CEQA, the State CEQA Guidelines, and the City of Bakersfield CEQA Implementation Procedures have been followed. Staff determined that the proposal is a project that is exempt from CEQA pursuant to Section 15303 because the project consists of a limited number of new, small facilities or structures.

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

NOW, THEREFORE, BE IT RESOLVED by the Bakersfield Board of Zoning Adjustment as follows:

1. The above recitals, incorporated herein, are true and correct.
2. This project is exempt from the requirements of CEQA.
3. Conditional Use Permit No. 19-0341 as described in this resolution, is hereby approved subject to the conditions of approval in Exhibit A and as shown in Exhibits B and C.

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Board of Zoning Adjustment of the City of Bakersfield at a regular meeting held on the 12th day of November 2019, on a motion by Member _____ by the following vote:

AYES:

NOES:

RECUSE:

ABSTAIN

ABSENT:

APPROVED

STUART PATTESON, CHAIR
City of Bakersfield Board of Zoning Adjustment

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

Exhibit A
(Conditions of Approval)

EXHIBIT A

CONDITIONS OF APPROVAL Conditional Use Permit No. 19-0341

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

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

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

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

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

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

2. This conditional use permit allows a Food Vending Vehicle located within 200 feet of a residential zone district and within the C-1 (Neighborhood Commercial Zone) district, located at 1600 Valhalla Drive, as depicted on attached Exhibits B and C.
3. The Food Vending Vehicle shall be parked no less than 60 feet from a residential zone.
4. Prior to commencement of service, the permit holder shall obtain all required permits and approvals, and maintain those permits during the duration of this conditional use permit.
5. The permit holder shall continually comply with the following conditions while in operation:
 - A. Hours of operation shall be limited to Monday through Saturday from 9:30 a.m. - 9:30 p.m. and Sunday 9:30 a.m. - 8:00 p.m.
 - B. The Food Vending Vehicle and associated equipment shall occupy a maximum area of 3 standard parking stalls or 500 square feet, whichever is less.
 - C. May set up a maximum of 3 tables with shade structures and provide a maximum of 12 chairs, all of which must be removed daily at the close of business.
 - D. No selling or serving alcohol.
 - E. No selling to persons in vehicles.
 - F. No amplified sound or loudspeakers. Must comply with the noise limits in Chapter 9.22.
 - G. No lighting, except localized lighting that is used on or in the Food Vending Vehicle.
 - H. Provide at least one trash receptacle and one recycling receptacle for use by patrons within 20 feet and in a convenient location that does not impede pedestrian or vehicular traffic.
 - I. Upon vacating the site, must collect and remove the aforementioned trash receptacle and all litter and debris generated within a minimum 50-foot radius of the Food Vending Vehicle.
 - J. Operations shall not impede pedestrian or vehicular ingress or egress through the remainder of the parking area or adjacent public right-of-way.
 - K. No discharge or cause to be discharged to a public sewer, any waste as defined in Section 14. 12. 220 (B) which directly or indirectly connects to the City's sewerage systems.

- L. Posting, in public view and without obstruction, on the back upper left side of the vehicle, the following items:
 - (1) A valid permit certification and valid permit sticker from the County of Kern's Public Health Services Department; and
 - (2) A City Code Enforcement sticker that provides a phone number to report violations.
- M. Maintain a copy of the approved plot plan in the vehicle.
- N. Shall permit law enforcement officers to inspect the premises of the Food Vending Vehicle business for purposes of ensuring compliance with the law at any time the vehicle is open for business. Such inspections shall be conducted in a reasonable manner and shall be as frequent as necessary.
- O. Maintain liability insurance policy of at least \$1,000,000 that names the City as an additional insured.

III. ***The following are specific items that you need to resolve before you can obtain a building permit or be allowed occupancy. These items include conditions and/or mitigation required by previous site entitlement approvals (these will be specifically noted), changes or additions that need to be shown on the final building plans, alert you to specific fees, and other conditions for your project to satisfy the City's development standards. The item will usually need to be shown on the final building plans or completed before a building permit is issued. Each has been grouped by department so that you know whom to contact if you have questions.***

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

As proposed, no applicable conditions at this time.

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

- 1. All parking lots, driveways, drive aisles, loading areas, and other vehicular access ways (to include the Food Vending Vehicle area), 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).
- 2. Business identification signs are **neither considered nor approved** under this review. A separate sign permit reviewed by the Planning and Building Divisions and issued by the Building Division, is required for all new signs, including future use and construction signs. Signs must comply with the Sign Ordinance (Chapter 17.60 of the Bakersfield Municipal Code).

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

- 1. All projects must comply with the current California Fire Code and current City of Bakersfield Municipal Code.
- 2. Must obtain inspection on all equipment from the Kern County Fire Department.

D. WATER RESOURCES (1000 Buena Vista Road)
(Staff contact - Tylor Hester; 661-326-3715 or THester@bakersfieldcity.us)

As proposed, no applicable conditions at this time.

E. PUBLIC WORKS - ENGINEERING (1501 Truxtun Avenue)
(Staff contact - George Gillburg; 661-326-3997 or GGillbur@bakersfieldcity.us)

As proposed, no applicable conditions at this time.

F. PUBLIC WORKS - TRAFFIC (1501 Truxtun Avenue)
(Staff contact - George Gillburg; 661-326-3997 or GGillbur@bakersfieldcity.us)

As proposed, no applicable conditions at this time.

G. PUBLIC WORKS - SOLID WASTE (4101 Truxtun Avenue)
(Staff Contact - Jesus Carrera; 661-326-3114 or jcarrera@bakersfieldcity.us)

1. Facilities that require grease containment must provide storage location that is separate from the refuse bin location. This shall be shown on the final building plans.
2. Obtain a letter of consent from the market to use their trash enclosure services.

Exhibit B
(Location Map)

CITY OF BAKERSFIELD

R-1

R-1

R-3

C-2/P.C.D.

P.C.D.

P.C.D.

R-3

R-1

R-1

R-1

R-1

R-1

ING AVE

R-2

✓

10

—SIMA—

○

307

R-2

R-3

R-2

R-3

R-2

C-O

C-O

C-1

C-1

1

C-2

C-2

C-2

C-

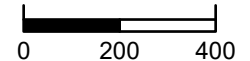
R-3

R-1-CH

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-5 Residential Suburban
24,000 sq.ft./dwelling unit
R-5-() 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 Citizens Overlay
HD Hillside Development Combining
WM- West Wing Specific Plan

**BAKERSFIELD**

Feet



Document Name: CUP19-0341

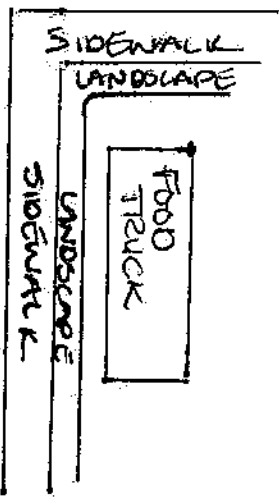
Exhibit C
(Site Development Plan)

Field Hydrology
Pavement
C
West

North

AMERICAN AVE

ENTRANCE



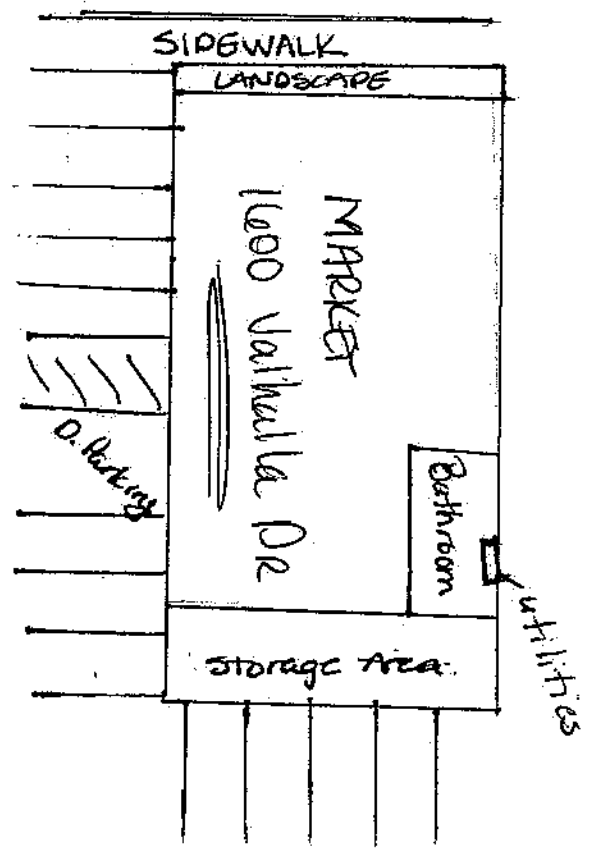
ENTRANCE

SIDEWALK

VALHALLA DR

ENTRANCE

ALLEY



East

MING AVE

South

