BAKERSFIELD
THE SOUND OF *Something Better*

PLANNING COMMISSION AGENDA
MEETING OF NOVEMBER 5, 2020
Council Chambers, City Hall South, 1501 Truxtun Avenue
Regular Meeting 5:30 P.M.

www.bakersfieldcity.us

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1. ROLL CALL

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

SPECIAL NOTICE: Public Participation and Accessibility
November 5, 2020 Bakersfield Planning Commission Meeting

On March 18, 2020, Governor Gavin Newsom issued Executive Order N-29-20, which includes a waiver of Brown Act provisions requiring physical presence of the Commission or the public in light of the COVID-19 pandemic. Based on guidance from the California Governor's Office and Department of Public Health, as well as the County Health Officer, in order to minimize the potential spread of the COVID-19 virus, the City of Bakersfield hereby provides notice that as a result of the declared federal, state, and local health emergencies, and in light of the Governor's order, the following adjustments have been made:

1. The meeting scheduled for **November 5, 2020, at 5:30 p.m.** will have limited public access.
2. Consistent with the Executive Order, Commissioners may elect to attend the meeting telephonically and to participate in the meeting to the same extent as if they were physically present.
3. As an alternative to attending the meeting, the public may participate in the meeting and address the Planning Commission as follows:

   · View a live video stream of the meeting at https://bakersfield.novusagenda.com/AgendaPublic/ or, on your local government channel (KGOV).

   · If you wish to comment on a specific agenda item, submit your comment via email to the Planning Department at DEVPln@bakersfieldcity.us **no later than 1:00 p.m.,**

November 4, 2020. Please clearly indicate which agenda item number your comment pertains to. If your comment meets the foregoing criteria, it will be entered into the record during the meeting.

· If you wish to make a general public comment not related to a specific agenda item, submit your comment via email to Planning Department at DEVPln@bakersfieldcity.us **no later than 1:00 p.m., November 4, 2020**. If your comment meets the foregoing criteria, it will be entered into the record during the meeting.

· You may comment by calling **(661) 326-3043** and leaving a voicemail no later than **4:00 p.m., November 5, 2020**. Your message must clearly indicate whether your comment relates to a particular agenda item, or is a general public comment. If your comment meets the foregoing criteria, it will be transcribed as accurately as possible and then entered into the record during the meeting.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC STATEMENTS

4. CONSENT CALENDAR NON-PUBLIC HEARING

a. Approval of minutes for the Regular Planning Commission meeting of September 17, 2020.

Staff recommends approval.

Ward 7

b. **Planning Director's Report - Planned Development Review No. 20-0251:** James Lundy is requesting to modify Planned Development Review (PDR No. 19-0189) to rearrange the site configuration of the convenient store/gas station and to modify approved building sizes for an overall decrease in square footage in a C-2/PCD (Regional Commercial/Planned Commercial Development Zone) district located generally at 2603 Hosking Avenue and 8120 Hughes Lane. Notice of Exemption on file.

Staff recommends approval.

5. CONSENT CALENDAR PUBLIC HEARINGS

Ward 3

a. **Extension of Time for Revised Vesting Tentative Tract Map 6191 (Phased):** Ron and Rosalinda Vander Weerd request an extension of time for this tentative tract map consisting of 281 single-family residential lots on 83.96 acres located at the southwest corner of Paladino Drive and Morning Drive. Notice of Exemption on file.

Staff recommends approval.

Ward 3

b. **Extension of Time for Vesting Tentative Tract Map 7325 (Phased):** Auburn Oak Developers, LLC requests an extension of time for this tentative tract map consisting of 68 single family

residential lots on 17.69 acres located south of Panorama Drive west of Morning Drive. Notice of Exemption on file.

Staff recommends approval.

Ward 3

c. Conditional Use Permit No. 20-0024: Sequoia Deployment Services, Inc., on behalf of Verizon Wireless, is proposing a conditional use permit to allow a 73-foot tall monopine wireless telecommunication facility with ancillary equipment (17.59.020.C) in the C-1 (Neighborhood Commercial Zone) district, located at 3819 River Blvd. Notice of Exemption on file.

Staff recommends approval.

Ward 6

d. Conditional Use Permit No. 20-0074: SAC Wireless on behalf of Verizon Wireless, is proposing a conditional use permit to allow a 98-foot tall monopine wireless telecommunication facility with ancillary equipment (17.59.020.C) in the M-1-MH (Light Manufacturing/Mobile Home Zone) district, located at 4516 District Boulevard. Notice of Exemption on file.

Staff recommends approval.

Ward(s) 1, 2, 3, 4, 5, 6, 7

e. Text Amendments to the Bakersfield Municipal Code by amending Sections 17.58.100, 17.58.110, and 17.58.120 related to parking space requirements within the Central District, Old Town Kern, and other mixed-use areas. Notice of Exemption on file.

Adopt Resolution approving ordinance amendments and recommend same to the City Council.

6. PUBLIC HEARINGS

Ward 2

a. Zone Change No. 20-0055: Gregg Maedo & Associates, representing Eretz Kern County Properties, LLC (property owner), requests a zone change from C-O (Professional and Administrative Office) to C-2 (Regional Commercial), or more restrictive zones on 6.57 acres, located at the northeast corner of Stockdale Highway and Coffee Road. Mitigated Negative Declaration on file.

Staff recommends approval.

Ward 3

b. Conditional Use Permit No. 20-0179: Casa Esperanza Transitional Home for Women & Children is proposing a conditional use permit to allow a roominghouse (B.M.C. Section 17.10.025) to accommodate six residents (women) and their minor children, and one on-site Resident Assistant in the R-1 (One-Family Dwelling Zone) district, located at 1421 Panorama Drive. Notice of Exemption on file.

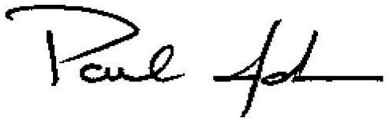
Staff recommends approval.

7. WORKSHOPS

a. Economic Development Workshop. Overview of various economic development programs in Bakersfield.

Receive and file.

8. **COMMUNICATIONS**
9. **COMMISSION COMMENTS**
10. **ADJOURNMENT**



Paul Johnson
Planning Director

COVER SHEET
PLANNING DEPARTMENT
STAFF REPORT

MEETING DATE: November 5, 2020 **ITEM NUMBER:** 1.()

TO:

FROM:

PLANNER:

DATE:

WARD:

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

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November 5, 2020 Bakersfield Planning Commission Meeting

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APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:

COVER SHEET
PLANNING DEPARTMENT
STAFF REPORT

MEETING DATE: November 5, 2020 **ITEM NUMBER:** 4.(a.)

TO:

FROM:

PLANNER:

DATE:

WARD:

SUBJECT: Approval of minutes for the Regular Planning Commission meeting of September 17, 2020.

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:

	Description	Type
🗋	Minutes of September 17, 2020	Cover Memo

PLANNING COMMISSION MINUTES

Regular Meeting of September 17, 2020 – 5:30 p.m.
Council Chambers, City Hall, 1501 Truxtun Avenue

ACTION TAKEN

1. ROLL CALL

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

Absent: Commissioner Bell, Wade

Staff Present: Viridiana Gallardo-King, Deputy City Attorney; Paul Johnson, DS Planning Director; Jennie Eng, DS Principal Planner; Kassandra Gale, DS Principal Planner; Oscar Fuentes, Building Civil Engineer III; Manny Behl, Public Works Civil Engineer III; Susanna Kormendi Public Works Civil Engineer III; Dana Cornelius, Secretary.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC STATEMENTS

None

4. CONSENT CALENDAR NON-PUBLIC HEARING

a. Approval of minutes for the Regular Planning Commission meeting of August 6, 2020.

Motion by Commissioner Cater, seconded by Commissioner Bowers, to approve Consent Calendar Non-Public Hearing Items 4.a. Motion approved.

APPROVED

BELL, WADE ABSENT

5. CONSENT CALENDAR PUBLIC HEARINGS

a. Extension of Time for Vesting Tentative Tract Map 6383 (Phased): Victor Baldivia requests an extension of time for this tentative tract map consisting of 95 single-family residential lots on 29.37 acres, located north of State Highway 178, east of Morning Drive. Notice of Exemption on file.

RES NO 44-20

	ACTION TAKEN
b. Extension of Time for Vesting Tentative Tract Map 6499 (Phased): Kenneth Koss, et.al. requests an extension of time for this tentative tract map consisting of 20 single-family residential lots on 10.27 acres and one lot on 7.11 acres for multi-family residential developments for a total subdivision area of 17.38 acres, located south of State Highway 178 and approximately 1,100 feet east of Fairfax Avenue. Notice of Exemption on file.	**RES NO 45-20**
c. Extension of Time for Vesting Tentative Tract Map 7261 (Phased): McIntosh and Associates requests an extension of time for this tentative tract map consisting of 221 single-family residential lots on 60 acres located at the northeast corner of Gosford Road and Berkshire Road. Notice of Exemption on file.	**RES NO 46-20**
d. Zone Change No. 20-0118: McIntosh and Associates requests a zone change from an R-1 (One-Family Dwelling) zone to an M-1 (Light Manufacturing) or more restrictive zone on an 8.06 acre parcel located near the northeast corner of Arrow Street and North Sillect Avenue. Notice of Exemption on file.	**RES NO 47-20**
e. Revised Comprehensive Sign Plan No. 20-0180: California Wayfinders, representing Dignity Health Memorial Hospital (property owner), is requesting revisions to the previously approved Comprehensive Sign Plan (CSP 06-1166) for the Memorial Hospital medical complex in the R-1 HOSP (One-Family Dwelling – Hospital Zone), C-O (Professional and Administrative Office Zone), and M-1 (Light Manufacturing Zone) districts, located at 420 and 625 34th Street. Notice of Exemption on file.	**RES NO 48-20**
Staff report given. Public hearing opened and closed.	**APPROVED**
Motion by Commissioner Bowers, seconded by Commissioner Cater to approve Agenda Items 5.a thru 5.e. Motion approved.	**BELL, WADE ABSENT**

6. PUBLIC HEARINGS

None

7. WORKSHOPS

a. Conditonal Use Permits

Planning Director Johnson gave a presentation on the process of Conditional Use Permits.

ACTION TAKEN

8. COMMUNICATIONS

Planning Director Johnson stated that there would be a Planning Commission meeting November 5, 2020. The October 1, 2020 meeting was canceled and they would be notified if the October 15, meeting would also be canceled.

9. COMMISSION COMMENTS

10. ADJOURNMENT

There being no further business, Chair Koman adjourned the meeting at 6:06 p.m.

Dana Cornelius
Recording Secretary

Paul Johnson
Planning Director

COVER SHEET
PLANNING DEPARTMENT
STAFF REPORT

MEETING DATE: November 5, 2020

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

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Kassandra Gale, Principal Planner

DATE:

WARD: Ward 7

SUBJECT:
Planning Director's Report - Planned Development Review No. 20-0251: James Lundy is requesting to modify Planned Development Review (PDR No. 19-0189) to rearrange the site configuration of the convenient store/gas station and to modify approved building sizes for an overall decrease in square footage in a C-2/PCD (Regional Commercial/Planned Commercial Development Zone) district located generally at 2603 Hosking Avenue and 8120 Hughes Lane. Notice of Exemption on file.

APPLICANT: James Lundy

OWNER: Jalaranda Hood, LLC

LOCATION: 2603 Hosking Avenue & 8120 Hughes Lane

STAFF RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:

	Description	Type
🗋	Staff Report R-PDR No. 20-0251	Staff Report
🗋	Draft Resolution with Exhibits	Resolution

BAKERSFIELD
THE SOUND OF *Something Better*

CITY OF BAKERSFIELD
PLANNING DIVISION
STAFF REPORT

TO: Chair Koman and Members of the Planning Commission AGENDA ITEM 4.B.

FROM: Paul Johnson, Planning Director APPROVED PJ

DATE: November 5, 2020

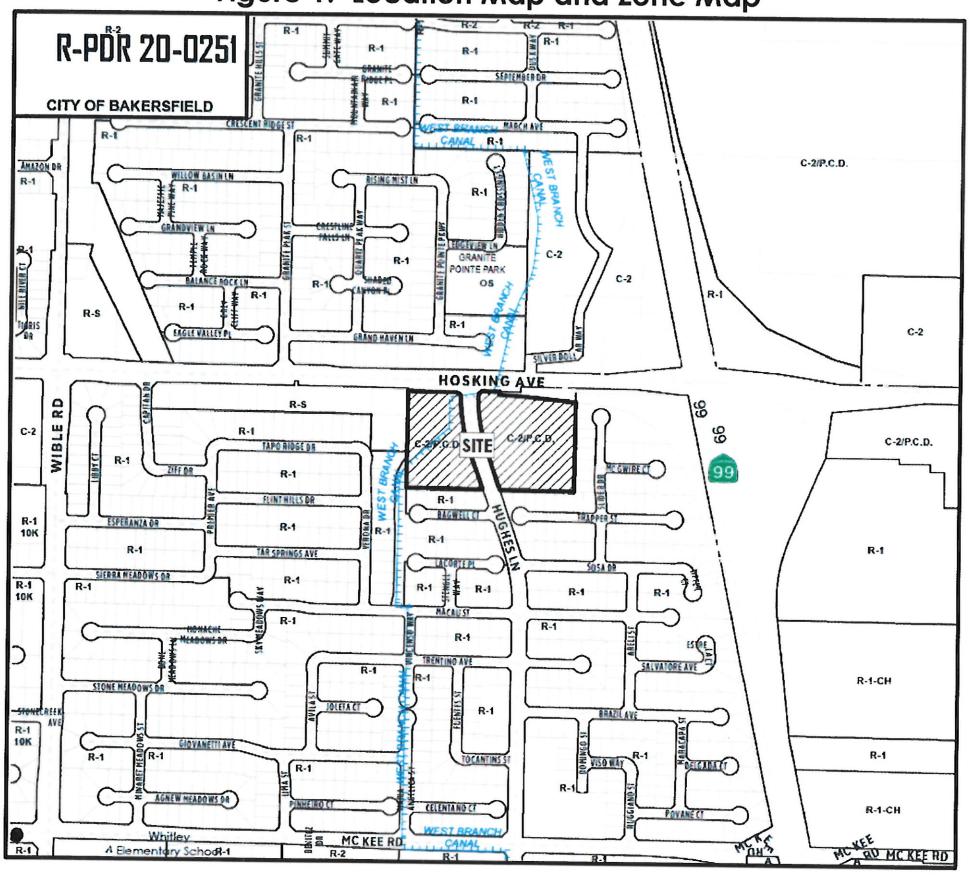
SUBJECT: **Planning Director's Report – Revised Planned Development Review (PDR); File No. 20-0251 (WARD 7)**

APPLICANT: James Lundy
5401 Business Park South, Ste. 217
Bakersfield, CA 93309

OWNER: Jalaranda Hood LLC
5401 Business Park South, Ste. 217
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 **ACCEPTING** the Planning Director's Report on Revised Planned Development Review No. 20-0251.

PROJECT SUMMARY:

The project is a request to modify Planned Development Review (PDR) No. 19-0189 to change the site configuration for the commercial development proposed at Hosking Avenue & Hughes Lane.

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. The City Council approved a General Plan Amendment from LR (Low Density Residential) to GC (General Commercial) and a Zone Change from R-1 (One-Family Dwelling) district to C-1 (Neighborhood Commercial) district (GPA/ZC No. 04-0867).

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

August 2019 - Planned Development Review. The Planning Commission approved a Planned Development Review to allow development of a 122,500 square foot retail center on the project site (PDR No. 19-0189). Further discussion below under Analysis.

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 PDR plan constitute minor changes or substitutions; the Director is to report that determination to the Commission at the next regular meeting. At that time, the Commission may:

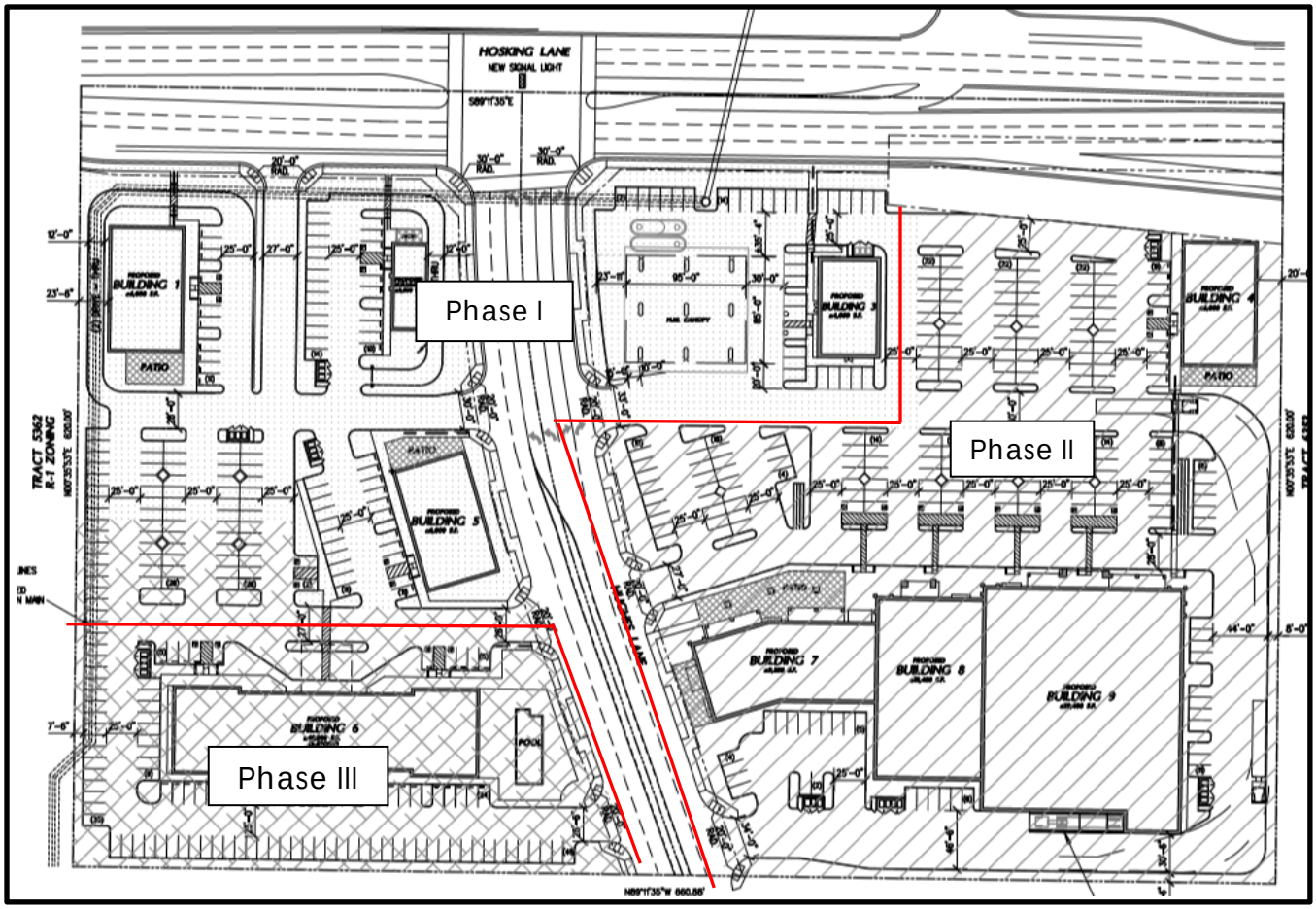
(1) accept the Planning Director's report;
(2) further modify the Planning Director's approved changes; or,
(3) direct staff to set the matter for public hearing.

In this instance, Staff is recommending the Commission accept the Planning Director's Report (Option 1).

ANALYSIS:

Approved Project. The 2019 approved PDR plan includes development of a 122,500 square foot retail/commercial shopping center in three phases. The development was approved to consist 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 Figure 2.

Figure 2. Site Plan
(Approved)



Proposed Changes. The applicant proposes the following: (1) reduce the size of Building 1 from 6,000 square feet to 4,305 square feet and adjustment of parking layout; (2) increase the size of Building 3 from 4,000 square feet to 5,300 square feet; and (3) switch the convenience store and gas station locations and adjustment of parking layout. The proposed changes reduce the overall square footage of the center by 395 square feet. These changes are summarized in Table 2 and illustrated in Figures 6 and 7.

Applicant Justification. The applicant states the reduction in size of Building 1 has the benefit of allowing the multi-tenant building and associated drive thru to be located farther away from residences to the west, and provides additional customer parking. The applicant states the changes to Building 3 provide for enhanced aesthetics at the entrance of the development by moving the fuel islands farther away from public view. As proposed, the changes require 444 parking spaces, and 469 are shown on the plans; therefore, adequate parking is provided.

As noted above, the proposed changes reduce the overall square footage of the proposed development footprint. 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 compliant with all applicable ordinances and policies of the City.

Table 2. Site Development and Parking Requirements

Bldg	Use	Approved sq ft	Proposed sq ft	Change	Parking Spaces
1	Multi-Tenant	6,000 ft²	4,305 ft²	(1,695 ft²)	302
4	Multi-Tenant	6,000 ft²	6,000 ft²	--	
5	Multi-Tenant	6,000 ft²	6,000 ft²	--	
7	Multi-Tenant	8,500 ft²	8,500 ft²	--	
8	Multi-Tenant	12,500 ft²	12,500 ft²	--	
9	Multi-Tenant	29,500 ft²	29,500 ft²	--	
2	Restaurant	2,000 ft²	2,000 ft²	--	27
3	Convenience Store	4,000 ft²	5,300 ft²	+1,300 ft²	27
6	Hotel (110 Rooms)*	48,000 ft²	48,000 ft²	--	110
	Total:	**122,500 ft²**	**122,105 ft²**	**(395) ft²**	
	Parking Credit				
1	Drive-Thru				(2)
2	Drive-Thru				(2)
3	Fuel Pumps (9)				(18)
				Total Parking Required: 444 spaces Total Parking Provided: 469 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.

Figure 6. Site Plan (Approved)

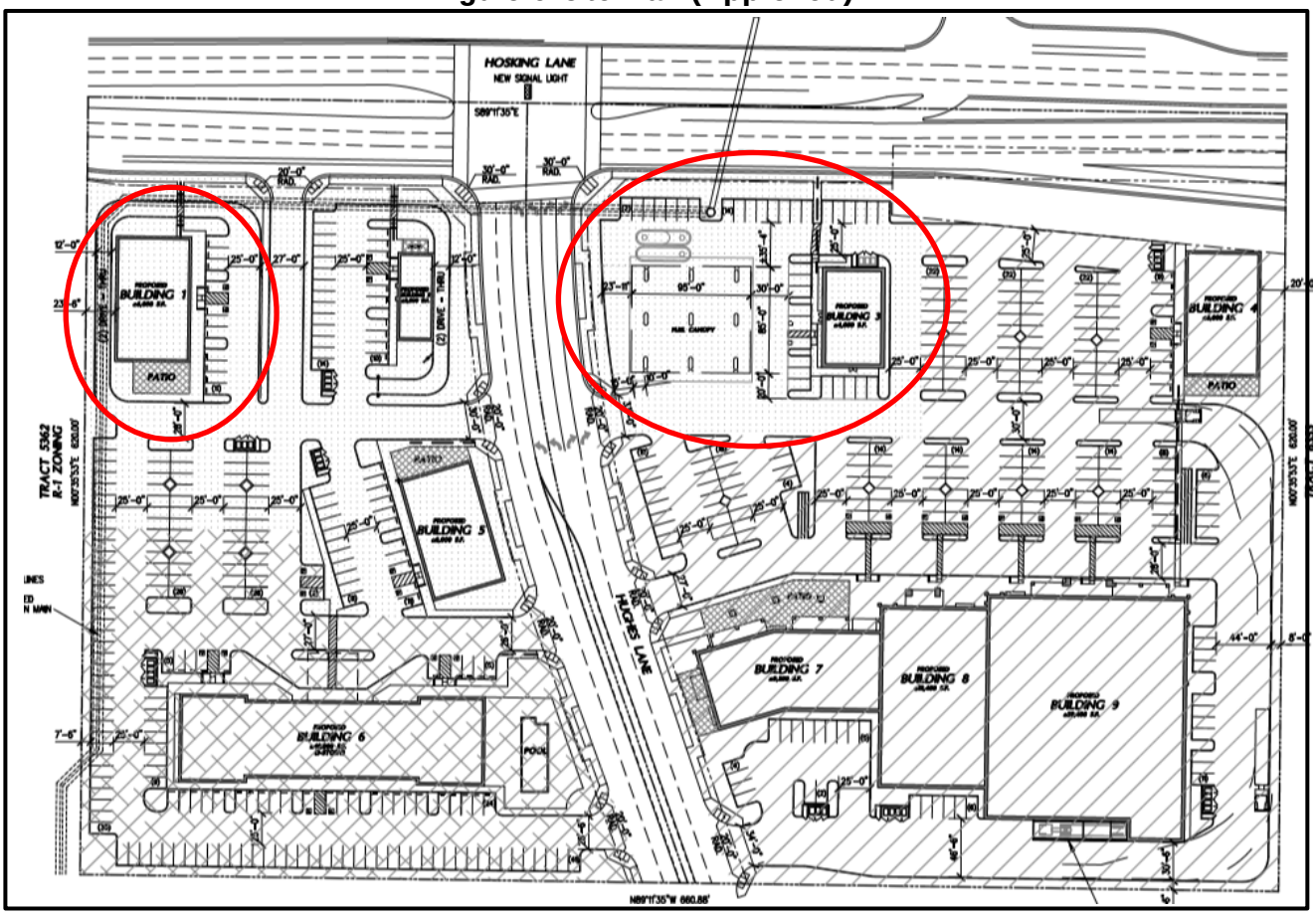
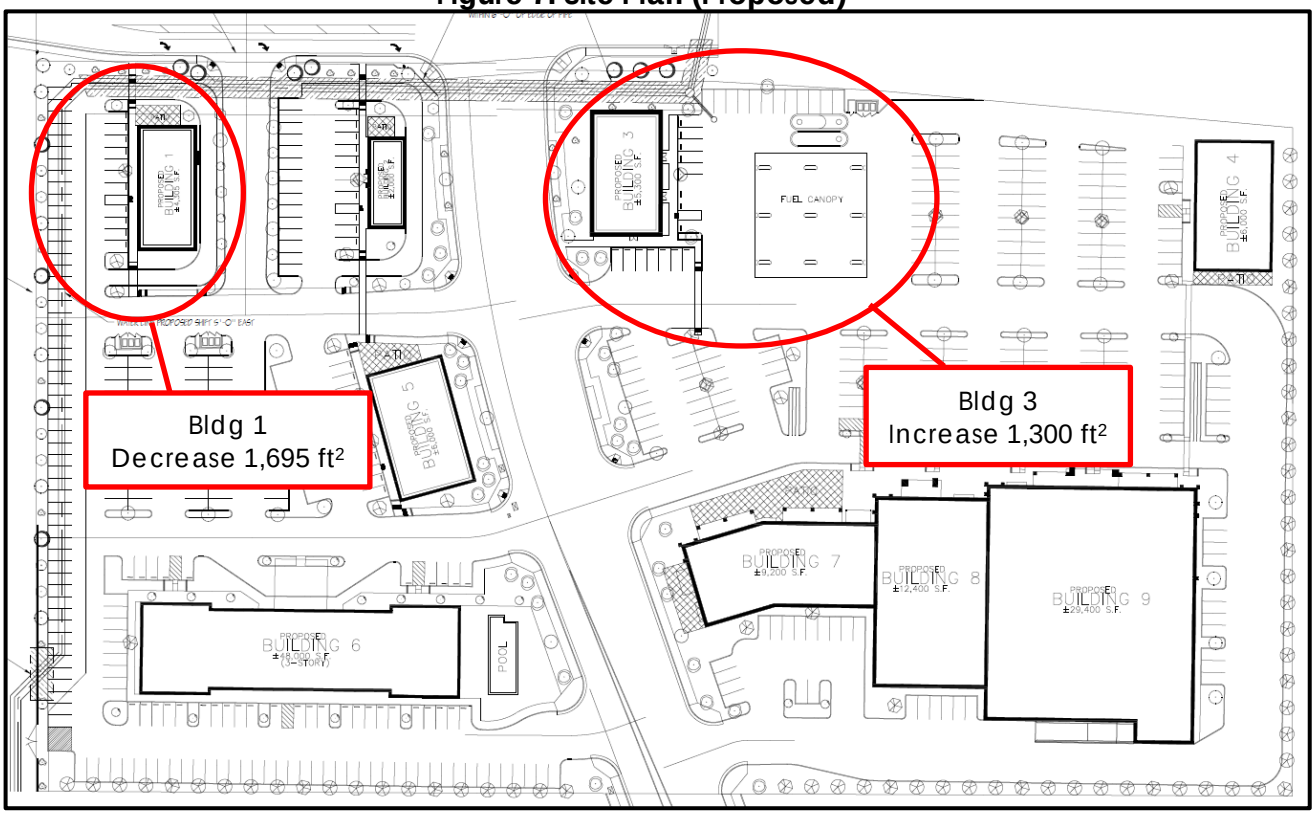


Figure 7. Site Plan (Proposed)



ENVIRONMENTAL REVIEW AND DETERMINATION:

In accordance with CEQA Guidelines Section 15332 (In-Fill Development Projects), this proposal is exempt from the requirements of CEQA because the proposed modifications are minor alterations to approved future structures that occur on an area less than five acres (Building 1 = aprx 0.75 acres and Building 3 = aprx 1.25 acres). This action is not subject to a public hearing.

CONCLUSION:

As noted above, Zoning Ordinance Section 17.54.100.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 established with the previous approval of the project.

Staff concludes the proposed physical changes are minor in nature and in substantial conformance with the originally approved design. There is no increase to the development footprint, landscaping is in conformance with the Municipal Code, and sufficient parking is provided. As required by the ordinance, the purpose of this report is to inform your Commission of this determination. It is Staff's recommendation that your Commission adopt the Resolution accepting the Planning Director's Report on Revised Planned Development Review No. 20-0251.

ATTACHMENTS:

Draft Resolution with Exhibits

Draft Resolution

RESOLUTION NO. _____

RESOLUTION OF THE PLANNING COMMISSION ACCEPTING THE PLANNING DIRECTOR'S REPORT TO MODIFY PLANNED COMMERCIAL DEVELOPMENT NO. 19-0189 TO CHANGE THE SITE CONFIGURATION OF THE CONVENIENT STORE AND GAS STATION AND TO MODIFY APPROVED BUILDING SIZES FOR AN OVERALL DECREASE IN SQUARE FOOTAGE IN A C-2/PCD (REGIONAL COMMERCIAL/PLANNED COMMERCIAL DEVELOPMENT ZONE) DISTRICT LOCATED 2603 HOSKING AVENUE AND 8120 HUGHES LANE. (FILE NO. 20-0251)

WHEREAS, James Lundy on behalf of Jalaranda Hood, LLC (property owner) filed an application with the City of Bakersfield Development Services Department requesting to modify Planned Commercial Development No. 19-0189 to change the site configuration of the convenient store and gas station and to modify approved building sizes for an overall decrease in square footage in a C-2/PCD (Regional Commercial/Planned Commercial Development Zone) district located at 2603 Hosking Avenue and 8120 Hughes Lane; and

WHEREAS, the Secretary of the Planning Commission did set Thursday, November 5, 2020, 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 15332; and

WHEREAS, at said meeting held June 18, 2020, 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 15332, this request is exempt from the requirements of CEQA because the proposed modifications are minor alterations to approved future structures that occur on an area less than five acres.

4. The proposed modifications to the approved development plan do not deviate from the intent and purpose of the PCD zone overlay 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 5th day of November 2020, on a motion by Commissioner _____ and seconded by Commissioner _____, by the following vote.

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED

_____
LARRY KOMAN, CHAIR
City of Bakersfield Planning Commission

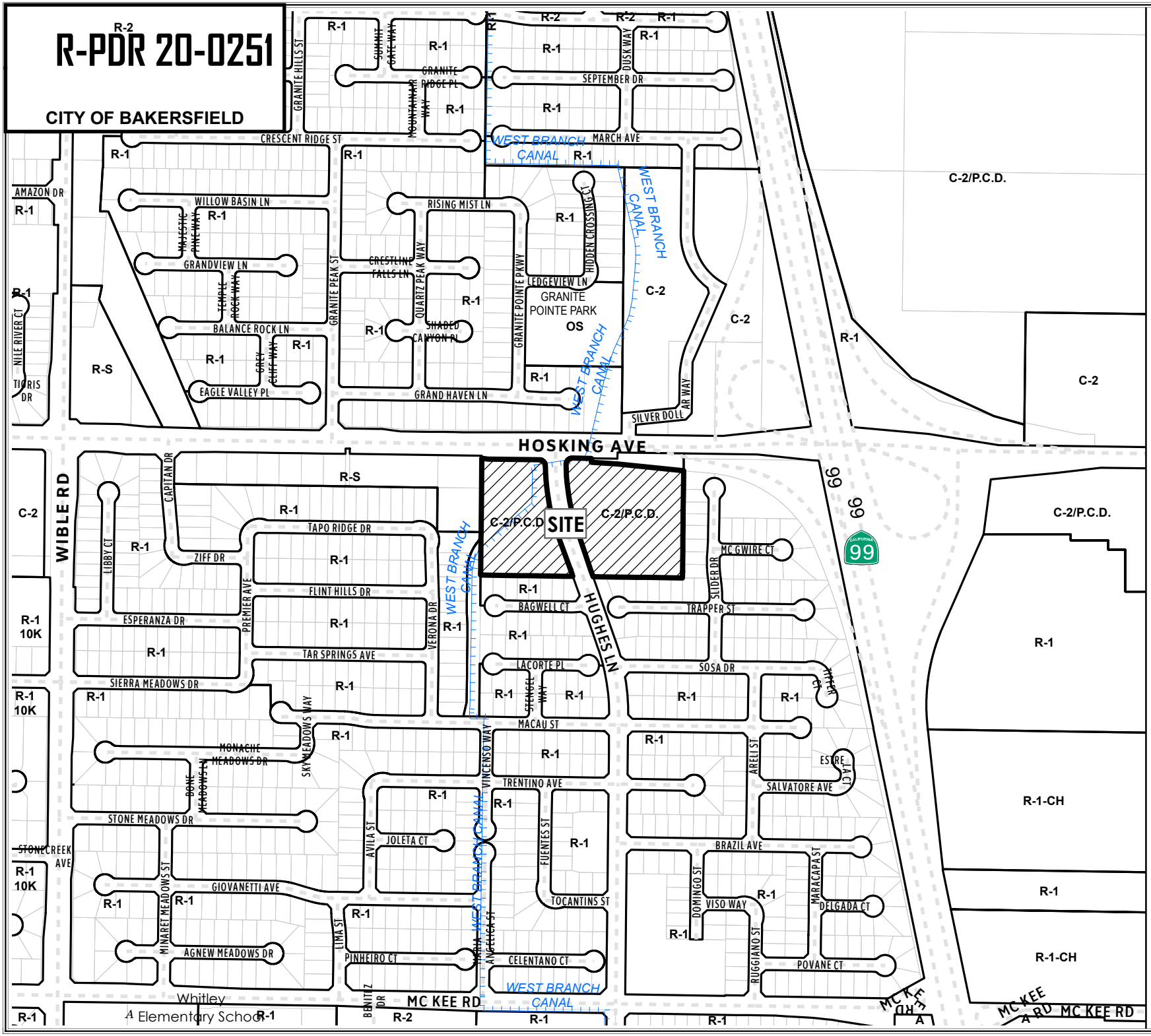
Exhibits:
A. Location Map
B. Site Plan

Exhibit A

(Location Map)

R-PDR 20-0251

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 Ming Specific Plan

N

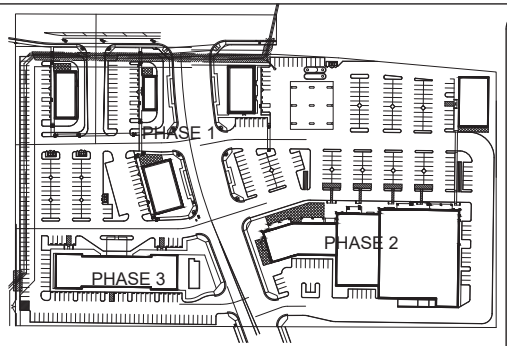
Feet

0 330 660

Document Name: PDR19-0189

Exhibit C

(Site Development Plan)



KDWD EASEMENT ALONG THE NORTH AND WEST PROPERTY LINES
ROOT BARRIERS TO BE PLACED ALONG THIS AREA TO PROTECT WATER LINES

TREE EXCLUSION ZONE
WITHIN 6'-0" OF EDGE OF PIPE

KDWD EASEMENT ALONG THE NORTH AND WEST PROPERTY LINES
ROOT BARRIERS TO BE PLACED ALONG THIS AREA TO PROTECT WATER LINES

WATER LINE PROPOSED SHIFT 5'-0" EAST

40'-0" TREE EXCLUSION ZONE

PROPOSED BUILDING 1 ±4,308 S.F.

PROPOSED BUILDING 2 ±1,200 S.F.

PROPOSED BUILDING 3 ±4,300 S.F.

FUEL CANOPY

PROPOSED BUILDING 4 ±6,000 S.F.

PROPOSED BUILDING 5 ±5,000 S.F.

PATIO

PROPOSED BUILDING 6 ±48,000 S.F. (3-STORY)

POOL

PROPOSED BUILDING 7 ±9,200 S.F.

PROPOSED BUILDING 8 ±12,400 S.F.

PROPOSED BUILDING 9 ±29,400 S.F.

N

HOTEL AND SHOPPING CENTER AT HOLMES & HUGHES - REVISION 9-16-2020
LANDSCAPING SITE PLAN

SCALE: 1" = 40'-0"

SHEET
1 OF 1

I have complied with the criteria of the ordinance and applied them for the effective use of water in the landscape design plans I am/we are in compliance with the requirements of the ordinance and other applicable Water Use Laws.

GARCIA'S LANDSCAPING
PO BOX 972
LINDON, CA 95314

BMK WESTPACIFIC/HARVEY
PALMERFIELD, CA 95307

CONTRACTORS LICENSE NUMBER: 765527

DATE: 9/16/2020

REVISION

Plant Selection List				
Type	Botanical Name	Common Name	Water Usage	Size
T	Pistacia chinensis	Chinese Pistache	Low	15 G
T	Ulmus Parvifolia	Chinese Elm	Medium	15 G
T	Parkinsonia florida	Palo Verde	Very Low	15 G
T	Searsia lancea (Rhus lancea)	African Sumac	Low	15 G
T	Prunus spp. plum	Flowering Plum	Medium	15 G
T	Laurus nobilis	Bay Laurel	Low	15 G
T	Arbutus 'Marina'	Arbutus Marina	Low	15 G
T	Quercus lobata	Live Oak	Low	25 INCH

NOTES:
- A MINIMUM 21.6% OF THE LANDSCAPE AREA SHALL BE COVERED BY 6 INCHES OF COMPOST.
- A MINIMUM THREE INCH (3") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE / ICC 802-2014. ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE / ICC 802-2014.

Plant Selection List				
Type	Botanical Name	Common Name	Water Usage	Size
S	Rosa hybrid	Iceberg Rose	Medium	1 G / 5 G
S Gc	Rosa hybrid	Red Carpet Rose	Medium	1 G / 5 G
P	Liriope spp	Liriope	Medium	1 G / 5 G
P	Hemerocallis spp.	Day Lily	Medium	1 G / 5 G
G	Pennisetum setaceum	Fountain Grass	Low	1 G / 5 G
G N A	Muhlenbergia rigens	Deer Grass	Low	1 G / 5 G
P S	Callistemon citrinus	Bottle Brush	Low	1 G / 5 G
S Sc N	Hesperoyucca spp.	Red Yucca	Low	1 G / 5 G
S	Rosmarinus officinalis	Rosemary	Low	1 G / 5 G
P	Anigozanthos hybrids & cvs.	Kangaroo Paw	Low	1 G / 5 G
S	Ligustrum japonicum	Japanese Privet	Low	1 G / 5 G

Water District Easement Zone Plant Selection List				
Type	Botanical Name	Common Name	Water Usage	Size
T	Lagerstroemia	Crape Myrtle	Low	25 INCH
T	Cedrus Deodara	Deodar Cedar	Low	25 INCH
T	Cercis Occidentalis	Redbud	Very Low	25 INCH
T	Prunus ilicifolia lyonii	Catalina Cherry	Low	15 G
T	Raphiolepis Indica	Raphiolepis	Medium	15 G

KERN DELTA WATER STORAGE EASEMENT INFORMATION:
- TREES IN THE ABOVE CHART HAVE BEEN CHOSEN BECAUSE OF THE SHALLOW ROOT CHARACTERISTICS OF EACH SPECIES.
- THE RAPHIOLEPIS IS A SHRUB WHICH MAY BE TRAINED LIKE A TREE FOR THE PURPOSE OF THIS PLAN.
- ROOT BARRIERS SHALL BE PLACED UNDER TREES TO PREVENT TREES FROM INVADING THE CANAL PIPE AREA.

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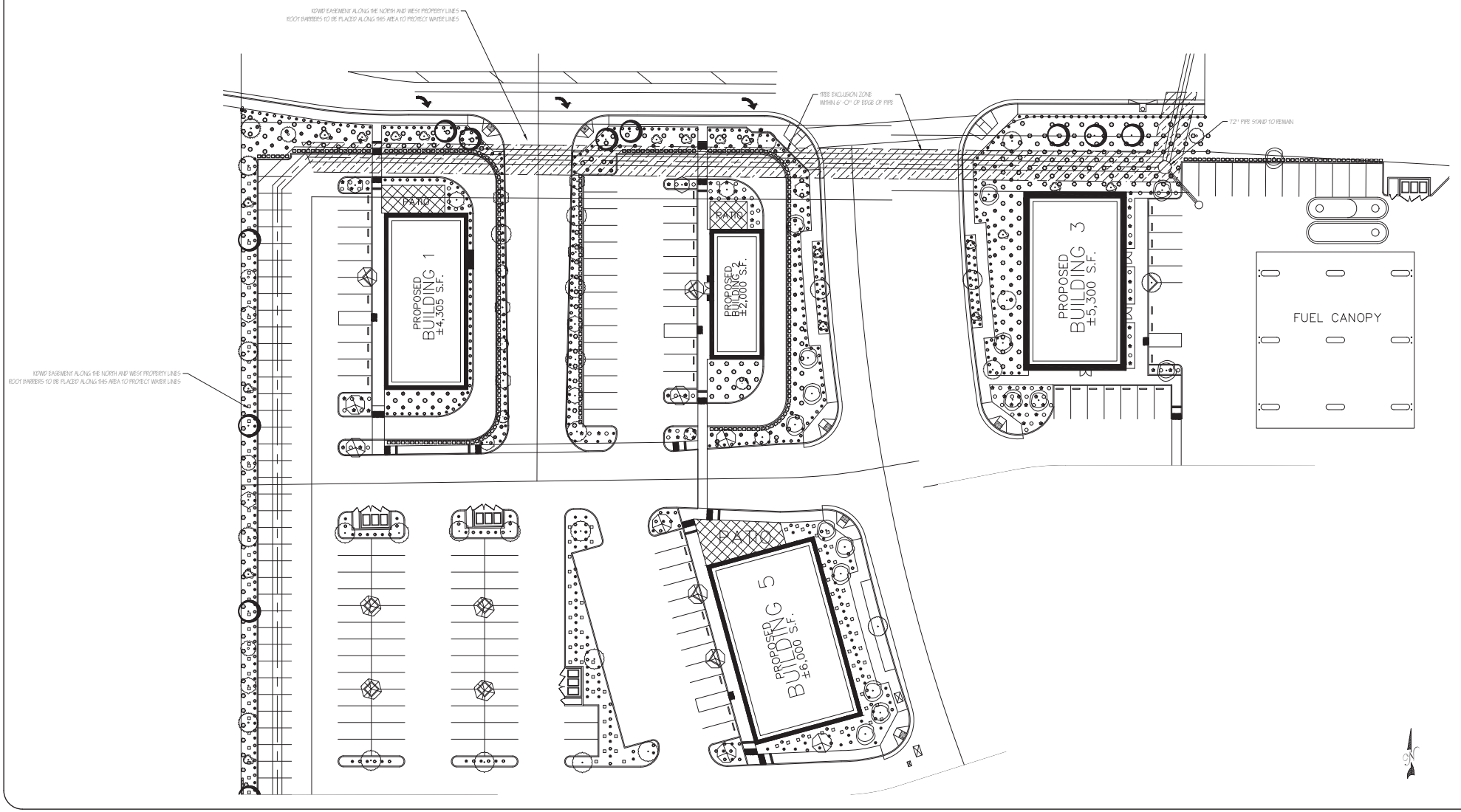
- TOTAL LANDSCAPED AREA: 62577 SQ. FT.



GARCIA'S LANDSCAPING
P.O.BOX 972
LAMONT, CA 93241

BMK WEEPING HIGHWAY
WATERFIELD, CA 95307

CONTRACTORS LICENSE NUMBER: 765427

DATE: 9/16/2020

REVISION

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans I submit to comply with the requirements of the water conservation in landscaping ordinance (WCLO)

HOTEL AND SHOPPING CENTER AT HOSKING & RIVERS - REVISION 9-16-2020
PHASE 1 LANDSCAPING PLAN

SCALE: 1" = 20'-0"

SHEET 2 OF 11

Plant Selection List				
Type	Botanical Name	Common Name	Water Usage	Size
T	Pistacia chinensis	Chinese Pistache	Low	15 G
T	Ulmus Parvifolia	Chinese Elm	Medium	15 G
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T	Searsia lancea (Rhus lancea)	African Sumac	Low	15 G
T	Prunus spp. plum	Flowering Plum	Medium	15 G
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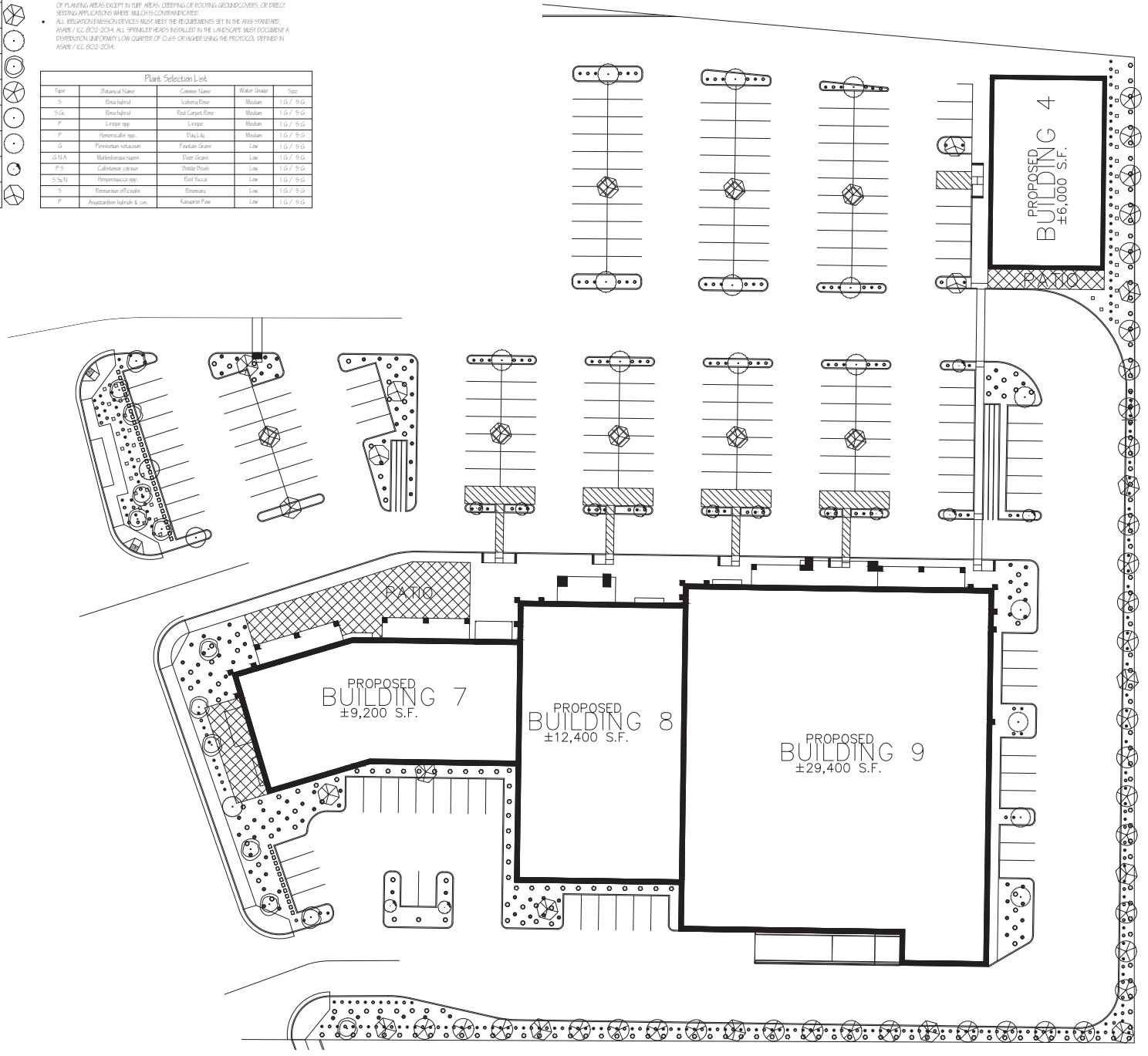

HOTEL AND SHOPPING CENTER AT HOLMES & ROGERS - REVISION 4 Feb 2020
PHASE 2 LANDSCAPING PLAN

SCALE: **********

SHEET
6 OF 11

I have complied with the criteria of the ordinance and applied them for the effective use of water in the landscape design plans I submit herewith. The requirements of the water conservation in landscaping ordinance are met.

GARCIA'S LANDSCAPING
P.O.BOX 972
LAMONT, CA 93241

CONTRACTORS LICENSE NUMBER: 769527

BMR WEEPING HIGHWAY
BAKERSFIELD, CA. 93307

DATE: 9/16/2020

REVISION

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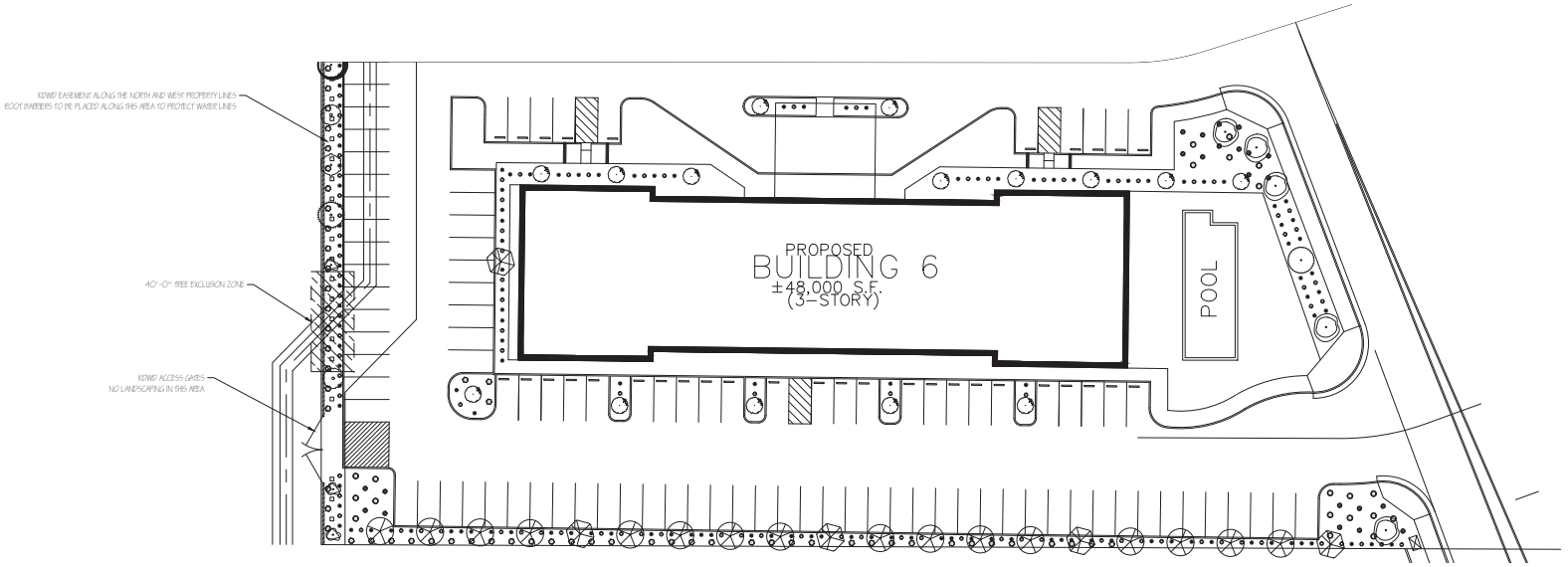


REVISION

CONTRACTORS LICENSE NUMBER: 765427

DATE: 9/16/2020

BRIAN WEEPIE/HIGHWAY
WATERFIELD, CA 95307

GANDOLA'S LANDSCAPING
PO BOX 972
LIVAON, CA 95354

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan. I am in compliance with the requirements of the ordinance and the California Water Efficient Landscape Ordinance (MWELO).

HOTEL AND SHOPPING CENTER AT HIGGINS & HIGGINS - REVISION 9/16/2020
PHASE 6 LANDSCAPING PLAN

SCALE: ********

SHEET
4 OF 11

COVER SHEET
PLANNING DEPARTMENT
STAFF REPORT

MEETING DATE: November 5, 2020

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

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Jennie Eng, Principal Planner

DATE:

WARD: Ward 3

SUBJECT:
Extension of Time for Revised Vesting Tentative Tract Map 6191 (Phased): Ron and Rosalinda Vander Weerd request an extension of time for this tentative tract map consisting of 281 single-family residential lots on 83.96 acres located at the southwest corner of Paladino Drive and Morning Drive. Notice of Exemption on file.

APPLICANT: Ron and Rosalinda Vander Weerd

OWNER: Ron and Rosalinda Vander Weerd

LOCATION: Southwest corner of Paladino Drive and Morning Drive in northeast Bakersfield.

STAFF RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:

Description	Type
Staff Report	Staff Report
Resolution with Exhibits	Resolution
Notice of Exemption	Backup Material

CITY OF BAKERSFIELD
PLANNING DIVISION
STAFF REPORT

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

FROM: Paul Johnson, Planning Director APPROVED: _____

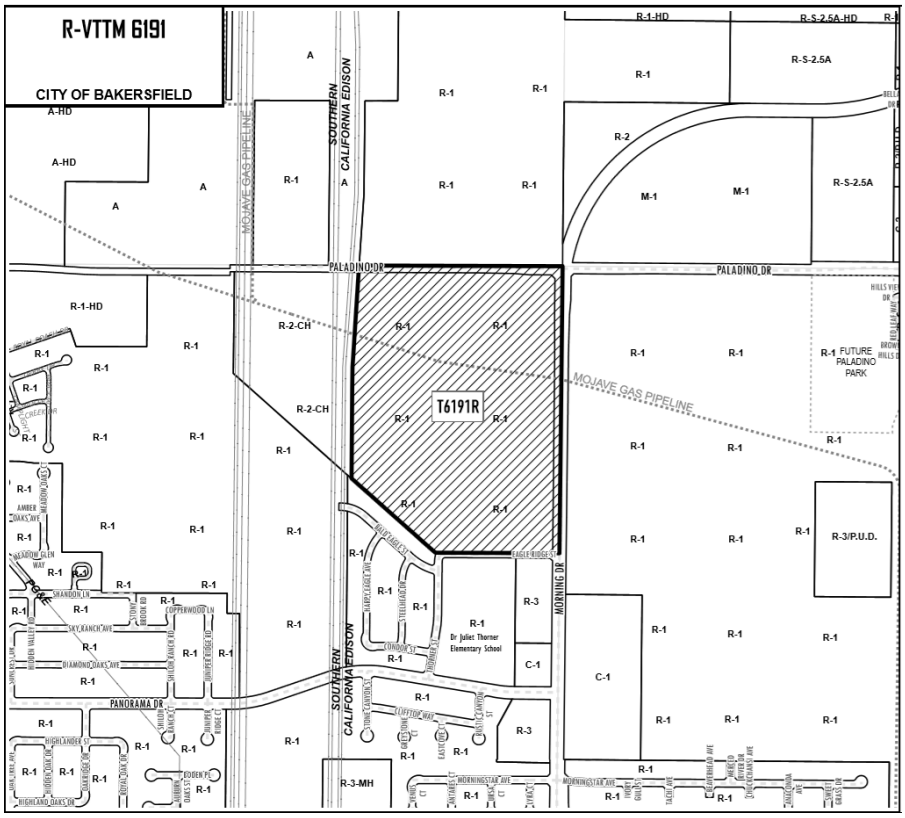
DATE: November 5, 2020

SUBJECT: **EXTENSION OF TIME FOR REVISED VESTING TENTATIVE TRACT MAP 6191 (WARD 3)**

APPLICANT: SUBDIVIDER/PROPERTY OWNER
Ron and Rosalinda Vander Weerd
1804 S. Shenandoah Street
Visalia, CA 93277

LOCATION: Located at the southwest corner of Paladino Drive and Morning Drive (APN 437-010-43)

Figure 1. Location Map



RECOMMENDATION:

Adopt Resolution and suggested findings **APPROVING** the extension of time for Revised Vesting Tentative Tract Map 6191 as depicted in the project description.

PROJECT SUMMARY:

This project is a request for an extension of time for Revised Vesting Tentative Tract Map 6191 that created 281 single-family residential lots, 5 landscape lots, and a retention basin on 83.96 acres in the R-1 (One-Family Dwelling) zone, located at the southwest corner of Paladino Drive and Morning Drive in northeast Bakersfield.

Figure 2. Aerial Photo

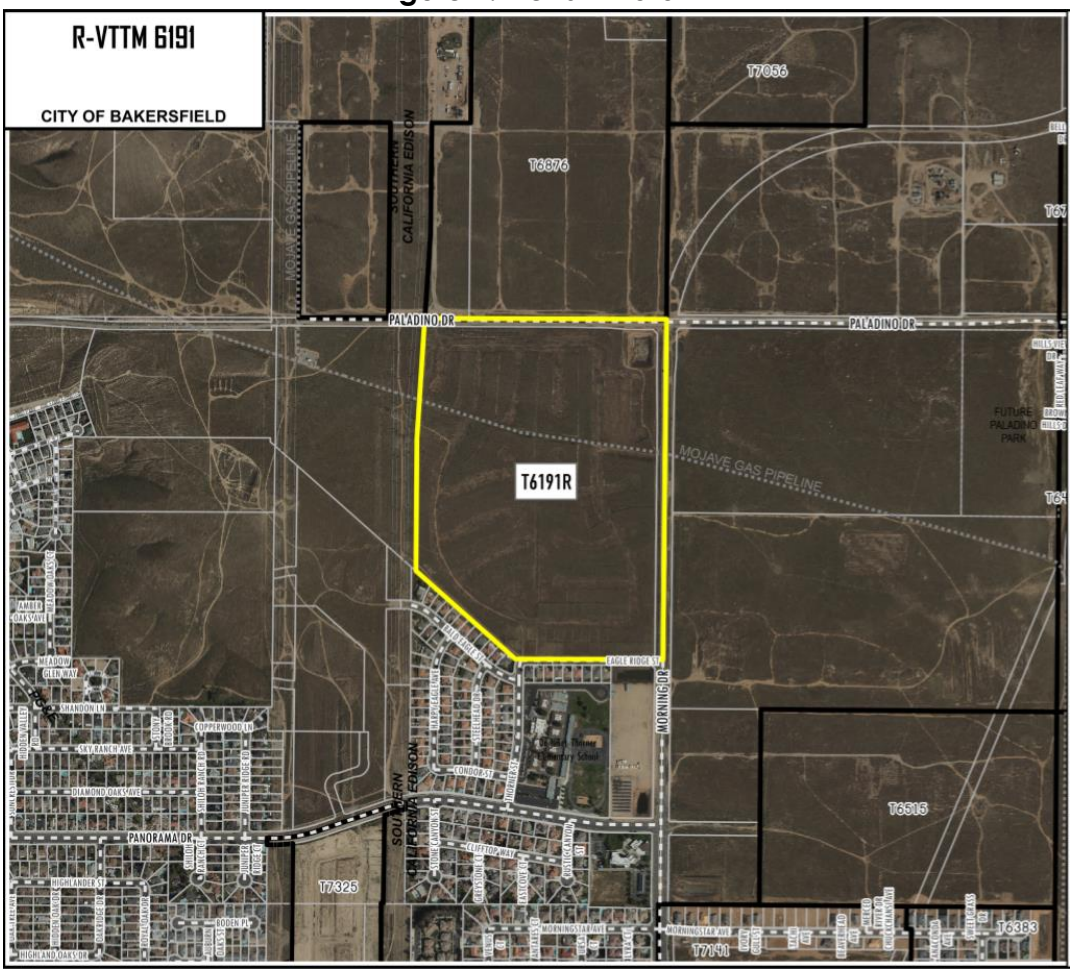


Figure 3. Site Visit Photo
View Looking North from Eagle Ridge Street

Surrounding Land Uses.

The site and surrounding property's General Plan land use designation, zoning classification, and land use are specified in Table A:

Table A. Surrounding Land Use Designations and Zoning Districts			
DIRECTION	**LAND USE DESIGNATION**	**ZONING DISTRICT**	**EXISTING LAND USE**
SITE	LR	R-1	Vacant
NORTH	LR	R-1	Vacant
WEST	LR, HR	R-2 CH, R-1	Vacant
SOUTH	LR	R-1, R-3	Existing single family residential homes, Thorner School, vacant
EAST	LR, LMR	R-1	Vacant
Land Use Designations: LR: ≤ 7.26 du/na LMR: > 4 ≤ 10 du/na HR: > 17.42 ≤ 72.6 du/na		Zoning Designations R-1: One Family Dwelling R-2 CH: Limited Multiple Family Dwelling Church R-3 : : Limited Multiple Family Dwelling	

PROJECT ANALYSIS:

Background and Timeline.

August 21, 2003. Planning Commission approved Vesting Tentative Tract Map (VTTM) 6191 that created 173 lots for single family residential purposes and one lot for future development on approximately 84 acres. This decision was appealed by the Sierra Club.

October 8, 2003. On appeal, City Council upheld the Planning Commission's decision and approved VTTM 6191.

October 20, 2005. Planning Commission approved Revised Vesting Tentative Tract Map (RVTTM) 6191 that created 281 single-family residential lots, 5 landscape lots, and a retention basin on approximately 84 acres (Resolution No. 156-05). A Mitigated Negative Declaration was also adopted.

2008, 2010, 2011, 2013, and 2015: Automatic extensions of time were granted by State legislation for RVTTM 6191. See additional discussion under "Analysis".

October 5, 2017. Planning Commission approved a three-year extension of time for RVTTM 6191 to expire on October 19, 2020.

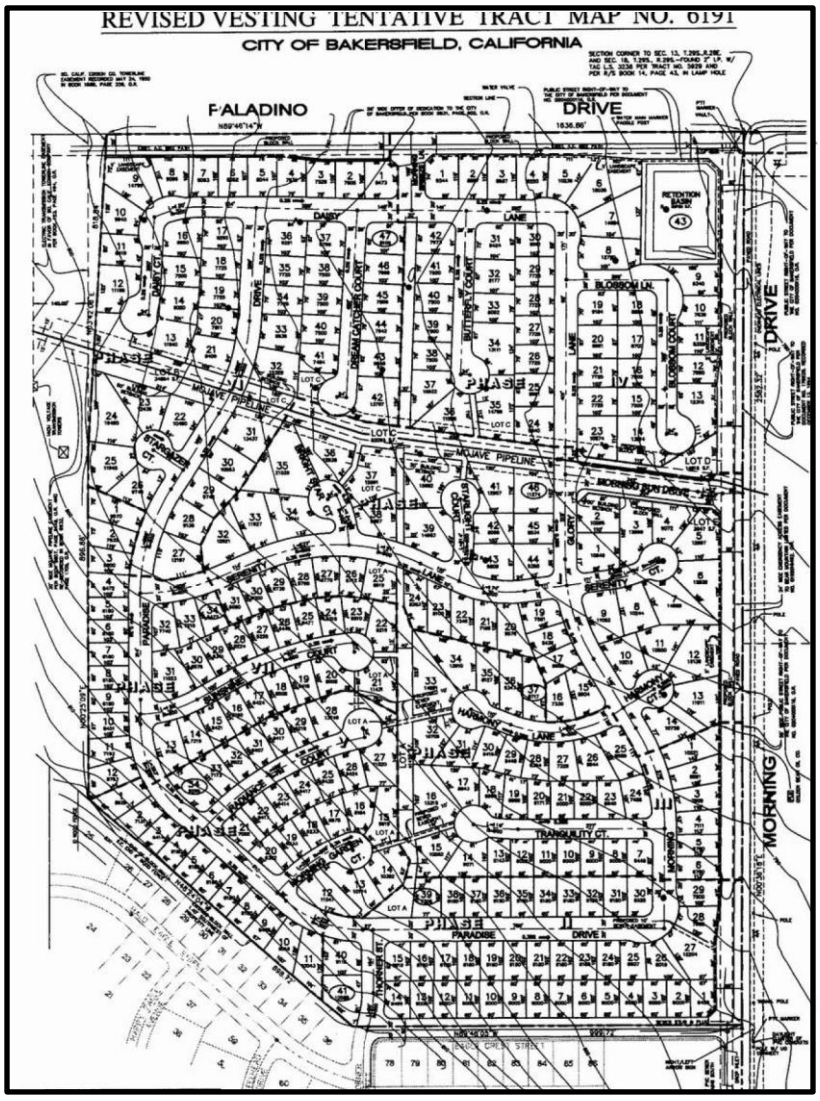
Analysis.

At this time, no phase of this Map has recorded. The applicant is requesting a three-year extension of time to allow for additional time because the current market demand is not enough to commence construction. The applicant requested the extension of time in writing prior to the October 19, 2020 expiration date.

In response to the Economic Downturn and the Recession, the California State Legislature approved a series of automatic extensions to certain approved tentative subdivision maps. As a result of these state extensions, RVTTM 6191 was previously provided one additional year of approval per SB 1185 (2008), two additional years under AB 333 (2009), two additional years under AB 208 (2011), two additional years under AB 116 (2013) and two additional years under AB 1303 (2015). The cumulative result of the automatic extensions of time approved by the State is that this tentative map expires on October 19, 2020. The Subdivision Map Act allows an additional 60 days beyond the expiration date to provide local jurisdictions time to consider the extension of time request.

This proposal represents the second request for RVTTM 6191. Staff recommends approval of a three-year extension of time to expire on October 19, 2023. The project complies with the ordinances and policies of the City of Bakersfield and remains subject to the original conditions of approval.

Figure 4. RVTTM 6191



Circulation.

Access to the subdivision is provided from Paladino Drive (arterial street), Morning Drive (arterial street), and Thorner Street (local street). The closest Golden Empire Transit (GET) bus is Route 41 at the corner of Auburn Street and Fairfax Road, approximately one mile west of RVTTM 6191. Route 41 traverses University Avenue, which connects to Bakersfield College and the Valley Plaza Transit Center, providing connections to other bus routes.

The City's Bikeway Master Plan identifies Paladino Drive as a Class 1 facility and Morning Drive as a future bikeway (bike lanes). Bike lanes do not currently exist, but at the time frontage property is developed, each respective development will be required to construct bike lanes with street improvements. This will allow continued connection to the existing bikeway network. However, the Traffic Engineer will evaluate and determine if striping should be delayed if its installation will compromise public safety (e.g. short lengths of unconnected bike lanes that would confuse drivers and cyclists increasing the likelihood of accidents). Striping would then occur at the time the City added bike lanes along the street with connections to the existing bikeway network.

ENVIRONMENTAL REVIEW AND DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA), an initial study was prepared for RVTTM 6191 and a Mitigated Negative Declaration (MND) adopted on October 20, 2005. In accordance with Section 15061(b) (3) *Review for Exemption*, this extension of time is exempt from the requirements of CEQA because it will not affect the environment. Actual development of the project site will be consistent with the previously adopted MND.

PUBLIC NOTIFICATION:

Notice of public hearing before the Planning Commission of the City of Bakersfield for the project was advertised in the newspaper and posted on the bulletin board of the Bakersfield City Development Services/Planning Division. All property owners within 300 feet of the project site were notified about the hearing at least 10 days prior to the public hearing in accordance with State law. As of this writing, no written comments have been received.

CONCLUSION:

The applicant provided the application for the Extension of Time for Revised Vesting Tentative Tract Map 6191 in a timely manner, and has requested a three-year extension due to the current economic market. The three-year extension is reasonable and complies with the extensions permitted by Bakersfield Municipal Code 16.16.080. Based on the foregoing, staff recommends approval of the request to extend the revised tentative map to expire on October 19, 2023.

Exhibits (attached):

A: Resolution
A-1 Location Map with Zoning
A-2 Revised Vesting Tentative Tract Map 6191

B: Notice of Exemption

RESOLUTION NO. _____

DRAFT

RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION TO APPROVE AN EXTENSION OF TIME FOR REVISED VESTING TENTATIVE TRACT MAP 6191 (PHASED) LOCATED AT THE SOUTHWEST CORNER OF PALADINO DRIVE AND MORNING DRIVE.

WHEREAS, Ron Vander Weerd and Rosalinda Vander Weerd, owner, filed an application with the City of Bakersfield Planning Department requesting an extension of time for Revised Vesting Tentative Tract Map 6191 (the "Project") located in the City of Bakersfield as shown on attached (Exhibit "A"); and

WHEREAS, the application was submitted on September 15, 2020, which is prior to the expiration date of Revised Vesting Tentative Map 6191, and in accordance with the provisions of Section 16.16.080 of the Bakersfield Municipal Code; and

WHEREAS, the original application of the tentative map was deemed complete on September 20, 2005, conditionally approved by the Planning Commission on October 20, 2005; and

WHEREAS, a negative declaration was previously approved by the Planning Commission on October 20, 2005 for Revised Vesting Tentative Tract Map 6191; and

WHEREAS, there have been no substantial changes to the Project or circumstances under which it will be undertaken; and

WHEREAS, no new environmental impacts have been identified; and

WHEREAS, the Project is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant State CEQA Guidelines Section 15061(b) (3), General Rule; and

WHEREAS, the Secretary of the Planning Commission set, Thursday, November 5, 2020 at 5:30 p.m. in the Council Chambers of City Hall, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the Planning Commission to consider the application, and notice of the public hearing was given in the manner provided in Title Sixteen of the Bakersfield Municipal Code; and

WHEREAS, the facts presented in the staff report, environmental review evidence received both in writing, and the 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 the CEQA have been followed.

3. Pursuant to State CEQA Guidelines Section 15061(b) (3), General Rule, the Project is exempt from the requirements of CEQA because it will not affect the environment. The Notice of Exemption was properly noticed for public review.

4. This request for an extension of time is the first request pursuant to Bakersfield Municipal Code Section 16.16.080 and Subdivision Map Act Section 66452.6 (e).

NOW, THEREFORE, **BE IT RESOLVED** by the Planning Commission of the City of Bakersfield as follows:

1. The above recitals, incorporated herein, are true and correct.

2. The project is exempt from CEQA, pursuant to CEQA Guidelines Section 15061(b) (3), General Rule.

3. The expiration date of Revised Vesting Tentative Tract Map 6191 (Phased) is hereby extended until October 19, 2023.

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 November 5, 2020, on a motion by Commissioner Bell and seconded by Commissioner Wade, by the following vote.

AYES:

NOES:

ABSENT:

APPROVED

_____
LARRY KOMAN CHAIR
City of Bakersfield Planning Commission

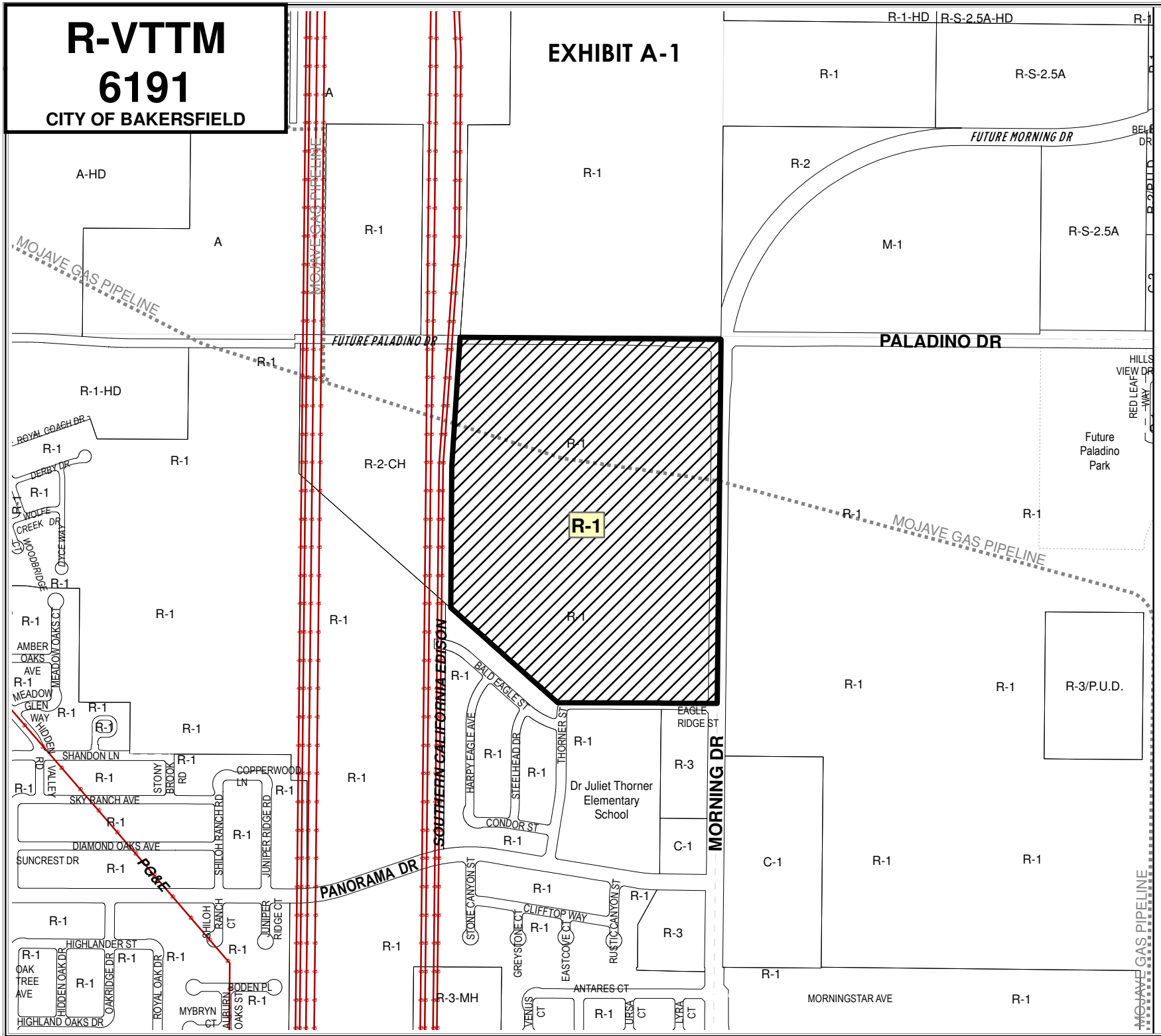
Exhibits: A-1 Location Map with Zoning
A-2 Vesting Tentative Tract Map

By jeng\ S:\TRACTS\6191 EOT\misc\6191 EOT\6191 EOT_Exh A_Resolution.docx

R-VTTM 6191

CITY OF BAKERSFIELD

EXHIBIT A-1



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 Ming Specific Plan

N

Feet

0 400 800

Document Name: 2017_09_01

EXHIBIT A-2

REVISED VESTING TENTATIVE TRACT MAP NO. 6191

CITY OF BAKERSFIELD, CALIFORNIA

LEGEND

- PROPOSED DRAINAGE FLOW W/ APPROX. SLOPE
- EXISTING GROUND CONTOURS (2 FT. INTERVAL)
- PROP. CATCH BASIN
- EXISTING POWER POLE (PP)
- EXISTING TELEPHONE POLE (TP)
- EXISTING FENCING
- EXISTING EDGE OF PAVEMENT
- ABANDONED WELL LOCATIONS (OF RECORD)
- ABANDONED WELL LOCATIONS
- PROPOSED BLOCK WALL

NOTES:

1. LOTS A, B, C, AND D ARE TO BE LANDSCAPED LOTS.

ALTERNATE STREET NAMES

1. MAGNOLIA	6. CONTENT
2. MAYFLOWER	7. ECSTATIC
3. MORNING BLOOM	8. ELATED
4. SUNRISE	9. ENCHANTED
5. HAPPY	10. EXALTED

DATE: 9/27/05

DATE: _____

SAN JOAQUIN ENGINEERING, INC.
Civil Engineering ♦ Land Development Services
1601 21st. STREET SUITE 1
BAKERSFIELD, CA 93301
PHONE: (661)868-0977 ♦ FAX:(661)868-0979

ATTACHMENT B: NOTICE OF EXEMPTION

TO: __ Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

FROM: City of Bakersfield
Planning Department
1715 Chester Avenue
Bakersfield, CA 93301

__X__ County Clerk
County of Kern
1115 Truxtun Avenue
Bakersfield, CA 93301

Project Title: **EXTENSION OF TIME REVISED VESTING TENTATIVE TRACT MAP 6191 - PHASED**

Project Location-Specific:
Located at the southwest corner of Paladino Drive and Morning Drive.

Project Location-City: Bakersfield **Project Location-County:** Kern

Description of Project: This project is a request for an extension of time for Revised Vesting Tentative Tract Map 6169 to subdivide 83.96 acres into 281 single-family residential lots, 5 landscape lots, and a retention basin in an R-1 (One-Family Dwelling) zone, located at the southwest corner of Paladino Drive and Morning Drive.

Name of Public Agency Approving Project: City of Bakersfield

Name of Person or Agency Carrying Out Project: Ron Vander Weerd and
Rosalinda Vander Weerd (Owners)

Exempt Status:

__ Ministerial (Sec.21080(b)(1); 15268));
__ Declared Emergency (Sec.21080(b)(3); 15269(a));
__ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
__ Categorical Exemption. State type and section number.
__ Statutory Exemptions. State section number. _____
X Project is exempt from CEQA pursuant to Section 15061(b)(3)

Reasons why project is exempt: Project will not affect the environment.

Lead Agency: Contact Person: Jennie Eng Telephone/Ext.: (661) 326-3043

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes__ No_

Signature:_____ **Title**: Principal Planner **Date:**_____

__X__ Signed by Lead Agency Date received for filing at OPR: _____
_____ Signed by Applicant

COVER SHEET

PLANNING DEPARTMENT
STAFF REPORT

MEETING DATE: November 5, 2020	**ITEM NUMBER:** Consent Calendar Public Hearings5.(b.)

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Jennie Eng, Principal Planner

DATE:

WARD: Ward 3

SUBJECT:
Extension of Time for Vesting Tentative Tract Map 7325 (Phased): Auburn Oak Developers, LLC requests an extension of time for this tentative tract map consisting of 68 single family residential lots on 17.69 acres located south of Panorama Drive west of Morning Drive. Notice of Exemption on file.

APPLICANT: Auburn Oak Developers, LLC

OWNER: Auburn Oak Developers, LLC

LOCATION: South of Panorama Drive west of Morning Drive. in northeast Bakersfield.

STAFF RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:

Description	Type
Staff Report	Staff Report
Resolution with Exhibits	Resolution
Notice of Exemption	Backup Material

CITY OF BAKERSFIELD
PLANNING DIVISION
STAFF REPORT

TO: Chair Koman and Members of the Planning Commission AGENDA ITEM: **5.b.**

FROM: Paul Johnson, Planning Director APPROVED: _____

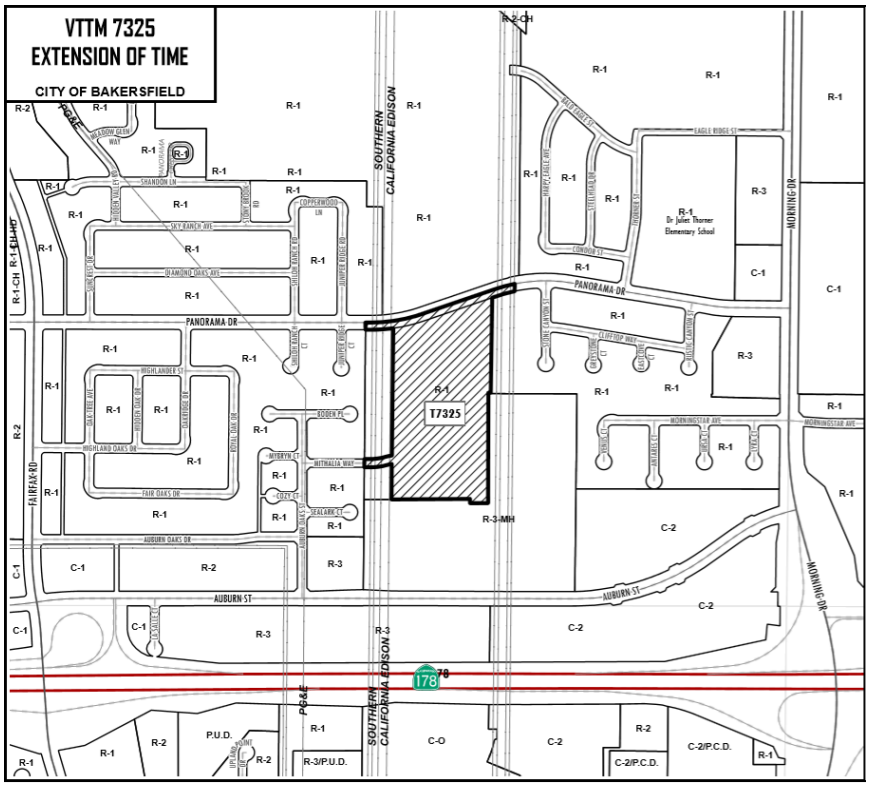
DATE: November 5, 2020

SUBJECT: **EXTENSION OF TIME FOR VESTING TENTATIVE TRACT MAP 7325 (WARD 3)**

APPLICANT: SUBDIVIDER/PROPERTY OWNER
Auburn Oak Developers, LLC (Atten: Victor Baldivia)
2228 Brundage Lane
Bakersfield, CA 93304

LOCATION: South side of Panorama Drive west of Morning Drive in northeast Bakersfield (APNs 437-010-36, -68, -71)

Figure 1. Location Map



RECOMMENDATION:

Adopt Resolution and suggested findings **APPROVING** the extension of time for Vesting Tentative Tract Map 7325 as depicted in the project description.

PROJECT SUMMARY:

This project is a request for an extension of time for Vesting Tentative Tract Map 7325 that created 68 single-family residential lots on 17.69 acres in the R-1 (One-Family Dwelling) zone, located south of Panorama Drive, approximately 1,200 feet west of Morning Drive in northeast Bakersfield.

Figure 2. Aerial Photo

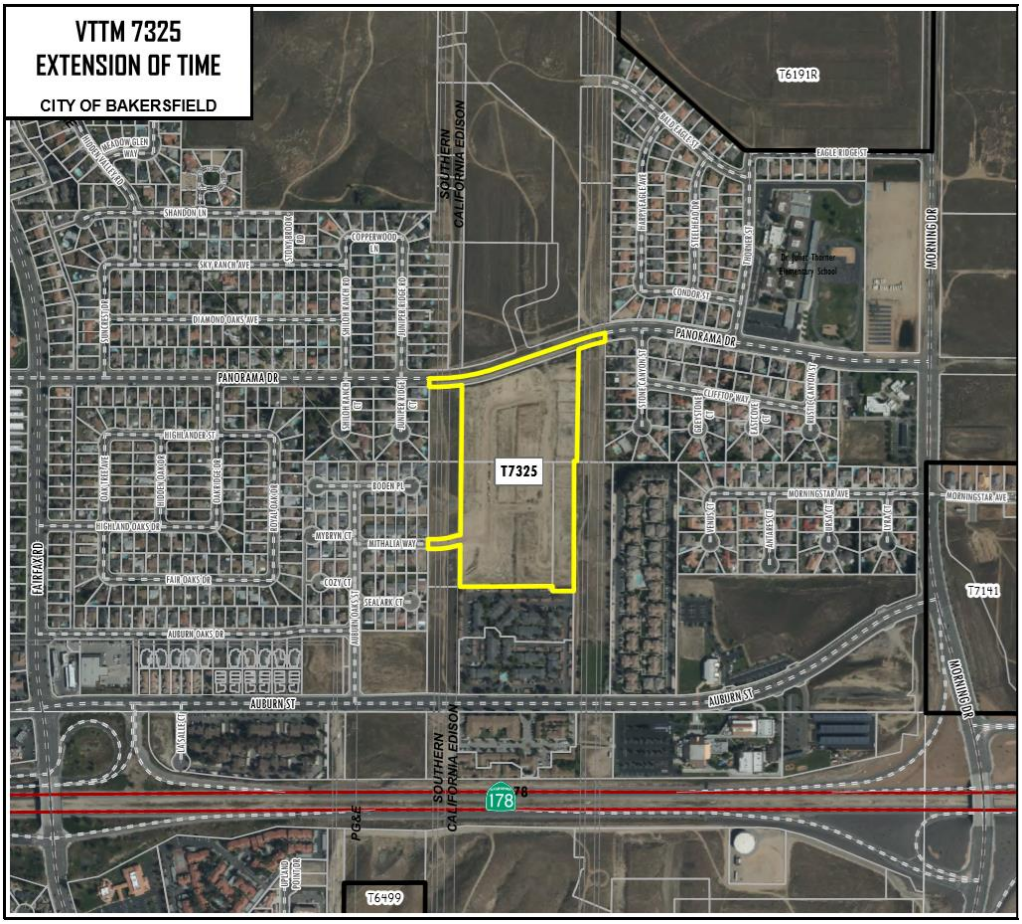


Figure 3. Site Visit Photo

View Looking Southeast from Panorama Drive

Surrounding Land Uses.

The site and surrounding property's General Plan land use designation, zoning classification, and land use are specified in Table A:

Table A. Surrounding Land Use Designations and Zoning Districts

DIRECTION	LAND USE DESIGNATION	ZONING DISTRICT	EXISTING LAND USE
SITE	LR	R-1	Vacant
NORTH	LR	R-1	Vacant
WEST	LR	R-1	Tower line easement; Single family residential
SOUTH	HR	R-3-MH	Apartments
EAST	LR, HR	R-1, R-3-MH	Tower line easement; Single family residential; Apartments

Land Use Designations:
LR: ≤ 7.26 du/na
HR: > 17.42 ≤ 72.6 du/na

Zoning Designations
R-1: One Family Dwelling
R-3-MH : Limited Multiple Family Dwelling-Mobile Home

PROJECT ANALYSIS:

Background and Timeline.

September 1, 2005: Planning Commission approved Vesting Tentative Tract Map (VTTM) 6539 that created 194 buildable lots on 71.55 acres. A mitigated Negative Declaration was also adopted. After several legislative extensions of time were applied, and no phases of the Map recording, VTTM 6539 expired on August 31, 2015.

October 5, 2017. Planning Commission approved Vesting Tentative Tract Map 7325 that created 68 single-family residential lots on 17.69 acres. This Map encompasses the south half of VTTM 6539 so use of the previously adopted Mitigated Negative Declaration for VTTM 6539 was utilized.

Analysis.

At this time, no phase of this Map has recorded. The applicant is requesting a three-year extension of time to allow additional time to complete infrastructure improvements before recording final maps. The applicant requested the extension of time in writing prior to the October 4, 2020 expiration date.

This tentative subdivision is not eligible for any of the automatic extensions the California State Legislature approved in response to the economic downturn and the recession. However, the Subdivision Map Act and the Bakersfield Municipal Code (Section 16.16.080) allow separate extensions to be approved by your Commission with an aggregate of up to six years. City policy has been to approve extensions of time in two (2), three-year intervals. This proposal represents the first request for VTTM 7325.

Circulation.

Access to the subdivision is provided from Panorama Drive (collector street) and Mithalia Way (local street). The closest Golden Empire Transit (GET) bus is Route 41 at the corner of Fairfax

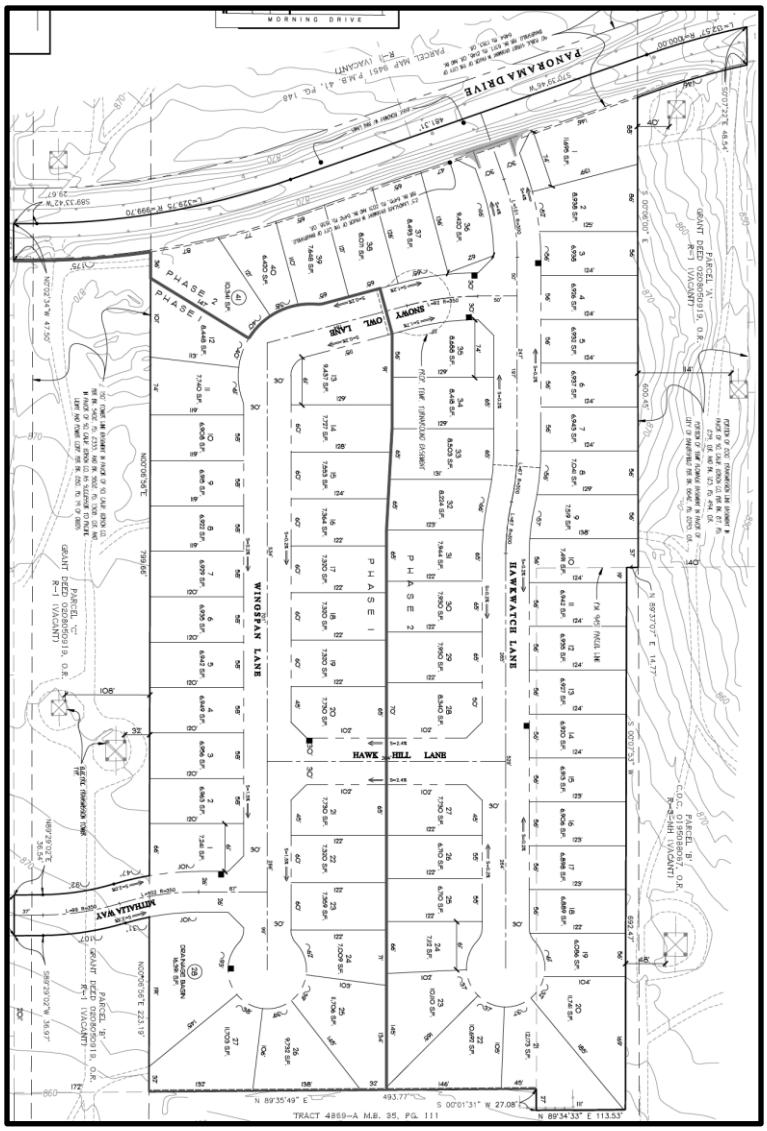
Road and Panorama Drive, approximately 0.5 miles west of VTTM 7325. Route 41 traverses University Avenue, which connects to Bakersfield College and the Valley Plaza Transit Center, providing connections to other bus routes.

The City's Bikeway Master Plan identifies Panorama Drive as a Class 2 facility (bike lanes). Bike lanes currently exist on Panorama Drive abutting the north side of the project.

ENVIRONMENTAL REVIEW AND DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA), an initial study was prepared for VTTM 6539 and a Mitigated Negative Declaration (MND) adopted on August 17, 2005. In October 2017, the Planning Commission determined the previously approved MND was sufficient for VTTM 7325. In accordance with Section 15061(b) (3) *Review for Exemption*, this extension of time is exempt from the requirements of CEQA because it will not affect the environment. Actual development of the project site will be consistent with the previously adopted MND.

Figure 4. VTTM 7325



PUBLIC NOTIFICATION:

Notice of public hearing before the Planning Commission of the City of Bakersfield for the project was advertised in the newspaper and posted on the bulletin board of the Bakersfield City Development Services/Planning Division. All property owners within 300 feet of the project site were notified about the hearing at least 10 days prior to the public hearing in accordance with State law. As of this writing, no written comments have been received.

CONCLUSION:

The applicant submitted the application for the Extension of Time for Vesting Tentative Tract Map 7325 in a timely manner, and requested a three-year extension to have time to complete infrastructure improvements before recording final maps. The three-year extension is reasonable and complies with the extensions permitted by Bakersfield Municipal Code 16.16.080. Based on the foregoing, staff recommends approval of the request to extend the tentative map to expire on October 4, 2023.

Exhibits (attached):

A: Resolution
A-1 Location Map with Zoning
A-2 Vesting Tentative Tract Map 7325

B: Notice of Exemption

EXHIBIT A

RESOLUTION NO. _____

DRAFT

RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION TO APPROVE AN EXTENSION OF TIME FOR VESTING TENTATIVE TRACT MAP 7325 (PHASED) LOCATED SOUTH OF PANORAMA DRIVE WEST OF MORNING DRIVE.

WHEREAS, Victor Baldivia, representing Auburn Oaks Developers LLC, filed an application with the City of Bakersfield Planning Department requesting an extension of time for Vesting Tentative Tract Map 7325 (the "Project") located in the City of Bakersfield as shown on attached (Exhibit "A"); and

WHEREAS, the application was submitted on September 16, 2020, which is prior to the expiration date of Vesting Tentative Map 7325, and in accordance with the provisions of Section 16.16.080 of the Bakersfield Municipal Code; and

WHEREAS, the original application of the tentative map was deemed complete on August 21, 2017, and conditionally approved by the Planning Commission on October 5, 2017; and

WHEREAS, a negative declaration was previously approved by the Planning Commission on September 1, 2005, in conjunction with Vesting Tentative Tract Map 6539, in accordance with California Environmental Quality Act (CEQA); and

WHEREAS, there have been no substantial changes to the Project or circumstances under which it will be undertaken; and

WHEREAS, no new environmental impacts have been identified; and

WHEREAS, the Project is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant State CEQA Guidelines Section 15061(b) (3), Exemption from Review; and

WHEREAS, the Secretary of the Planning Commission set, Thursday, November 5, 2020 at 5:30 p.m. in the Council Chambers of City Hall, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the Planning Commission to consider the application, and notice of the public hearing was given in the manner provided in Title Sixteen of the Bakersfield Municipal Code; and

WHEREAS, the facts presented in the staff report, environmental review evidence received both in writing, and the 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 the CEQA have been followed.

3. Pursuant to State CEQA Guidelines Section 15061(b) (3), Exemption from Review, the Project is exempt from the requirements of CEQA because it will not affect the environment. The Notice of Exemption was properly noticed for public review.

4. This request for an extension of time is pursuant to Bakersfield Municipal Code Section 16.16.080 and Subdivision Map Act Section 66452.6 (e).

NOW, THEREFORE, **BE IT RESOLVED** by the Planning Commission of the City of Bakersfield as follows:

1. The above recitals, incorporated herein, are true and correct.

2. The project is exempt from CEQA, pursuant to CEQA Guidelines Section 15061(b) (3).

3. The expiration date of Vesting Tentative Tract Map 7325 is hereby extended until October 4, 2023.

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 November 5, 2020, on a motion by Commissioner _____ and seconded by Commissioner _____, by the following vote.

AYES:

NOES:

ABSENT:

APPROVED

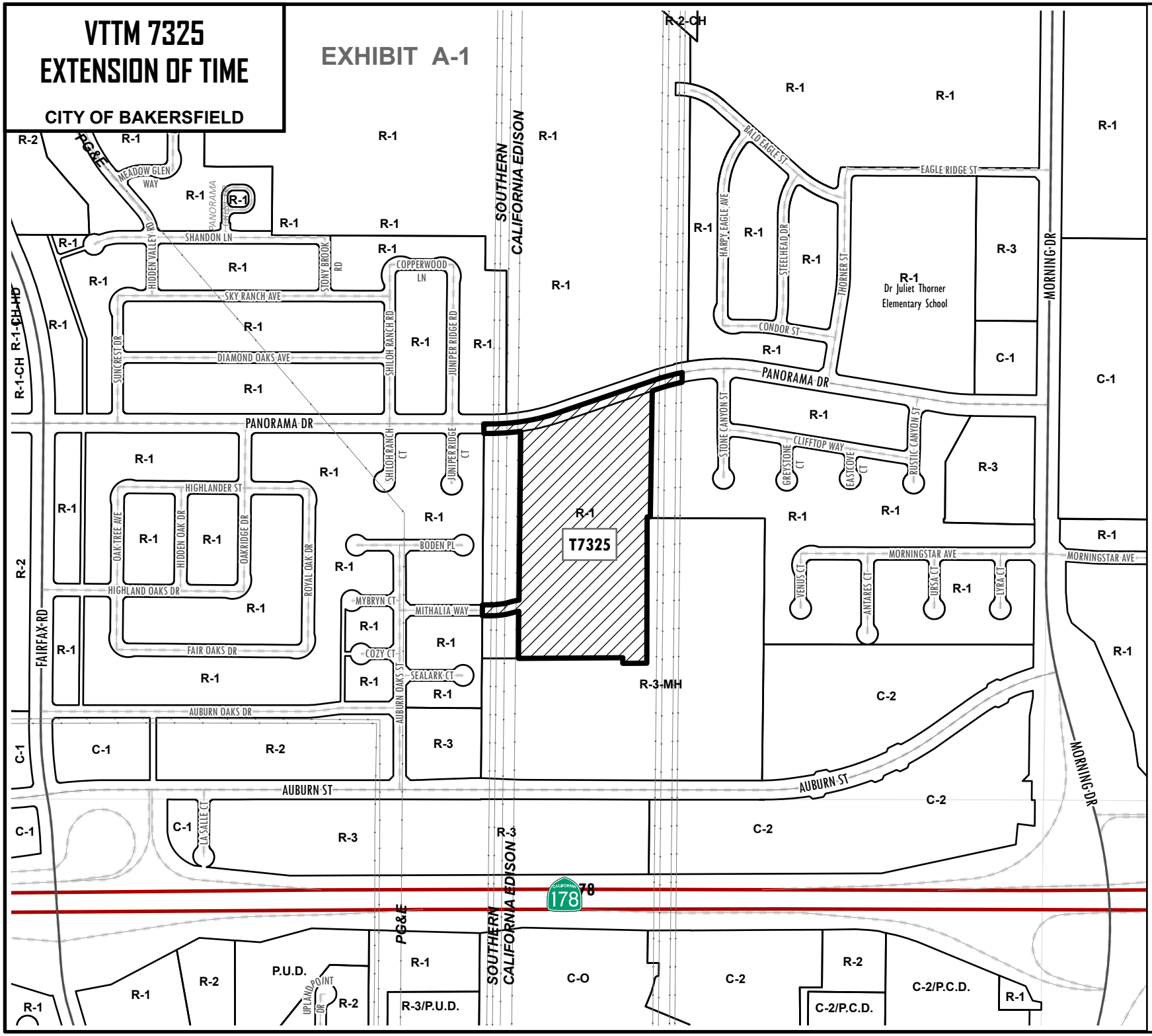
_____
LARRY KOMAN, CHAIR
City of Bakersfield Planning Commission

Exhibits: A-1 Location Map with Zoning
A-2 Vesting Tentative Tract Map

VTTM 7325
EXTENSION OF TIME

CITY OF BAKERSFIELD

EXHIBIT A-1



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 Ming Specific Plan

BAKERSFIELD

N

Feet

0 330 660

Document Name: 2020_09_06

TRACT 5167 M.B. 39, PG. 76 SINGLE FAMILY HOMES

N

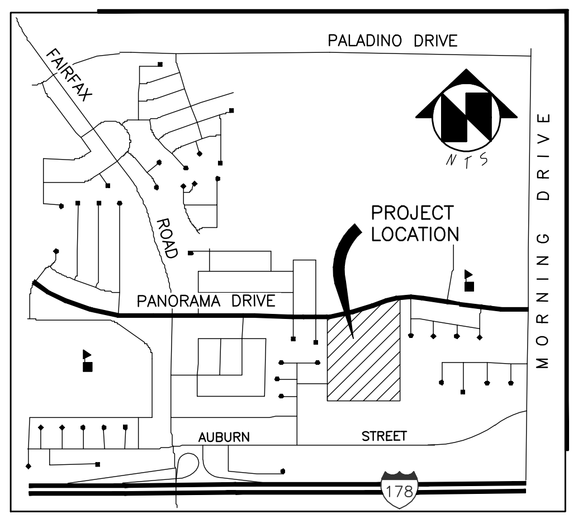
0 25 50 100
1 inch = 50 feet

LICENSED LAND SURVEYOR
Justin E. Van Curen
LS 7439
exp 3-31-18
STATE OF CALIFORNIA

EASEMENTS UNABLE TO PLOT

EASEMENT IN FAVOR OF PACIFIC GAS & ELECTRIC COMPANY FOR UNDERGROUND NATURAL GAS PIPELINE PER BK. 5953, PG. 1869, O.R. AFFECTS THE E/E OF THE SW/4 OF THE SE/4. THE EXACT LOCATION IS NOT DEFINED OF RECORD.

EASEMENT IN FAVOR OF PACIFIC BELL FOR UNDERGROUND COMMUNICATION FACILITIES PER BK. 5964, PG. 2307, O.R. AFFECTS THE E/E OF THE SW/4 OF THE SE/4. THE EXACT LOCATION IS NOT DEFINED OF RECORD.



LOCATION MAP
N.T.S.

LEGEND

- S=0.2% — PROPOSED DRAINAGE FLOW W/ APPROX. SLOPE
- EXISTING GROUND CONTOURS (2 FT. INTERVAL)
- PROPOSED CATCH BASIN
- PROPOSED CROSS GUTTER
- DESIGNATES PROPOSED PHASE LINES
- PROPOSED RETAINING WALL

STATISTICS

AREA: 17.69 ACRES (GR.) 12.73 ACS. (NET)
NUMBER OF LOTS: 69
LOT YIELD: 3.88 LOTS/AC (NET)
EXISTING USE - VACANT
PROPOSED USE - RESIDENTIAL
LAND USE DESIGNATION
EXIST. / PROP.: LR - LOW DENSITY RESIDENTIAL
ZONING
EXIST. / PROP: R-1
APN: 437-010-68, 437-010-71, 437-010-036.
SEWER: CITY OF BAKERSFIELD
WATER: CALIFORNIA WATER SERVICE COMPANY
GAS: PACIFIC GAS & ELECTRIC COMPANY
ELECTRIC: PACIFIC GAS & ELECTRIC COMPANY
PHONE: PACIFIC BELL
CABLE T.V.: SPECTRUM
SCHOOL DISTRICTS:
BAKERSFIELD CITY SCHOOLS: JUILET THORNER ELEMENTARY
CHIPMAN JUNIOR HIGH
KERN HIGH SCHOOL: HIGHLAND HIGH

GENERAL NOTES

THIS IS A PHASED DEVELOPMENT
PHASE 1: 28 LOTS (27 BUILDABLE)
PHASE 2: 41 BUILDABLE LOTS

IMPROVEMENTS, DRAINAGE, AND DEDICATIONS TO BE IN ACCORDANCE WITH CITY OF BAKERSFIELD STANDARDS.
ALL PROPOSED STREETS ARE TO BE PUBLIC.
ALL PROPOSED PUBLIC STREETS ARE TO BE WIDTHS OF 60' U.N.O.
ROUGH GRADING HAS BEEN COMPLETED.
SEWER, WATER, AND STORM DRAIN LINES HAVE BEEN INSTALLED.
ALL IMPROVEMENT PLANS HAVE BEEN COMPLETED AND APPROVED BY CITY PUBLIC WORKS.
TEMPORARY SECONDARY ACCESS IS NOT REQUIRED.

PARCEL 'A'
GRANT DEED 0208050919, O.R.
R-1 (VACANT)

PARCEL 'B'
C.O.C. 0195088067, O.R.
R-3-MH (VACANT)

PARCEL 'C'
GRANT DEED 0208050919, O.R.
R-1 (VACANT)

PARCEL 'B'
GRANT DEED 0208050919, O.R.
R-1 (VACANT)

PARCEL MAP 9451 P.M.B. 41, PG. 148
R-1 (VACANT)

P.M. 9451 PARCEL LINE

PORTION OF 200' TRANSMISSION LINE EASEMENT IN FAVOR OF SO. CALIF. EDISON CO. PER BK. 87, PG. 239, O.R. AND BK. 123, PG. 494, O.R.

PORTION OF TEMP. FLOWAGE EASEMENT IN FAVOR OF CITY OF BAKERSFIELD PER BK. 6642, PG. 2093, O.R.

90' PUBLIC STREET EASEMENT IN FAVOR OF THE CITY OF BAKERSFIELD PER BK. 6317, PG. 1080, O.R. AND BK. 6404, PG. 1765, O.R.

25' LANDSCAPE EASEMENT IN FAVOR OF THE CITY OF BAKERSFIELD PER BK. 6405, PG. 2201, AND BK. 6492, PG. 1650, O.R.

PROP. TEMP. TURNAROUND EASEMENT

150' TOWER LINE EASEMENT IN FAVOR OF SO. CALIF. EDISON CO. PER BK. 5402, PG. 2333, AND BK. 5602, PG. 1308, O.R. AND IN FAVOR OF SO. CALIF. EDISON CO. AS SUCCESSOR TO PACIFIC LIGHT AND POWER CORP. PER BK. 280, PG. 19 OF DEEDS

ELECTRIC TRANSMISSION TOWER TYP.

PANORAMA DRIVE
HAWKWATCH LANE
SNOWY OWL LANE
HAWK HILL LANE
WINGSPAN LANE
MITHALIA WAY

PHASE 1
PHASE 2

DRAINAGE BASIN
16,391 S.F.

TRACT 3977 M.B. 28, PG. 187 SINGLE FAMILY HOMES

TRACT 6421 M.B. 59, PG. 27 SINGLE FAMILY HOMES

TRACT 4869-A M.B. 35, PG. 111
R-3-MH (APARTMENTS)

EXIST. PUBLIC ROADWAY

"VESTING" TENTATIVE TRACT MAP NO. 7325

BEING A DIVISION OF PARCEL 1 OF PARCEL MAP 9451, AS PER MAP RECORDED FEBRUARY 28, 1991 IN BK. 41 AT PG. 148 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER AND A PORTION OF THE W/2 OF THE E/2 OF THE SW/4 OF THE SE/4 OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 28 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA.

OWNER/SUBDIVIDER: AUBURN OAK DEVELOPERS, LLC
2228 BRUNDAGE LANE, BAKERSFIELD, CA 93304

PREPARED BY:
SAN JOAQUIN ENGINEERING, INC.
Civil Engineering ♦ Land Development Services
5309 BOLD RULER COURT BAKERSFIELD, CA 93312
PHONE/FAX: (661)336-0977
EMAIL: BDAWSON@SJEINC.NET

CONTACT: BRETT DAWSON, P.E.
BDAWSON@SJEINC.NET

ONE SHEET ONLY

ATTACHMENT B: NOTICE OF EXEMPTION

TO: __ Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

FROM: City of Bakersfield
Planning Division
1715 Chester Avenue
Bakersfield, CA 93301

__X__ County Clerk
County of Kern
1115 Truxtun Avenue
Bakersfield, CA 93301

Project Title: Extension of Time for Vesting Tentative Tract Map 7325 (Phased)

Project Location-Specific: South of Panorama Drive west of Morning Drive

Project Location-City: Bakersfield **Project Location-County:** Kern

Description of Project: Extension of Time for Vesting Tentative Tract Map 7325 (Phased): Auburn Oak Developers, LLC requests an extension of time for Vesting Tentative Tract 7325 consisting of 68 lots on 17.69 acres, zoned R-1 for single family residential development located at south of Panorama Drive west of Morning Drive.

Name of Public Agency Approving Project: City of Bakersfield

Name of Person or Agency Carrying Out Project: Victor Baldivia

Exempt Status:

__ Ministerial (Sec.21080(b)(1); 15268));
__ Declared Emergency (Sec.21080(b)(3); 15269(a));
__ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
__ Categorical Exemption. State type and section number.
__ Statutory Exemptions. State section number. _____
X Project is exempt from CEQA pursuant to Section 15061(b)(3)

Reasons why project is exempt: Will not have an effect on the environment based on the criteria listed in this exemption.

Lead Agency: Contact Person: Jennie Eng Telephone/Ext.: 661-326-3043

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes__ No_

Signature:_____ **Title:** Principal Planner **Date**:_____

__**X**__Signed by Lead Agency Date received for filing at OPR: _____
_____Signed by Applicant

COVER SHEET
PLANNING DEPARTMENT
STAFF REPORT

MEETING DATE: November 5, 2020

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

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Kassandra Gale, Principal Planner

DATE:

WARD: Ward 3

SUBJECT:
Conditional Use Permit No. 20-0024: Sequoia Deployment Services, Inc., on behalf of Verizon Wireless, is proposing a conditional use permit to allow a 73-foot tall monopine wireless telecommunication facility with ancillary equipment (17.59.020.C) in the C-1 (Neighborhood Commercial Zone) district, located at 3819 River Blvd. Notice of Exemption on file.

APPLICANT: Sequoia Deployment Services

OWNER: Eonice & Alejandro Penaloza

LOCATION: 3819 River Boulevard

STAFF RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:

Description	Type
Staff Report CUP No. 20-0024	Staff Report
Attachment A: Draft Resolution	Resolution
Attachment B: Propagation Maps	Backup Material
Attachment C: Alternative Sites Analysis	Backup Material
Attachment D: Photosimulations	Backup Material

BAKERSFIELD
THE SOUND OF *Something Better*

CITY OF BAKERSFIELD
PLANNING DIVISION
STAFF REPORT

TO: Chair Koman and Members of the Planning Commission AGENDA ITEM 5.d.

FROM: Paul Johnson, Planning Director APPROVED PJ

DATE: November 5, 2020

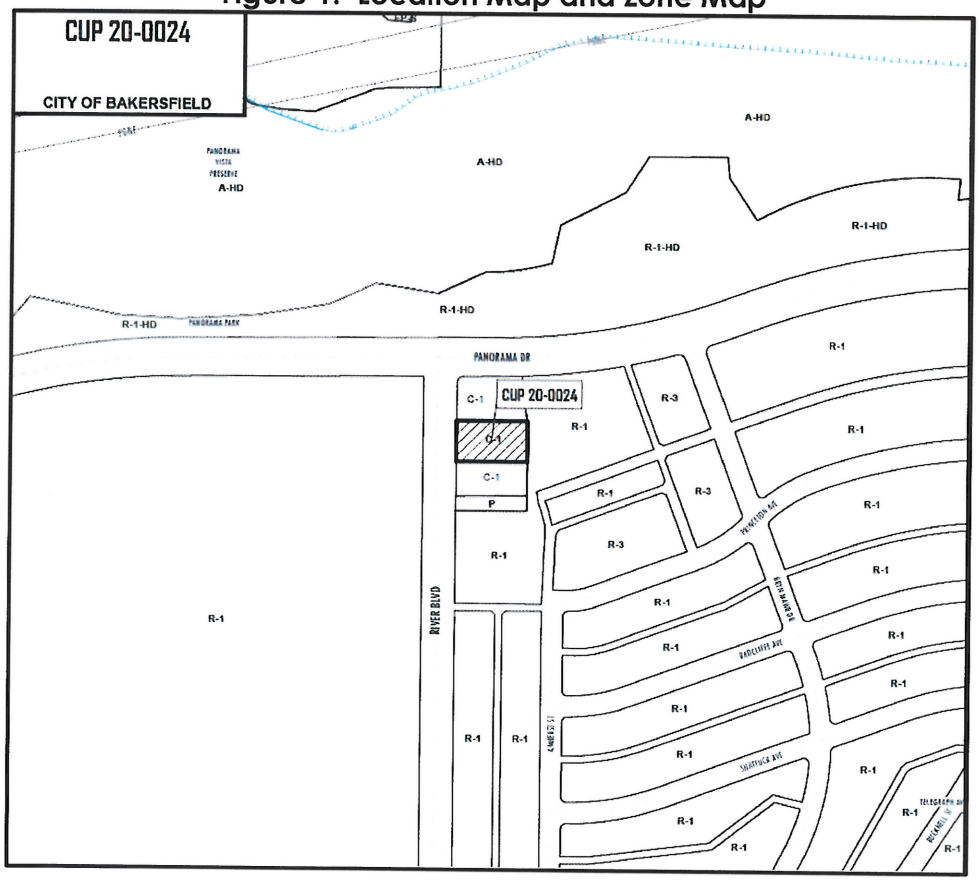
SUBJECT: **Conditional Use Permit; File No. 20-0024 (Ward 3)**

APPLICANT: Sequoia Deployment Services
1 Spectrum Point Drive, Suite 130
Lake Forest, CA 92624

OWNER: Eonice & Alejandro Penaloza
15036 Tribute Way
Bakersfield, CA 93314

LOCATION: 3819 River Boulevard | APN: 021-320-27

Figure 1. Location Map and Zone Map



RECOMMENDATION: Adopt Resolution and suggested findings **APPROVING** Conditional Use Permit No. 20-0024 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 73-foot tall monopine wireless telecommunication facility with ancillary equipment in the C-1 (Neighborhood Commercial) zone district. See Figures 2-4.

Figure 2. Site Aerial

Figure 3. Site Plan

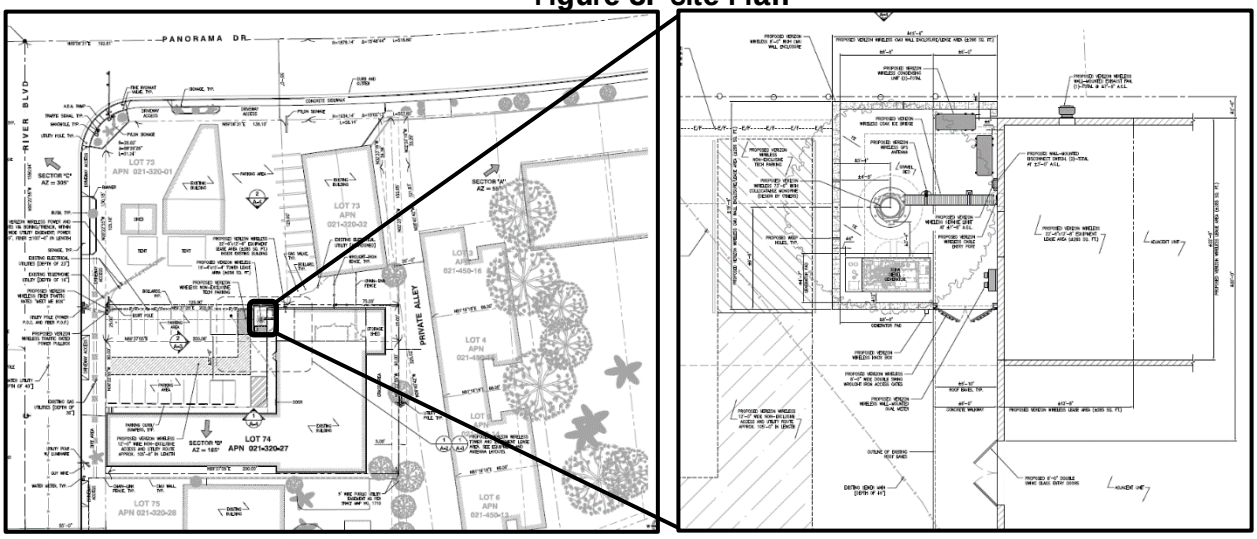
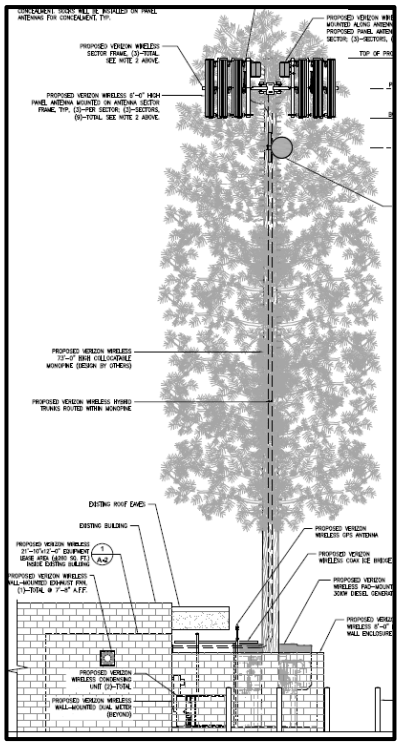
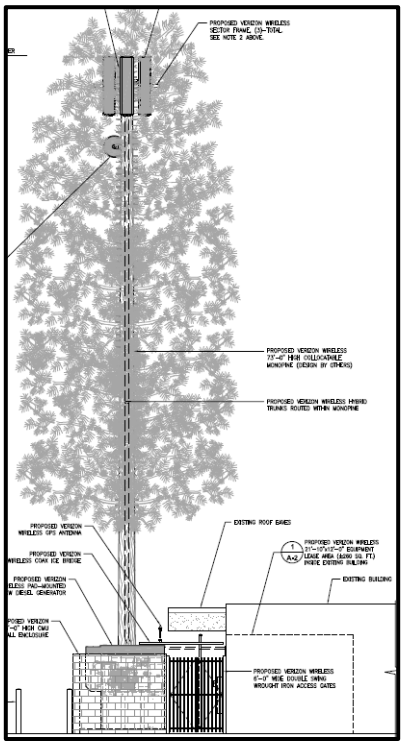


Figure 4. Elevations

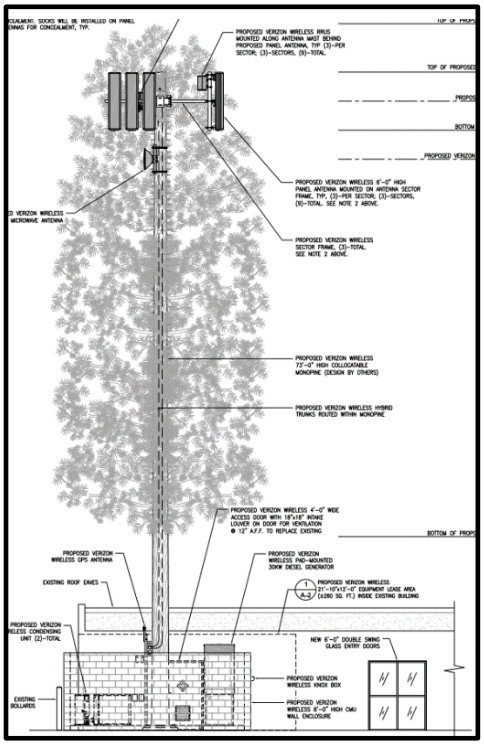
North



South



East



SURROUNDING LAND USES:

The 581 square foot portion of an 0.53-acre project 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	Multi-Tenant Commercial
North	GC	C-1	Commercial
East	HMR	R-1	Multi-Family Residential
South	GC	C-1	Child Day Care Center
West	P	R-1	Cemetery

General Plan Key	Zone District Key
GC: General Commercial HMR: High Medium Density Residential P: Public Facilities	C-1: Neighborhood Commercial R-1: One Family Dwelling

ANALYSIS:

The purpose of the Bakersfield Municipal Code Chapter 17.59 (*Wireless Telecommunication Facilities Not in the Public Right-Of Way*) is to establish general guidelines for the siting of wireless telecommunication facilities not in the public right-of-way, in accordance with the Telecommunications Act of 1996, as amended.

Requested Deviations from Development Standards. Unless otherwise provided, wireless telecommunication facilities that do not meet specific requirements listed in the Ordinance, and facilities that do not meet development standards, are subject to a conditional use permit. As such, the proposed facility is being considered for the following:

Enclosure

Associated equipment shall be within a completely enclosed building. Use of underground vaults, landscaping, or other camouflaging completely screening equipment is encouraged and may be considered by the approving authority in lieu of a building. If security fencing is used, it shall be wrought iron or similar decorative material. Chain-link fencing may only be used if screened with landscaping. Equipment buildings shall not exceed a height of 12 feet and an area of 750 square feet.

As proposed, the majority of ancillary equipment would be sited within a 285 square foot lease area located inside the existing building. The tower and backup generator would be sited within a 296 square foot lease area outside the building. The applicant is proposing an 8-foot tall masonry wall, to match the existing building, surrounding the outside lease area. Noting the mainly commercial use of the area, Staff believes the proposed masonry wall would act similar to an extension of the existing building and serve the intent to completely screen ancillary equipment from public views. If approved, the wall will be required to be painted to match the existing building.

Proximity to Nearby Facilities

Camouflaged monopoles shall be located no closer than 300 feet apart. Co-location is encouraged to minimize the number of antennas and towers in an area. As proposed, the wireless facility will be located within 300 feet of the following existing facilities:

- On November 9, 2010, the Board of Zoning Adjustment approved a conditional use permit to allow an 85-foot tall tower camouflaged as a monopalm with ancillary equipment located approximately 260 feet southwest of the current project at 3801 River Boulevard (CUP No. 10-0478, Resolution No. 10-37).

- On June 14, 2011, the Board of Zoning Adjustment approved a conditional use permit to allow an 85-foot tall tower camouflaged as monopine with ancillary equipment located approximately 280 feet southeast of the current project (CUP No. 11-0126, Resolution No. 11-12).

These two existing wireless facilities are approximately 100 feet apart (see Figure 5).

The applicant asserts the objective of the proposed facility is to provide additional coverage in the area and to offload existing wireless facilities to the east and west (see attached propagation maps). The applicant stated that collocation on the existing facilities to the south was not possible because the facilities do not have sufficient space for Verizon equipment to achieve the required radio frequency for the proposed coverage area. In addition, the property owner, California Water Services, was not willing to lease any additional ground space to expand on the existing lease areas or offer new lease areas.

The applicant notes they have made a good faith effort to collocate and review alternate locations, and when not possible, has designed the proposed facility to be compatible with the existing neighborhood and to have capacity for future collocations (see attached Alternative Sites Analysis).

Figure 5. Nearby Wireless Facilities

Compliance with Development Standards. In addition to the aforementioned development standards, the project is also subject to the following standards:

Height

The maximum height for a tower, including equipment, is 125 feet or no more than 20 percent above the existing height of adjacent natural objects, whichever is less, on property zoned or designated commercial or industrial. Natural objects do not include fabricated structures such as buildings, signs, utility poles/towers, or other telecommunication towers.

According to the applicant, the nearest substantial natural objects include trees ranging in height of 38 feet to 101 feet with an average height of 73 feet, located on the adjacent property east of the project site. Therefore, the development and design standards allow for a maximum height of approximately 87 feet for a wireless communication tower. As proposed, the stand-alone monopole will be 73 feet tall and camouflaged as a pine tree to blend with existing trees (see Figure 6 and the attached photo simulations).

Setbacks

Camouflaged towers and associated equipment shall be set back 50 feet from any public or private street. Camouflaged towers shall also be setback 50 feet from adjacent lots zoned or designated residential; equipment buildings must be setback 20 feet. As proposed, the lease area is set back approximately 100 feet from the frontage street (River Boulevard). Additionally, the tower is setback approximately 90 feet from the adjacent residentially zoned property to the east. Therefore, the proposed facility complies with the setback standards.

Other Standards

As proposed, the facility adheres to all other development and design standards to include security lighting, signs, colors, Federal Aviation Administration conformance, proper state of appearance, and interference with any electrical equipment in the surrounding neighborhoods. Should your Commission approve the proposed request, the applicable standards are incorporated as conditions of approval.

Figure 6a. Site Simulation

Figure 6b. Existing

Figure 6c. Proposed

Co-location/Expansion. According to the applicant, the wireless facility is designed to allow for future expansion and/or colocation by other wireless users. With regard to future expansion and/or alterations, Staff notes that on January 8, 2015, the Federal Communication Commission (FCC) published guidance on interpretation of Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012 which provides that a State or local government "may not deny, and shall approve" any request for collocation, removal, or replacement of transmission equipment on an existing wireless tower or base station, provided this action does not substantially change the physical dimensions of the tower or base station.

Although Section 6409(a) does not define what constitutes a "substantial change," the FCC has applied the following four-prong test to determine whether a collocation will effect a "substantial increase in the size of a tower:"

1. The mounting of the proposed antenna on the tower would increase the existing height of the tower by more than 10 percent, or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater, except that the mounting of the proposed antenna may exceed the size limits set forth in this paragraph if necessary to avoid interference with existing antennas; or

2. The mounting of the proposed antenna would involve the installation of more than the standard number of new equipment cabinets for the technology involved, not to exceed four, or more than one new equipment shelter; or

3. The mounting of the proposed antenna would involve adding an appurtenance to the body of the tower that would protrude from the edge of tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater, except that the mounting of the proposed antenna may exceed the size limits set forth in this paragraph if necessary to shelter the antenna from inclement weather or to connect the antenna to the tower via cable; or

4. The mounting of the proposed antenna would involve excavation outside the current tower site, defined as the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site.

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 small facility that does not have the potential to cause a significant effect on the environment. A Notice of Exemption has been prepared.

PUBLIC NOTIFICATION:

Public notice for the proposed project and environmental determination was advertised in *The Bakersfield Californian* and posted on the bulletin board in the City of Bakersfield Development Services Building, 1715 Chester Avenue, Bakersfield, California. All property owners within 300 feet of the project site were notified by United States mail regarding this public hearing in accordance with city ordinance and state law.

Signs are required as part of the public notification process and must be posted between 20 to 60 days before the public hearing date. The required signs were placed on the project site on October 16, 2020 giving public notice of the November 5, 2020 meeting. Photographs of the posted signage and the Declaration of Posting Public Hearing Notice signed by the applicant are on file at the Planning Division.

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 Commission 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) construction of a 73-foot tall monopine wireless telecommunication facility would provide a public service for better wireless reception; (2) the facility would not interfere with or disrupt existing land uses in the surrounding area; and (3) 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 Commission adopt Resolution and suggested findings approving Conditional Use Permit No. 20-0024, as depicted in the project description and subject to the listed conditions of approval.

ATTACHMENTS:

Attachment A: Draft Resolution with Exhibits
Attachment B: Propagation Maps
Attachment C: Alternative Sites Analysis
Attachment D: Photo Simulations

Attachment A:
Draft Resolution

RESOLUTION NO. _____

RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT TO ALLOW A 73-FOOT TALL MONOPINE WIRELESS TELECOMMUNICATION FACILITY WITH ANCILLARY EQUIPMENT (17.59.020.C) IN THE C-1 (NEIGHBORHOOD COMMERCIAL ZONE) DISTRICT, LOCATED AT 3819 RIVER BOULEVARD. (CUP NO. 20-0024)

WHEREAS, SAC Wireless filed an application with the City of Bakersfield Development Services Department for a conditional use permit to allow a 73-foot tall monopine wireless telecommunication facility with ancillary equipment (17.59.020.C) in the C-1 (Neighborhood Commercial Zone) district, located at 3819 River Boulevard (the "Project"); and

WHEREAS, the Secretary of the Planning Commission set Thursday, November 5, 2020, at 5:30 p.m. in City Council Chambers, City Hall South, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the Planning Commission to consider the proposed conditional use permit, and notice of the public hearing was given in the manner provided in Title 17 of the Bakersfield Municipal Code; and

WHEREAS, at the public hearing no testimony was received either in support or opposition of the Project; and

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

WHEREAS, the above described project is exempt from the requirements of CEQA in accordance with Section 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 new small facility and does not have the potential to cause a significant effect on the environment.

3. The proposed use is essential and desirable to the public convenience and welfare.

4. The proposed use is in harmony with the various elements and objectives of the Metropolitan Bakersfield General Plan.

5. The project would result in a development that is consistent with the intent of both the Metropolitan Bakersfield General Plan and the Bakersfield Municipal Code.

NOW, THEREFORE, BE IT RESOLVED by the Bakersfield Planning Commission as follows:

1. The above recitals, incorporated herein, are true and correct.

2. This project is exempt from the requirements of CEQA.

3. Conditional Use Permit No. 20-0024 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 Planning Commission of the City of Bakersfield at a regular meeting held on the 5th day of November 2020, on a motion by Commissioner _____ and seconded by Commissioner _____, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED

_____
LARRY KOMAN, CHAIR
City of Bakersfield Planning Commission

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. 20-0024

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

- The project shall be in accordance with all approved plans, conditions of approval, and other required permits and approvals. All construction shall comply with applicable building codes.

- All conditions imposed shall be diligently complied with at all times and all construction authorized or required shall be diligently prosecuted to completion before the premises shall be used for the purposes applied for under this approval.

- This approval will not be effective until ten (10) days after the date upon which it is granted by the Planning Commission to allow for appeal to the City Council. Any permit or license for any approval granted shall not be issued until that effective date.

- This approval shall automatically be null and void two (2) years after the effective date unless the applicant or successor has actually commenced the rights granted, or if the rights granted are discontinued for a continuous period of one (1) year or more. This time can be extended for up to one (1) additional year by the approving body.

- The Planning Commission may initiate revocation of the rights granted if there is good cause, including but not limited to, failure to comply with conditions of approval, complete construction or exercise the rights granted, or violation by the owner or tenant of any provision of the Bakersfield Municipal Code pertaining to the premises for which the approval was granted. The Planning Commission may also consider adding or modifying conditions to ensure the use complies with the intent of City ordinances.

- Unless otherwise conditioned, this approval runs with the land and may continue under successive owners provided all the above-mentioned provisions are satisfied.

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

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

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

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

2. This conditional use permit allows for construction of a 73-foot tall monopine wireless telecommunication facility with ancillary equipment in a C-1 (Neighborhood Commercial Zone) district located at 3819 River Boulevard as depicted on attached Exhibits B and C.

3. Minimum setbacks of the tower, including equipment and equipment buildings, shall be fifty (50) feet from the property line abutting any public or private street, and 50 feet from adjacent lots zoned or designated residential.

4. Equipment buildings shall not exceed a height of 12 feet and an area of 750 square feet.

5. Associated equipment shall be within a completely enclosed building. Use of underground vaults, landscaping, or other camouflaging completely screening equipment is encouraged and may be considered by the approving authority in lieu of a building. If security fencing is used, it shall be wrought iron or similar decorative material. Chain-link fencing may only be used if screened with slats, landscaping, or other cover material as approved by the Planning Director.

6. If security lighting is provided, it shall be directed downward and shielded to prevent light spillage onto adjacent properties and public rights-of-way.

7. Signs and advertisement are prohibited, except required informational signs for public safety in accordance with the area limitations of Section 17.60.080 F.

8. Non-reflective colors shall be used for all equipment shelters, poles, towers, antennas, and supporting structures. If not camouflaged, antenna and monopoles shall be a single color such as off-white, cream, beige, light green, or gray.

9. The monopine tower shall be constructed and maintained to emulate, to the greatest extent feasible, the natural appearance of a pine tree with respect to; trunk design, branch and needle density, and branch taper. All branches shall be arranged in a natural order with the widest branches at the lowest portion of the monopine tapering to the shortest branches at the top of the monopine.

10. Antenna structures shall conform to Federal Aviation Administration regulation AC70/7460 latest edition. This may include beacons, sidelights, and/or strobes.

11. The operation of the antenna shall not cause interference with any electrical equipment in the surrounding neighborhoods such as television, radio, telephone, computer, inclusive of any public safety radio system, 911 emergency system, etc., unless exempted by federal regulation.

12. Facilities shall be maintained in good condition and a proper state of preservation at all times. They shall be operational and present a satisfactory appearance regarding their original approval such as painting, material screening, camouflage, landscaping, or anything related to the appearance of the overall facility to the satisfaction of the Planning Director.

III. The following are specific items that you need to resolve before you can obtain a building permit or be allowed occupancy. These items include conditions and/or mitigation required by previous site entitlement approvals (these will be specifically noted), changes or additions that need to be shown on the final building plans, alert you to specific fees, and other conditions for your project to satisfy the City's development standards.

The items listed below will usually need to be shown on the final building plans or completed before a building permit is issued. As part of the building permit submittal, identify the location of your response by using the *APPLICANT'S RESPONSE* line provided directly below the item (example: sheet number, detail, etc.).

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

1. Show on the final building plan how and where water will be drained from the property.

   APPLICANT'S RESPONSE:_____

B. <u>DEVELOPMENT SERVICES - PLANNING (1715 Chester Avenue)</u>
(Staff contact – Kassandra Gale; 661-326-3411 or kgale@bakersfieldcity.us)

1. All parking lots, driveways, drive aisles, loading areas, and other vehicular access ways, shall be paved with concrete, asphaltic concrete, or other paved street surfacing material in accordance with the Bakersfield Municipal Code (Sections 15.76.020 and 17.58.060.A.).

   APPLICANT'S RESPONSE:_____

2. 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).

   APPLICANT'S RESPONSE:_____

3. 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.

   APPLICANT'S RESPONSE:_____

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:

   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.)

2. The minimum gate width shall be 20 feet and a minimum vertical clearance of thirteen (13) feet six (6) inches is required when the gate is at full open position. Where there is more than one gate and two or more driveways separated by islands, a minimum horizontal clearance of fifteen (15) feet for each driveway and a minimum vertical clearance of thirteen (13) feet six (6) inches is required when gates are at full open position. Horizontal distance shall be measured perpendicular to the direction of travel on the driveway. Vertical distance shall be measured from the highest elevation of the driveway to the lowest overhead obstruction.

   APPLICANT'S RESPONSE:_____

3. 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.

   APPLICANT'S RESPONSE:_____

4. 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.

   APPLICANT'S RESPONSE:_____

5. All projects must comply with the current California Fire Code and current City of Bakersfield Municipal Code.

   APPLICANT'S RESPONSE:_____

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

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

E. PUBLIC WORKS - ENGINEERING (1501 Truxtun Avenue)
(Staff contact - Susanna Kormendi; 661-326-3997 or SKormendi@bakersfieldcity.us)

1. The developer shall construct curbs, gutters, cross gutters, sidewalks, and street/alley paving along River Boulevard 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.

   APPLICANT'S RESPONSE:_____

2. 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.

   APPLICANT'S RESPONSE:_____

3. 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.

   APPLICANT'S RESPONSE:_____

4. 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).

   APPLICANT'S RESPONSE:_____

5. 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.

   APPLICANT'S RESPONSE:_____

6. 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 prior to submitting a grading plan. Any off-site/frontage improvements or repairs required during the site inspection shall be shown on the grading plan.

   APPLICANT'S RESPONSE:_____

7. 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.

   APPLICANT'S RESPONSE:_____

8. 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 (SWRCB Order No. 2009-009-DWQ as amended by Order No. 2010-0014-DWQ and 2012-0006-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.

   APPLICANT'S RESPONSE:_____

9. 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.

   APPLICANT'S RESPONSE:_____

10. The developer shall either construct the equivalent full width landscaped median island in River Boulevard 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.

    APPLICANT'S RESPONSE:_____

11. 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 Louis Rodriguez at 661-326-3571.

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

APPLICANT'S RESPONSE:_____

F. PUBLIC WORKS - TRAFFIC (1501 Truxtun Avenue)

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

1. Show on the final building plans 36' wide (top-to-top) drive approach(es). Drive approaches must be centered on drive aisles. All dimensions shall be shown on the final building plans.

APPLICANT'S RESPONSE:_____

2. Two-way drive aisles shall be a minimum width of 24 feet. If perpendicular (90º) 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.

APPLICANT'S RESPONSE:_____

3. 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).

APPLICANT'S RESPONSE:_____

4. 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.)

APPLICANT'S RESPONSE:_____

5. 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.

APPLICANT'S RESPONSE:_____

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

APPLICANT'S RESPONSE:_____

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

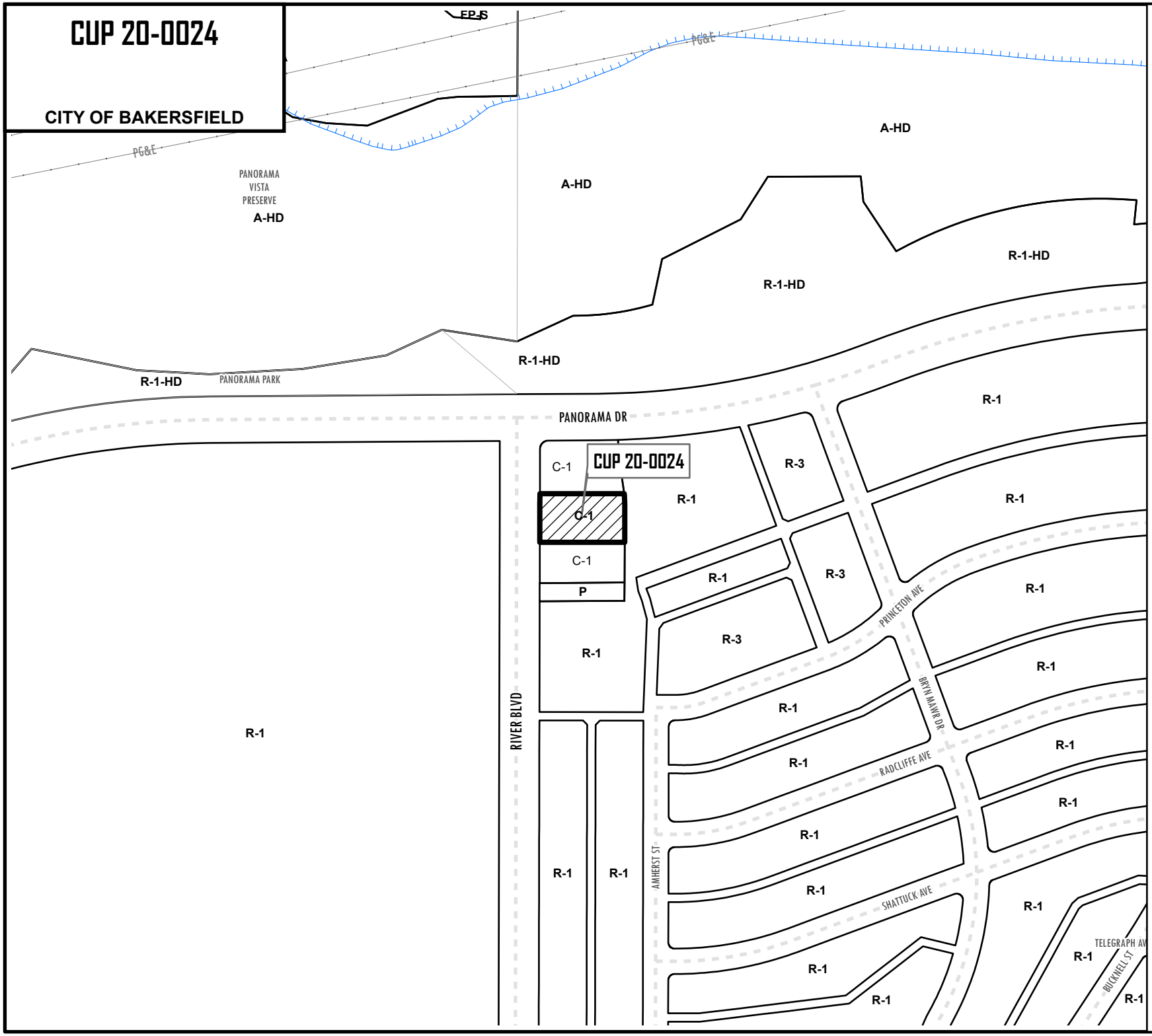
1. At this time, no applicable conditions for the proposed project. Conditions may be added if the project changes.

Exhibit B

(Location Map)

CUP 20-0024

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 Ming Specific Plan

BAKERSFIELD

Feet

0 140 280

Document Name: 2020_10_07

Exhibit C

(Site Development Plan)

verizon

RIVER BLVD.

3819 RIVER BLVD.
BAKERSFIELD, CA 93305

LOCATION CODE: 390747
PROJECT TYPE: NEW SITE BUILD

SITE INFORMATION

PROPERTY OWNER: ADDRESS:	EONICE & ALEJANDRO PENALOZA 15036 TRIBUTE WAY BAKERSFIELD, CA 93314 CONTACT: ALEJANDRO PENALOZA PH: (661) 319-0750
APPLICANT: ADDRESS:	VERIZON WIRELESS 2785 MITCHELL DRIVE, BLDG. 9 WALNUT CREEK, CA 94598
LATITUDE (NAD 83):	35° 24' 30.78" N
LONGITUDE (NAD 83):	118° 59" 05.36" W
GROUND ELEVATION:	±643.20' AMSL
ASSESSOR'S PARCEL NO.:	021-320-27
ZONING JURISDICTION:	CITY OF BAKERSFIELD
ZONING CLASSIFICATION:	C-1 (LIMITED COMMERCIAL)
OCCUPANCY GROUP:	A-2
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
LEASE SPACE:	EQUIPMENT LEASE AREA: ±285 SQ. FT. TOWER LEASE AREA: ±296 SQ. FT. TOTAL LEASE AREA: ±581 SQ. FT.

PROJECT TEAM

APPLICANT:
VERIZON WIRELESS
2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598
CONTACT: STEVE CHRISTENSON
PHONE: (530) 368-0730
EMAIL: steven.christenson@verizonwireless.com

RF ENGINEER:
VERIZON WIRELESS
2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598
CONTACT: WALT KOHLS
PHONE: (559) 974-7012
EMAIL: walt.kohls@verizonwireless.com

SITE ACQUISITION:
SEQUOIA DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DR., SUITE #130
LAKE FOREST, CA 92630
CONTACT: BOB BALLMAER
PHONE: (949) 278-7747
EMAIL: bob.ballmaier@sequoia-ds.com

ARCHITECT/ENGINEERING:
CELLSITE CONCEPTS
10650 SCRIPPS RANCH BLVD., SUITE 224
SAN DIEGO, CA 92131
CONTACT: REGGIE GABRIEL
PHONE: (619) 200-7190
EMAIL: reggie.gabriel@cellsite.net

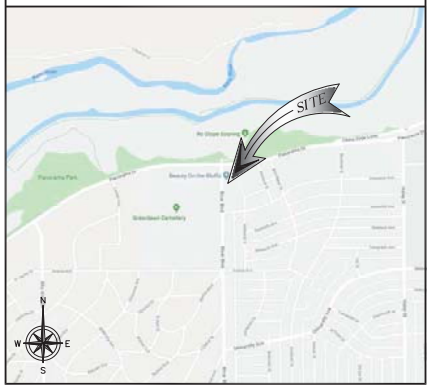
ZONING:
SEQUOIA DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DR., SUITE #130
LAKE FOREST, CA 92630
CONTACT: BEN HACKESTEDDE
PHONE: (949) 259-3344
EMAIL: ben.hackestedde@sequoia-ds.com

CONSTRUCTION:
SEQUOIA DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DR., SUITE #130
LAKE FOREST, CA 92630
CONTACT: DAVE ROGERS
PHONE: (951) 445-0671
EMAIL: dave.rogers@sequoia-ds.com

ZONING DRAWING

IF USING 11"X17" PLOT, DRAWINGS WILL BE HALF SCALE

VICINITY MAP



DRIVING DIRECTIONS

DIRECTIONS FROM VERIZON OFFICE:

1. START OUT GOING NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD.
2. TURN LEFT ONTO OAK GROVE RD.
3. TURN LEFT ONTO TREAT BLVD.
4. TURN RIGHT ONTO N MAIN ST.
5. MERGE ONTO I-680 S.
6. MERGE ONTO I-580 E VIA EXIT 30A.
7. I-580 E BECOMES I-5 S.
8. TAKE THE STOCKDALE HWY EXIT, EXIT 253.
9. TURN LEFT ONTO STOCKDALE HWY.
10. TURN SLIGHT RIGHT ONTO TRUXTUN AVE.
11. TURN LEFT ONTO OAK ST.
12. TURN RIGHT ONTO 24TH/CA-178. CONTINUE TO FOLLOW CA-178 E.
13. TAKE EXIT 3 TOWARD BEALE AVE.
14. MERGE ONTO OWENS ST.
15. TAKE THE 1ST RIGHT ONTO FLOWER ST.
16. TAKE THE 1ST RIGHT ONTO BEALE AVE.
17. BEALE AVE BECOMES RIVER BLVD.
18. 3819 RIVER BLVD IS ON THE RIGHT.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE CONSTRUCTION OF A PROPOSED EQUIPMENT ENCLOSURE FOR THE LOCATION OF THE PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT AND COLLOCATION OF ANTENNAS ON AN PROPOSED MONOPINE.

- INSTALL (1) PROPOSED VERIZON WIRELESS 73'-0" HIGH COLLOCATABLE MONOPINE
- INSTALL (2) PROPOSED VERIZON WIRELESS CONDENSING UNITS
- INSTALL (1) PROPOSED VERIZON WIRELESS 8'-0" HIGH CMU WALL ENCLOSURE
- INSTALL (9) PROPOSED VERIZON WIRELESS 6'-0" HIGH PANEL ANTENNAS
- INSTALL (1) PROPOSED VERIZON WIRELESS 2'-0" MICROWAVE ANTENNA
- INSTALL (9) PROPOSED VERIZON WIRELESS RRUS
- INSTALL (2) PROPOSED VERIZON WIRELESS HYBRID TRUNKS (6x12)
- INSTALL (2) PROPOSED VERIZON WIRELESS TOWER-MOUNTED DC SURGES
- INSTALL (4) PROPOSED VERIZON WIRELESS RACK/CABINETS INSIDE EQUIPMENT LEASE AREA
- INSTALL (2) PROPOSED VERIZON WIRELESS FAN COIL UNITS INSIDE EQUIPMENT LEASE AREA
- INSTALL (1) PROPOSED VERIZON WIRELESS ILC PANEL INSIDE EQUIPMENT LEASE AREA
- INSTALL (1) PROPOSED VERIZON WIRELESS TELCO BOARD INSIDE EQUIPMENT LEASE AREA
- INSTALL (1) PROPOSED VERIZON WIRELESS WALL-MOUNTED METER
- INSTALL (1) PROPOSED VERIZON WIRELESS GPS ANTENNA
- INSTALL (1) PROPOSED VERIZON WIRELESS PAD-MOUNTED 30KW GENERATOR
- INSTALL (1) PROPOSED VERIZON WIRELESS ICE BRIDGE

ACCESSIBILITY NOTE

THE TELECOMMUNICATIONS EQUIPMENT SPACE SHOWN ON THESE PLANS IS NOT CUSTOMARILY OCCUPIED. WORK TO BE PERFORMED IN THIS FACILITY CANNOT REASONABLY BE PERFORMED BY PERSONS WITH A SEVERE IMPAIRMENT: MOBILITY, SIGHT, AND/OR HEARING. THEREFORE, PER 2016 CALIFORNIA BUILDING CODE SECTION 1105B.3.4, AND/OR 11B-203.5 OF 2016 CALIFORNIA BUILDING CODE, EXCEPTION 1, THIS FACILITY SHALL BE EXEMPTED FROM ALL TITLE 24 ACCESS REQUIREMENTS.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2016 CALIFORNIA BUILDING CODE. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

APPLICABLE 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.

- CALIFORNIA ADMINISTRATIVE CODE (INCL TITLE 24 & 25)
- 2016 CALIFORNIA BUILDING CODE
- CITY/COUNTY ORDINANCES
- BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA)
- 2016 CALIFORNIA MECHANICAL CODE
- ANSI/EIA-222-G LIFE SAFETY CODE NFPA-101
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 LOCAL BUILDING CODE

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

811 Dig Alert
Know what's below. Call before you dig.
Call Two Working Days Before You Dig!
811 / 800-227-2600
digalert.org

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	EQUIPMENT LAYOUT
A-3	ANTENNA LAYOUT AND ARCHITECTURAL ELEVATIONS
A-4	ARCHITECTURAL ELEVATIONS

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

VERIZON WIRELESS RF ENGINEER: _____
VERIZON WIRELESS EQUIPMENT ENGINEER: _____
SITE ACQUISITION MANAGER: _____
PROJECT MANAGER: _____
ZONING VENDOR: _____
LEASING VENDOR: _____
CONSTRUCTION MANAGER: _____
A/E MANAGER: _____
PROPERTY OWNER: _____

verizon
2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598

SEQUOIA DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DR., SUITE 130
LAKE FOREST, CA 92630

cellsite concepts
10650 SCRIPPS RANCH BLVD., SUITE 224
SAN DIEGO, CA 92131
tel: (858) 433-7173 / (858) 433-7176

REV	DATE	DESCRIPTION
4	08/25/2020	RESURVEY PER CITY COMMENTS
3	12/12/2019	UTILITIES ADDED
2	11/18/2019	100% ZD SET
1	11/08/2019	90% ZD SET
0	11/08/2019	DESIGN DEVELOPMENT

ISSUED DATE:
AUGUST 25, 2020

ISSUED FOR:
100% ZD SET

LICENSURE:

PROJECT INFORMATION:
RIVER BLVD.
LOCATION CODE: 390747
3819 RIVER BLVD.
BAKERSFIELD, CA 93305

DRAWN BY: MAM
CHECKED BY: RGG

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

VICINITY MAP

APN
021-320-27-00

SITE ADDRESS
3819 RIVER BLVD., BAKERSFIELD, CA 93305

TITLE REPORT
TITLE REPORT WAS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH ORDER NUMBER 92011153-920-CMM-CM8 AND GUARANTEE NUMBER CA-SFXFC-IMP-81628-1-19-92011153 DATED OCTOBER 28, 2019.

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE FIVE, DETERMINED BY GPS OBSERVATIONS.

BENCH MARK
ELEVATIONS ARE BASED ON CRTN (CSRC) NETWORK BROADCAST COORDINATES.

FLOODZONE
SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M.
MAP NO. 06029C1840E EFFECTIVE DATE 09/26/2009.

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BAKERSFIELD, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF KERN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL OF LOT 74 AND THAT PORTION OF LOT 73 IN TRACT NO. 1710, IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED DECEMBER 30, 1954 IN BOOK 8, PAGE 177 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF KERN COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 73;
THENCE NORTH 0° 22' 55" WEST 25.00 FEET TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN LEASE TO UNION OIL COMPANY OF CALIFORNIA, A CORPORATION, AS DESCRIBED IN THE MEMORANDUM OF LEASE RECORDED DECEMBER 2, 1955 IN BOOK 2524, PAGE 10 OF OFFICIAL RECORDS;
THENCE PARALLEL WITH THE TANGENT PORTION OF THE NORTHERLY LINE OF SAID LOT 73, NORTH 89° 06' 31" EAST ALONG THE SOUTHERLY LINE OF SAID LAND DESCRIBED IN AFOREMENTIONED LEASE AND THE EASTERLY PROLONGATION OF SAID LINE A DISTANCE OF 200 FEET, MORE OR LESS, TO A POINT IN THE EAST LINE OF SAID LOT 73;
THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 73 TO THE SOUTHEASTERLY CORNER THEREOF;
THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 73, 200 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH SHOWN BELOW BUT WITH NO RIGHT OF SURFACE ENTRY, AS RESERVED IN DEED TO COLLEGE HEIGHTS CO., A CALIFORNIA CORPORATION.

DEPTH: 500 FEET
RECORDED ON DECEMBER 13, 1954, IN BOOK 2335, PAGE 406 OF OFFICIAL RECORDS OF SAID COUNTY.

APN: 021-320-27-00

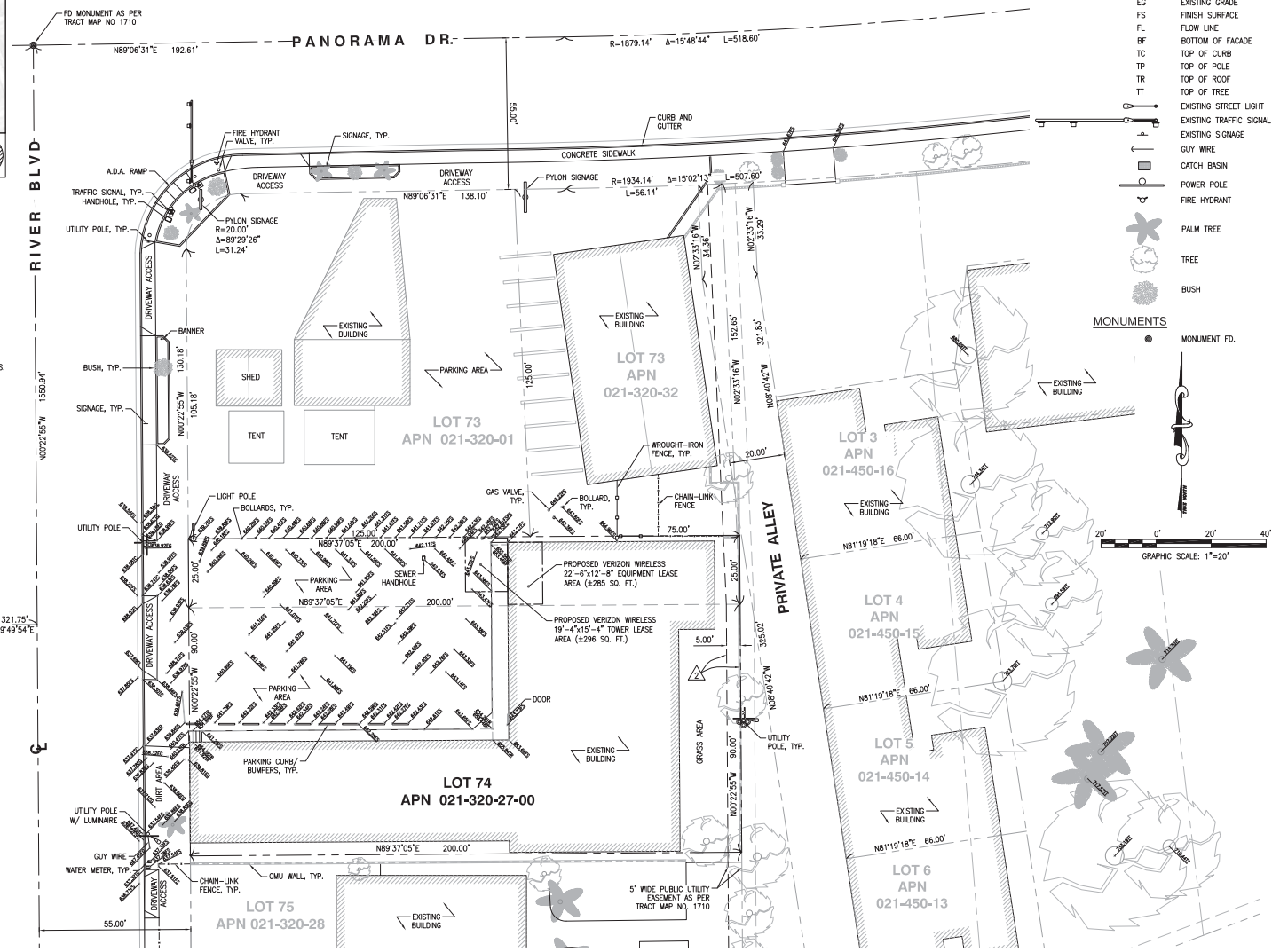
SCHEDULE B (EXCEPTIONS)
ITEMS A IS TAXES RELATED
ITEMS B IS NOTICE RELATED
ITEMS C,D,7,8 & 9 ARE LIENS RELATED
ITEMS 1 IS RIGHTS RELATED
ITEMS 3 IS COVENANT RELATED
ITEMS 4 & 5 ARE DEEDS RELATED
ITEMS 6 IS JUDGMENT RELATED

⚠ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON

MAP/PLAT: TRACT NO. 1710
RECORDING DATE: DECEMBER 30, 1954
RECORDING NO: IN BOOK 8, PAGE 177 OF MAPS
PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
AFFECTS: WITHIN THE EASTERLY 5 FEET OF SAID LAND.

NOTES:
1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. CELLSITE CONCEPTS TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON. THE LOCATION OF PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE RELIED UPON AS THE ACTUAL BOUNDARY LINES.
2. ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF CELLSITE CONCEPTS, RELIEVES CELLSITE CONCEPTS OF ANY AND ALL LIABILITY.
3. THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
4. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
5. FIELD SURVEY COMPLETED ON OCTOBER 25, 2019

PROPERTY LINES ARE BASED FROM
TRACT MAP NO. 1710 DATED JULY 15, 1954
TRACT MAP NO. 2522 DATED MAY 24, 1961
RECORD OF SURVEY NO. 6-121 DATED JANUARY 5, 1954
ASSESSOR'S MAP NO. 021-32



LEGEND

	CENTER LINE
	PROPERTY LINE
x x	CHAIN-LINK FENCE
	EDGE OF PAVEMENT
	WROUGHT IRON FENCE
	EASEMENT LINE
	RETAINING WALL
BW	BACK OF WALK
EP	EDGE OF PAVEMENT
EG	EXISTING GRADE
FS	FINISH SURFACE
FL	FLOW LINE
BF	BOTTOM OF FACADE
TC	TOP OF CURB
TP	TOP OF POLE
TR	TOP OF ROOF
TT	TOP OF TREE
	EXISTING STREET LIGHT
	EXISTING TRAFFIC SIGNAL
	EXISTING SIGNAGE
	GUY WIRE
	CATCH BASIN
	POWER POLE
	FIRE HYDRANT
	PALM TREE
	TREE
	BUSH

MONUMENTS
MONUMENT FD.

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2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598

SEQUOIA DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DR., SUITE 130
LAKE FOREST, CA 92630

cellsite concepts
10650 SCRIPPS RANCH BLVD., SUITE 224
SAN DIEGO, CA 92131
tel: (858) 433-7173 / (858) 433-7176

REV	DATE	DESCRIPTION
3	08/25/2020	SURVEY POINTS ADDED PER PLANNING
2	11/13/2019	FINAL SURVEY
1	10/29/2019	PRELIMINARY SURVEY

ISSUED DATE:
AUGUST 25, 2020

ISSUED FOR:
FINAL SURVEY

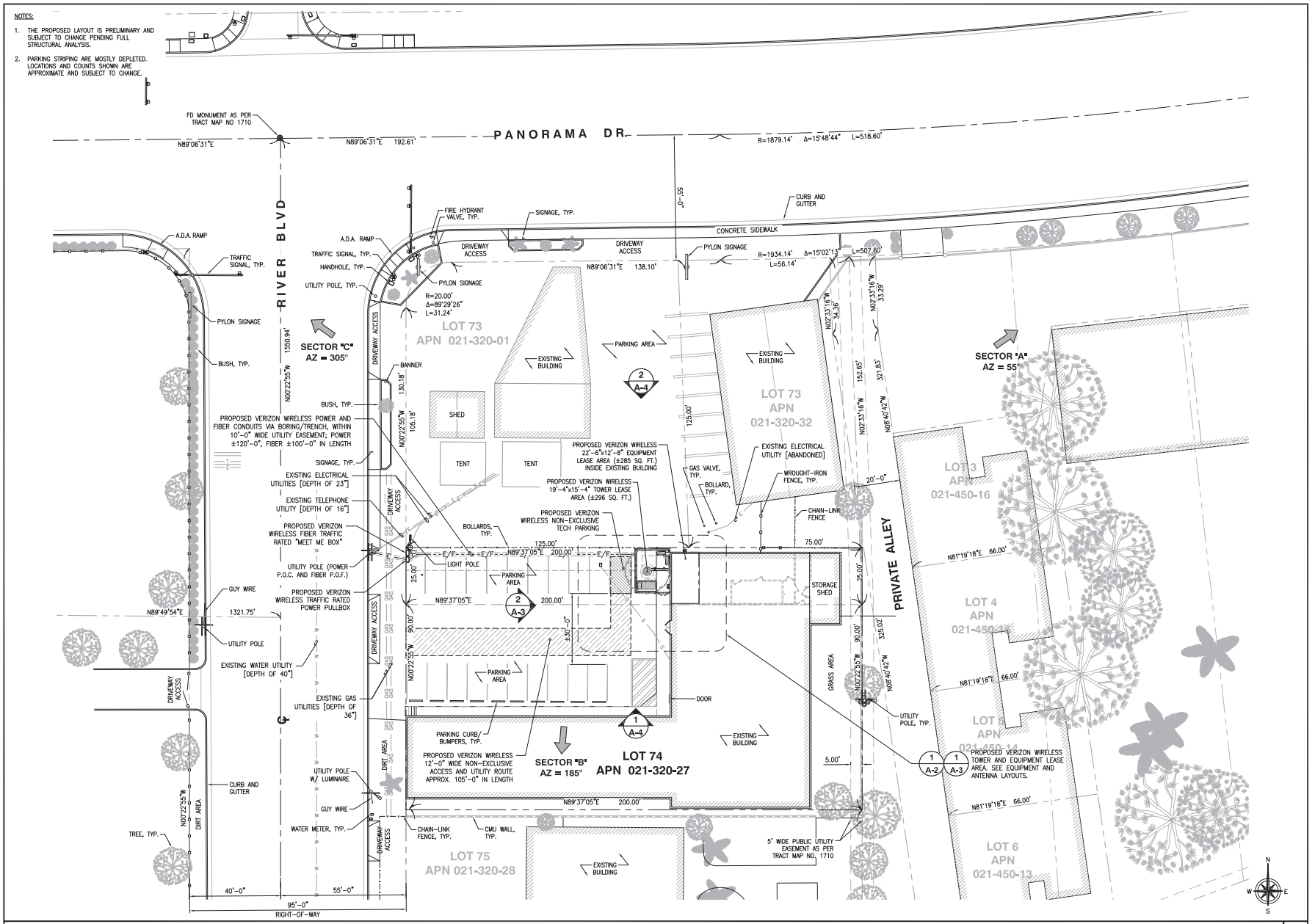
LICENSURE:
LICENSED LAND SURVEYOR
RAFI Y. HANNA
L.S. 8780
Exp. 12/31/20
08/25/20
STATE OF CALIFORNIA

PROJECT INFORMATION:
RIVER BLVD.
LOCATION CODE: 390747
3819 RIVER BLVD.
BAKERSFIELD, CA 93305

DRAWN BY: APL
CHECKED BY: RH

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
LS-1



SITE PLAN

1

verizon
2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598

SEQUOIA DEPLOYMENT SERVICES, INC.
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REV	DATE	DESCRIPTION
4	08/25/2020	RESURVEY PER CITY COMMENTS
3	12/12/2019	UTILITIES ADDED
2	11/18/2019	100% ZD SET
1	11/08/2019	90% ZD SET
0	11/08/2019	DESIGN DEVELOPMENT

ISSUED DATE:
AUGUST 25, 2020

ISSUED FOR:
100% ZD SET

LICENSURE:

PROJECT INFORMATION:
RIVER BLVD.
LOCATION CODE: 390747
3819 RIVER BLVD.
BAKERSFIELD, CA 93305

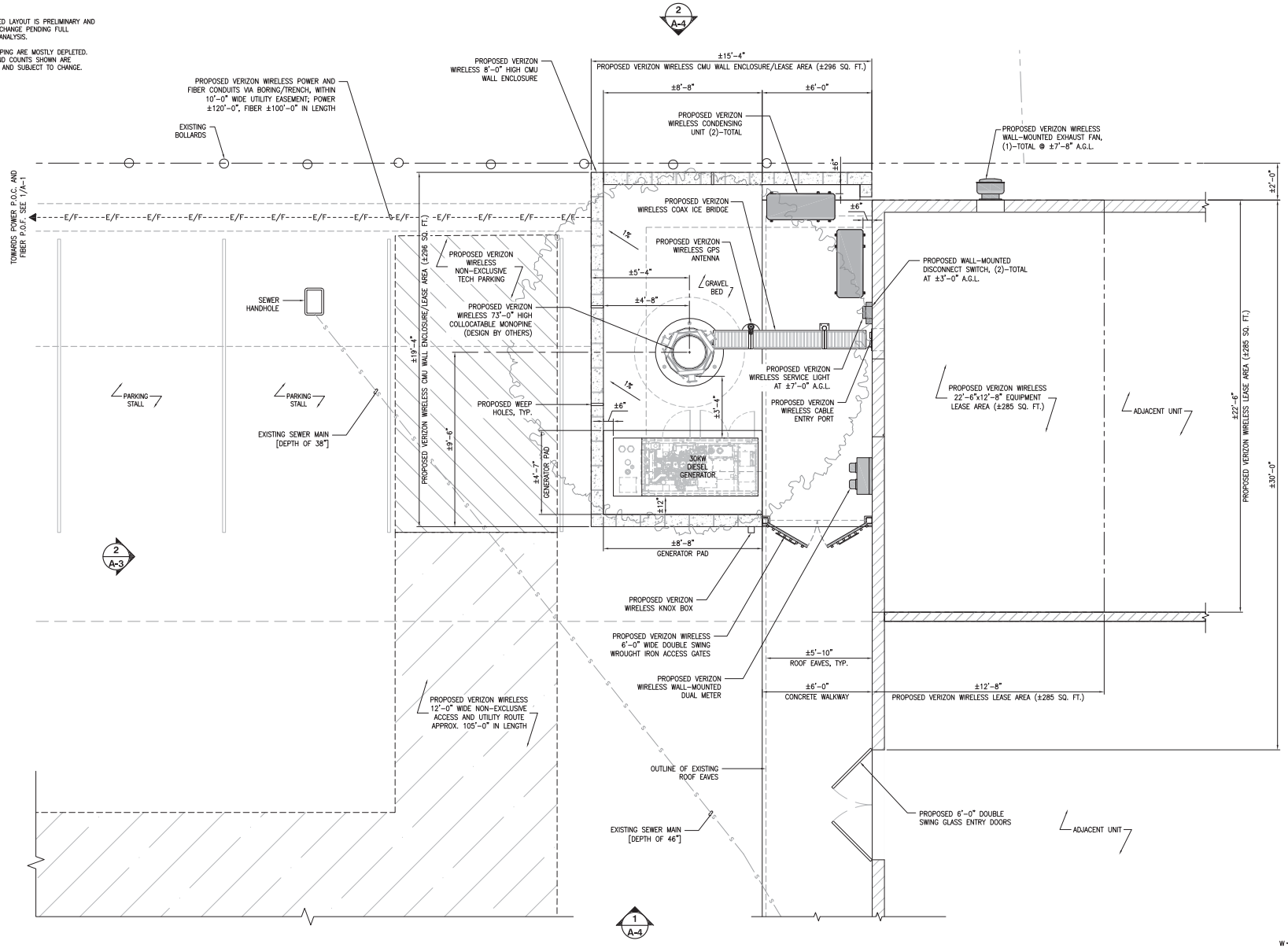
DRAWN BY: MAM
CHECKED BY: RGG

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1

NOTES:

1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS.
2. PARKING STRIPING ARE MOSTLY DEPLETED. LOCATIONS AND COUNTS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE.



EQUIPMENT LAYOUT

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"
2' 1' 0" 2'

1

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2785 MITCHELL DRIVE, BLDG. 9
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ISSUED DATE:
AUGUST 25, 2020

ISSUED FOR:
100% ZD SET

LICENSURE:

PROJECT INFORMATION:
RIVER BLVD.
LOCATION CODE: 390747
3819 RIVER BLVD.
BAKERSFIELD, CA 93305

DRAWN BY: MAM
CHECKED BY: RGG

SHEET TITLE:
EQUIPMENT LAYOUT

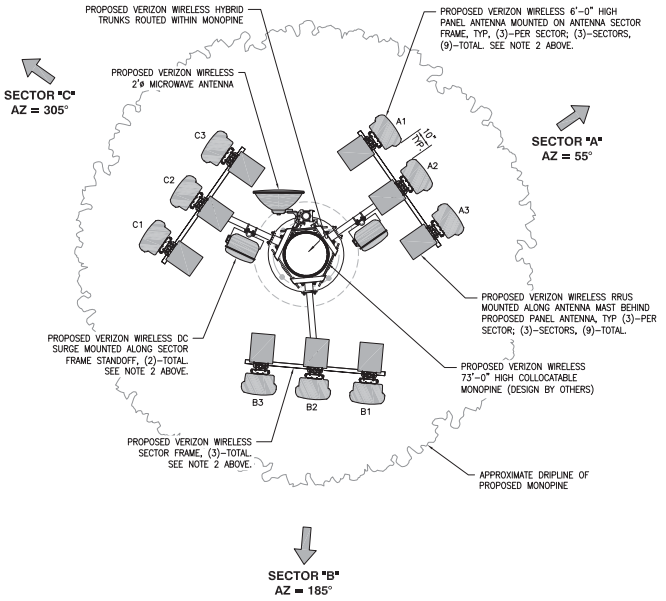
SHEET NUMBER:
A-2

PROPOSED ANTENNA SCHEDULE

	ANTENNA POSITION	STATUS	RAD CENTER	ANTENNA MAKE/MODEL	AZIMUTH	ANTENNA COUNT	MECH DOWNTILT	ELEC DOWNTILT	TRANSMISSION LENGTH	TRANSMISSION TYPE(S)	RRUS MAKE/MODEL	RRUS COUNT
ALPHA SECTOR	A1	PROPOSED	65'-0"	GENERIC 6' ANTENNA	55°	1	0	0	±100'-0"	(2) 6x12 HYBRID TRUNKS	ERICSSON RRUS	1
	A2	PROPOSED	65'-0"	GENERIC 6' ANTENNA	55°	1	0	0	±100'-0"		ERICSSON RRUS	1
	A3	PROPOSED	65'-0"	GENERIC 6' ANTENNA	55°	1	0	0	±100'-0"		ERICSSON RRUS	1
BETA SECTOR	B1	PROPOSED	65'-0"	GENERIC 6' ANTENNA	185°	1	0	0	±100'-0"		ERICSSON RRUS	1
	B2	PROPOSED	65'-0"	GENERIC 6' ANTENNA	185°	1	0	0	±100'-0"		ERICSSON RRUS	1
	B3	PROPOSED	65'-0"	GENERIC 6' ANTENNA	185°	1	0	0	±100'-0"		ERICSSON RRUS	1
GAMMA SECTOR	C1	PROPOSED	65'-0"	GENERIC 6' ANTENNA	305°	1	0	0	±100'-0"		ERICSSON RRUS	1
	C2	PROPOSED	65'-0"	GENERIC 6' ANTENNA	305°	1	0	0	±100'-0"		ERICSSON RRUS	1
	C3	PROPOSED	65'-0"	GENERIC 6' ANTENNA	305°	1	0	0	±100'-0"		ERICSSON RRUS	1
M/W	–	PROPOSED	59'-0"	TBD	TBD	1	0	0	±100'-0"	(1) COAXIAL CABLE	–	–

NOTES:

1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
2. PROPOSED VERIZON WIRELESS ANTENNA SECTOR FRAME AND DC SURGES TO BE PAINTED GREEN FOR CONCEALMENT. SOCKS WILL BE INSTALLED ON PANEL ANTENNAS FOR CONCEALMENT, TYP.



ANTENNA LAYOUT

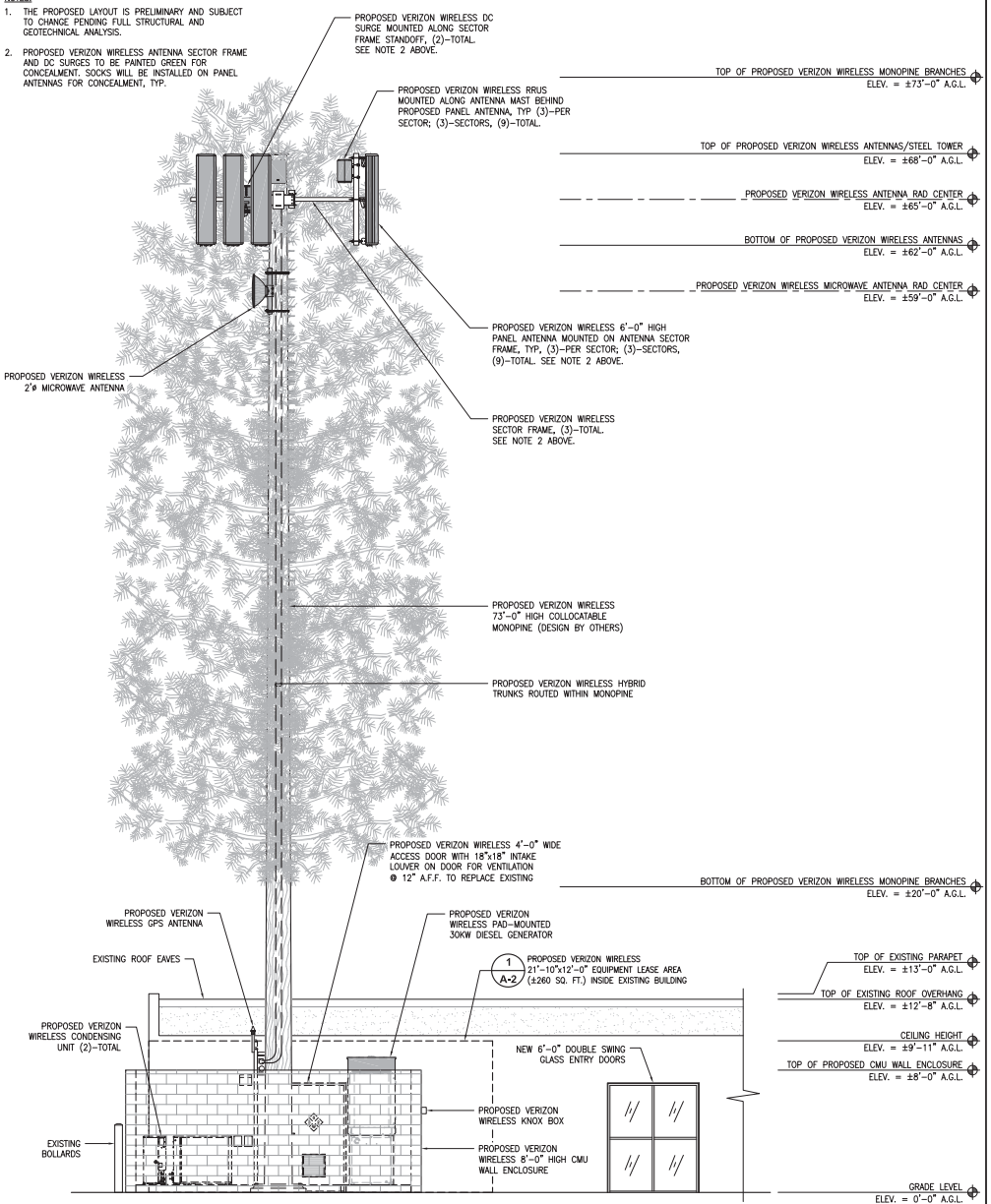
24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

2' 1' 0" 2'

1

NOTES:

1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
2. PROPOSED VERIZON WIRELESS ANTENNA SECTOR FRAME AND DC SURGES TO BE PAINTED GREEN FOR CONCEALMENT. SOCKS WILL BE INSTALLED ON PANEL ANTENNAS FOR CONCEALMENT, TYP.



EAST ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

4' 3' 2' 1' 0" 4'

2

verizon
2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598

SEQUOIA DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DR., SUITE 130
LAKE FOREST, CA 92630

ellsite concepts
10650 SCRIPPS RANCH BLVD., SUITE 224
SAN DIEGO, CA 92131
tel: (858) 433-7173 / (858) 433-7176

REV	DATE	DESCRIPTION
4	08/25/2020	RESURVEY PER CITY COMMENTS
3	12/12/2019	UTILITIES ADDED
2	11/18/2019	100% ZD SET
1	11/08/2019	90% ZD SET
0	11/08/2019	DESIGN DEVELOPMENT

ISSUED DATE:
AUGUST 25, 2020

ISSUED FOR:
100% ZD SET

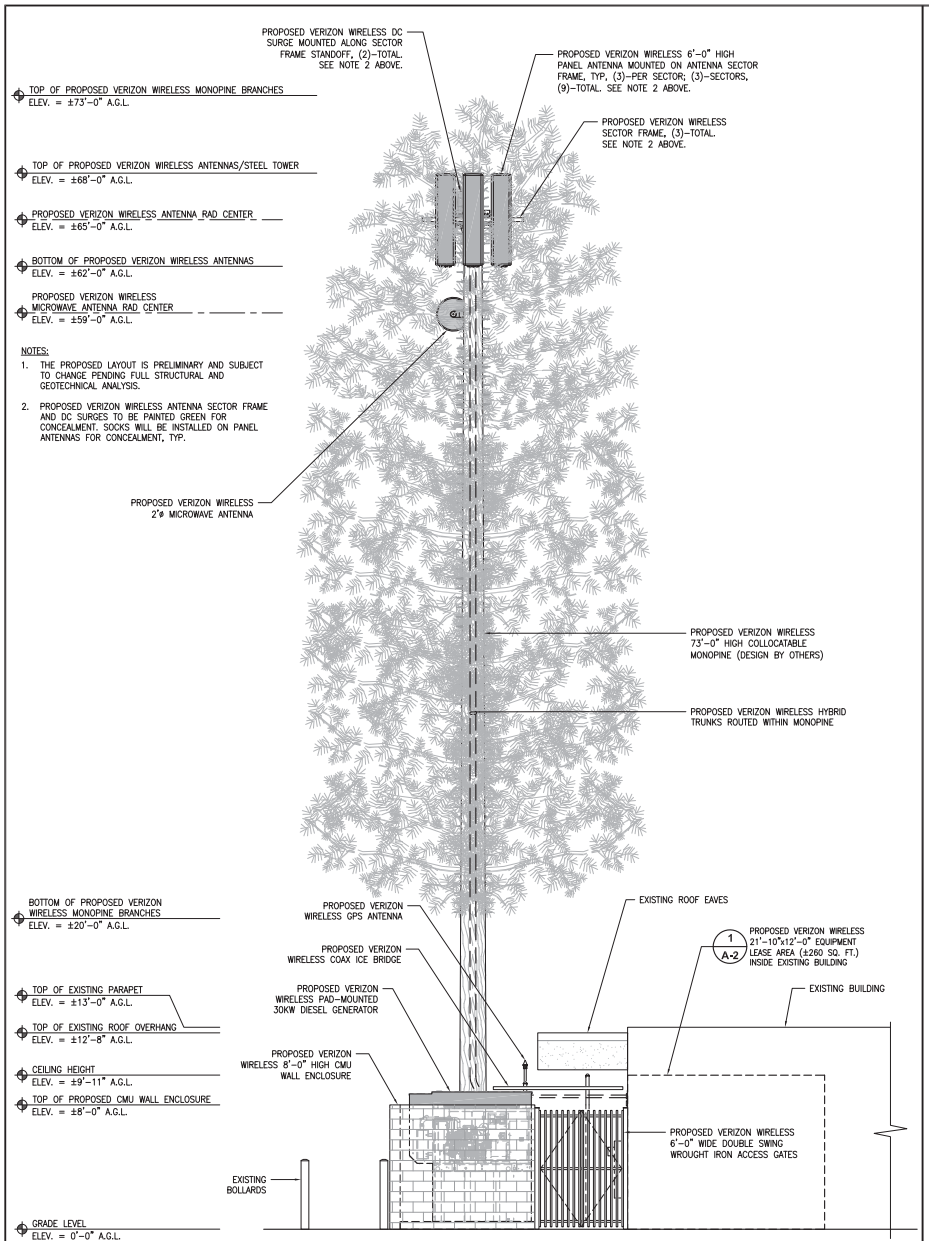
LICENSURE:

PROJECT INFORMATION:
RIVER BLVD.
LOCATION CODE: 390747
3819 RIVER BLVD.
BAKERSFIELD, CA 93305

DRAWN BY: MAM
CHECKED BY: RGG

SHEET TITLE:
ANTENNA LAYOUT AND ARCHITECTURAL ELEVATIONS

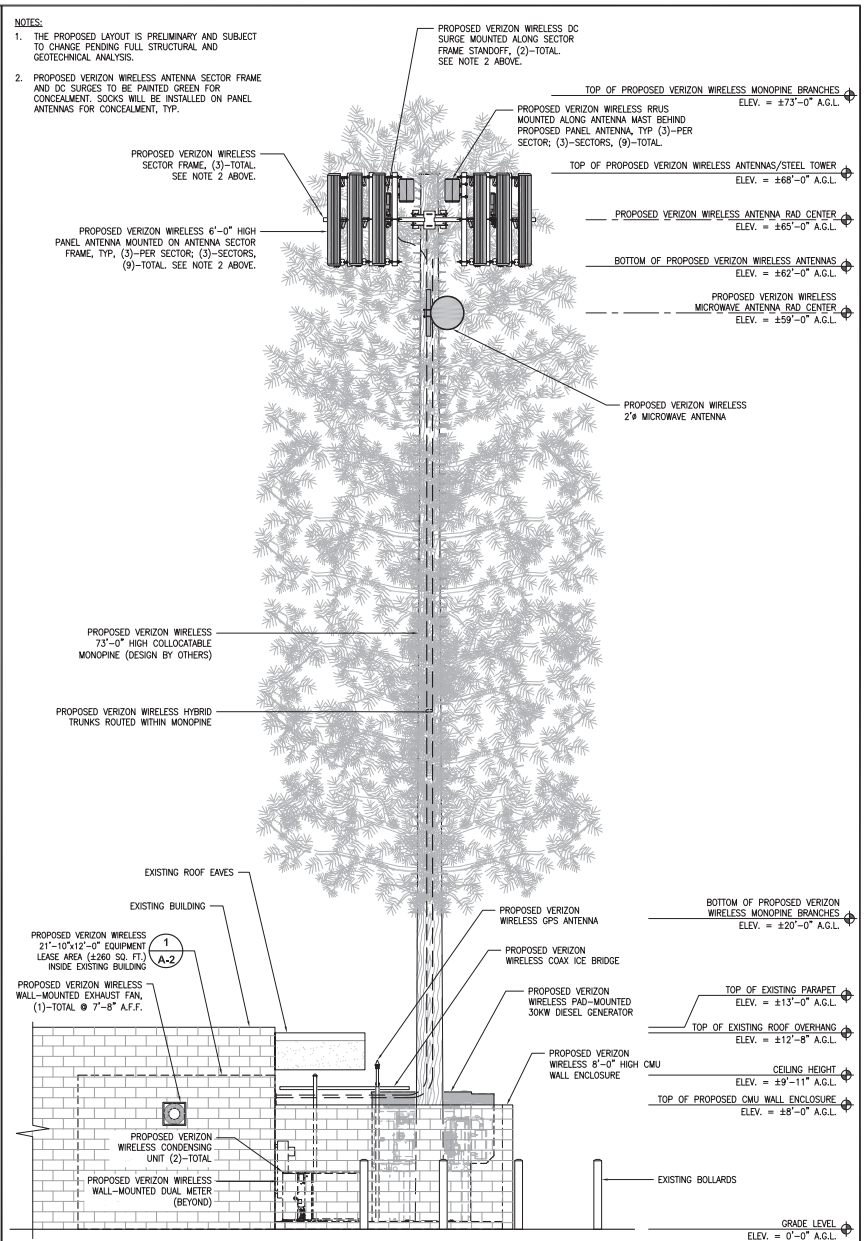
SHEET NUMBER:
A-3



SOUTH ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"
4' 3' 2' 1' 0" 4'

1



NORTH ELEVATION

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"
4' 3' 2' 1' 0" 4'

2

verizon
2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598

SEQUOIA DEPLOYMENT SERVICES, INC.
1 SPECTRUM POINTE DR., SUITE 130
LAKE FOREST, CA 92630

ellsite concepts
10650 SCRIPPS RANCH BLVD., SUITE 224
SAN DIEGO, CA 92131
tel: (858) 433-7173 / (858) 433-7176

REV	DATE	DESCRIPTION
4	08/25/2020	RESURVEY PER CITY COMMENTS
3	12/12/2019	UTILITIES ADDED
2	11/18/2019	100% ZD SET
1	11/08/2019	90% ZD SET
0	11/08/2019	DESIGN DEVELOPMENT

ISSUED DATE:
AUGUST 25, 2020

ISSUED FOR:
100% ZD SET

LICENSURE:

PROJECT INFORMATION:
RIVER BLVD.
LOCATION CODE: 390747
3819 RIVER BLVD.
BAKERSFIELD, CA 93305

DRAWN BY: MAM
CHECKED BY: RGG

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:
A-4

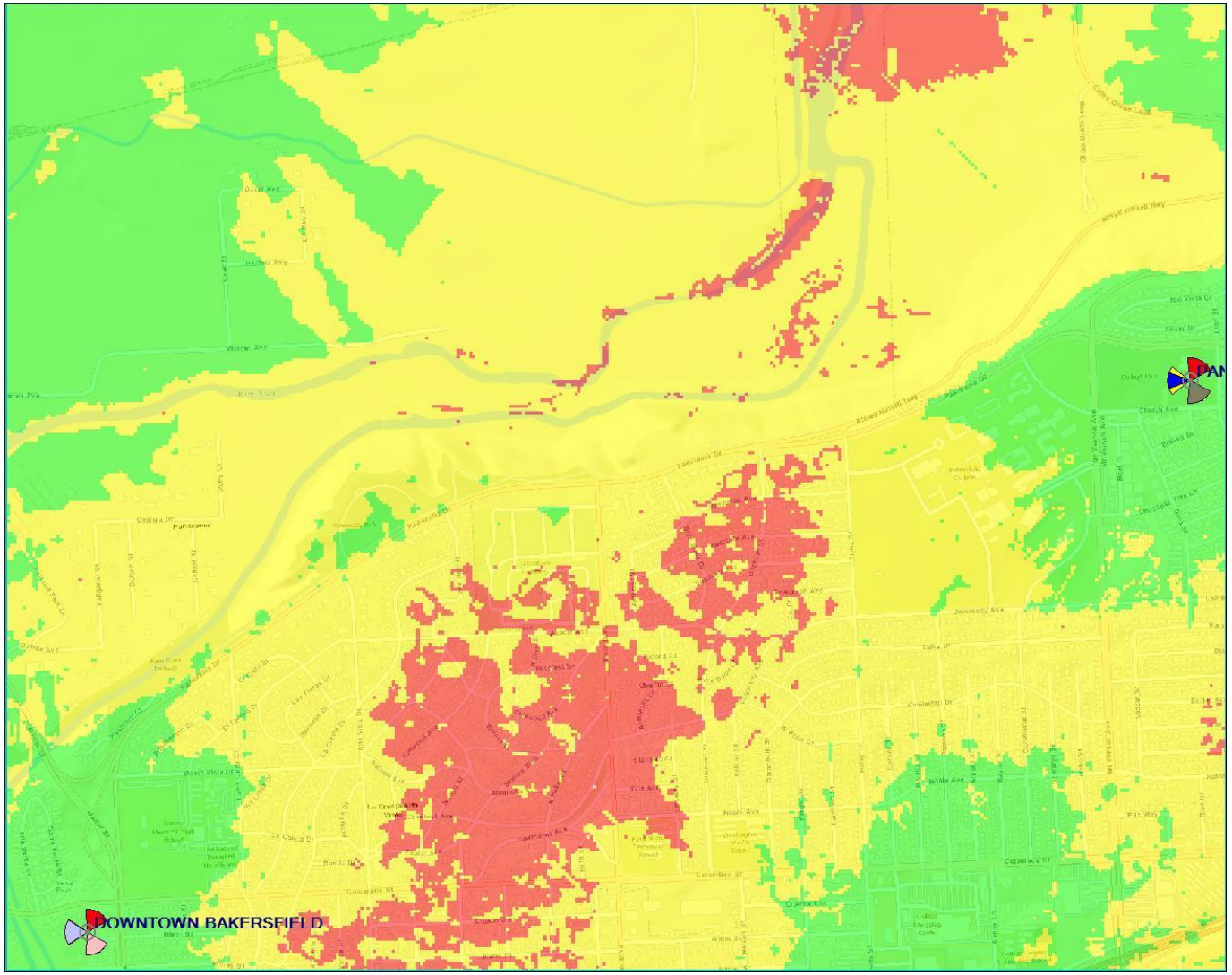
Attachment B:
Propagation Maps

River Blvd
Coverage Maps

Prepared by Verizon Wireless
RF Engineering

Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

River Blvd – Existing Coverage

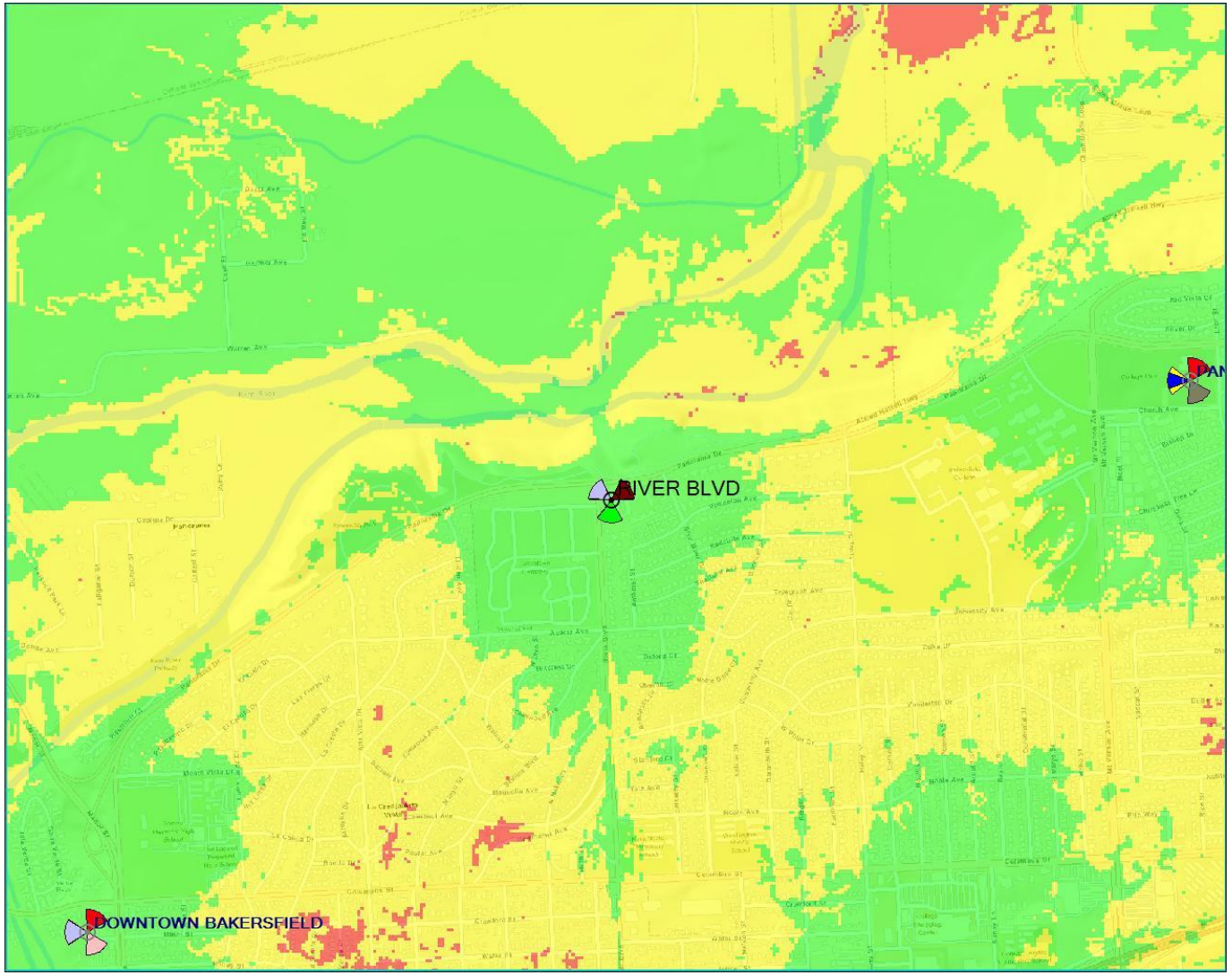


LTE: RSRP

- Indoor
- Vehicle
- Outdoor

Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

River Blvd – Proposed Coverage



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Attachment C:
Alternative Sites Analysis

Wireless Telecommunication Facility

River Blvd. - 3819 River Blvd., Bakersfield, CA 93305

Applicant: Verizon Wireless
2785 Mitchell Drive
Walnut Creek, CA 94598

Rep.: Sequoia Deployment Services, Inc.
1 Spectrum Pointe Drive, Suite 130
Lake Forest, CA 92630

Ben Hackstedde
(949) 259-3344

Site No.: River Blvd.

Location: 3819 River Blvd., Bakersfield, CA 93305

Collocation Justification

River Blvd – Summary of Contacts Regarding Cal Water Property.

AT&T Tower (Monopine) AT&T BK0362

July 8, 2019 – VzW contacts AT&T as owner of the monopine on Cal Water property.

July 9, 2019 – AT&T states tower only lease possible. Separate lease needed with "California Water Service Company".

3801 River Blvd, Bakersfield, CA 93305 - 35.407826, -118.984945

Cal Water not willing to lease anymore ground space on the property. **Not viable.**

Crown Tower (Monopalm) CCI 827938

July 8, 2019 – VzW contacts Crown as owner of monopalm on Cal Water property.

July 10, 2019 – Crown states that they have space for VzW on their tower.

July 12, 2019 – VzW reviews Crown docs and finds Crown has insufficient rights for VzW to collocate without working with California Water on a separate lease.

August 2, 2019 – Crown changes position and conforms VzW must get space from "California Waters" directly.

3801 River Blvd., Bakersfield, CA 93305 - 35.407826, -118.984945

Cal Water not willing to lease anymore ground space on the property. **Not viable.**

Cal Water – New Build or Colo

July 17, 2019 – VzW contacts Cal Water regarding new build, tower replacement, or colo. Discussed options with Real Estate Representative Cherie Kissinger. Sent LOI and potential locations map. Rep will take to Board to see if they even have room.

July 24, 2019 – Sent follow-up and called. No response.

August 5, 2019 – E-mail follow-up. No response.

August 7, 2019 – Call and e-mail follow-up. No response.

August 22, 2019 – E-mail follow-up. No response.

3801 River Blvd., Bakersfield, CA 93305 - 35.407826, -118.984945

Cal Water not willing to lease anymore ground space on the property. **Not viable.**

Cal Water not willing to lease anymore ground space on the property. **Not viable.**

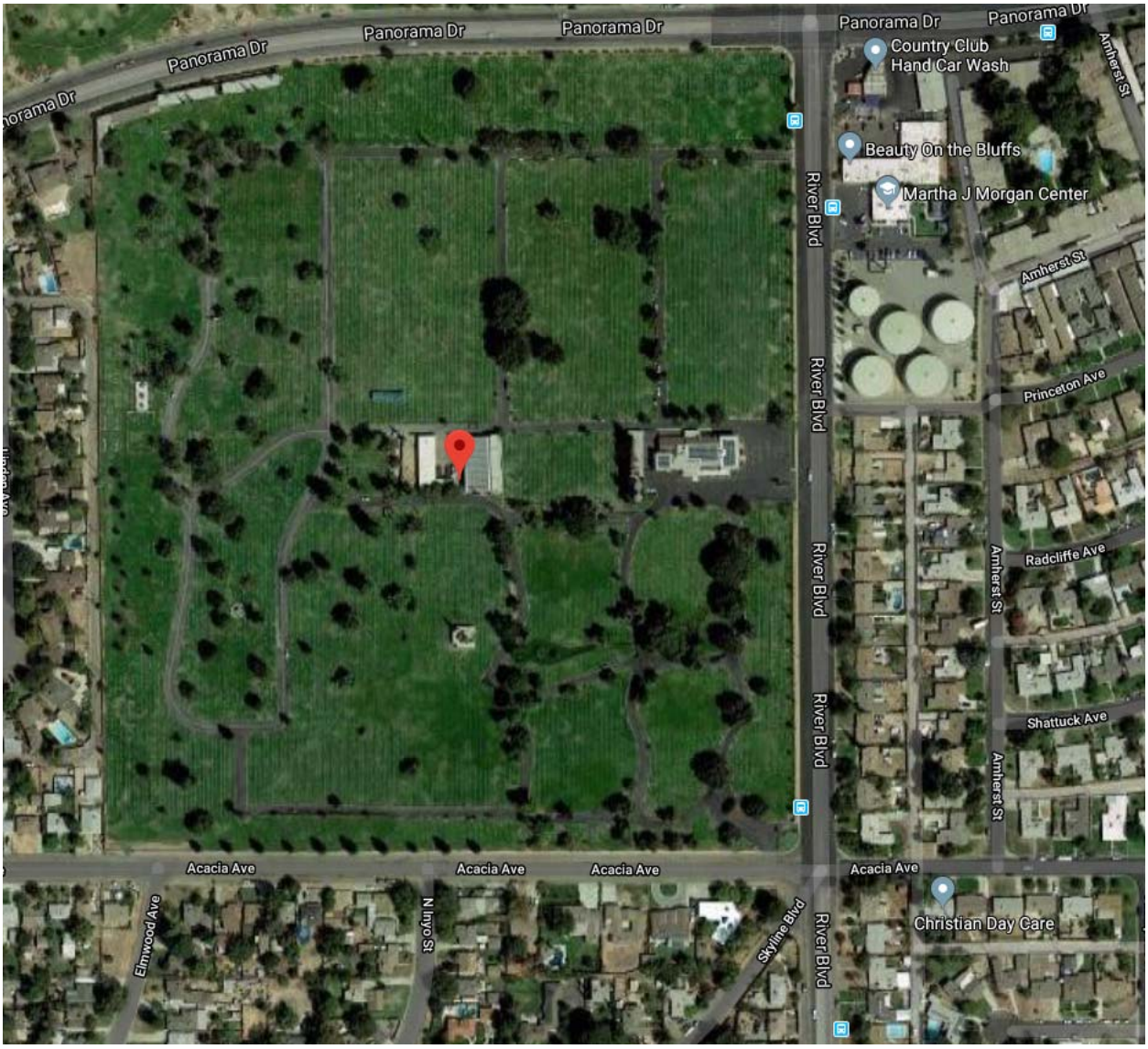
3801 River Blvd., Bakersfield, CA 93305 - 35.407826, -118.984945

Cal Water not willing to lease anymore ground space on the property. **Not viable.**

714 Columbus St., Bakersfield, CA 93305 - 35.398245, -118.987206

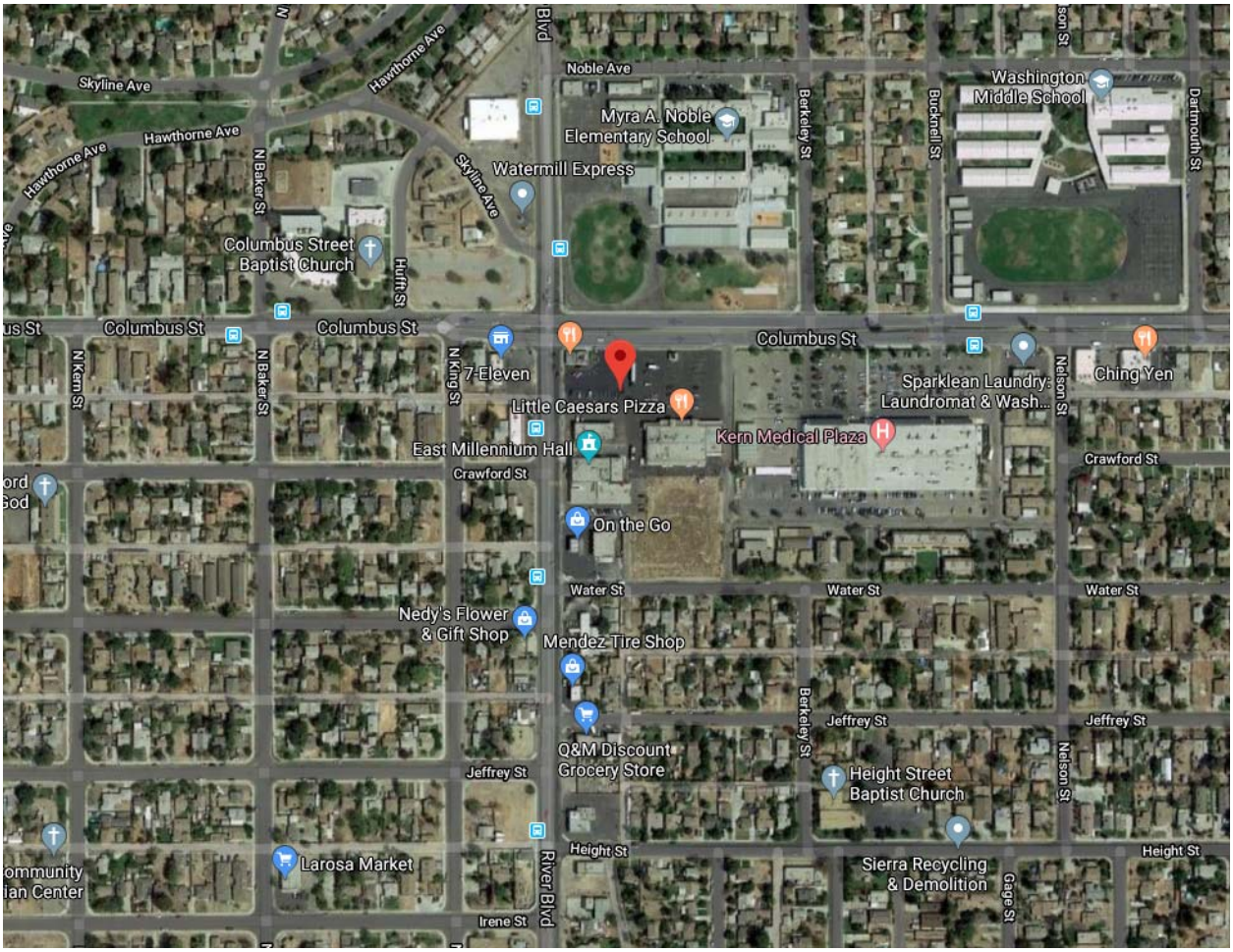
Landlord interested but not RF Engineer first choice. **Proposed candidate more viable.**

3700 River Bvld., Bakersfield, CA 93305 - 35.406738, -118.987554



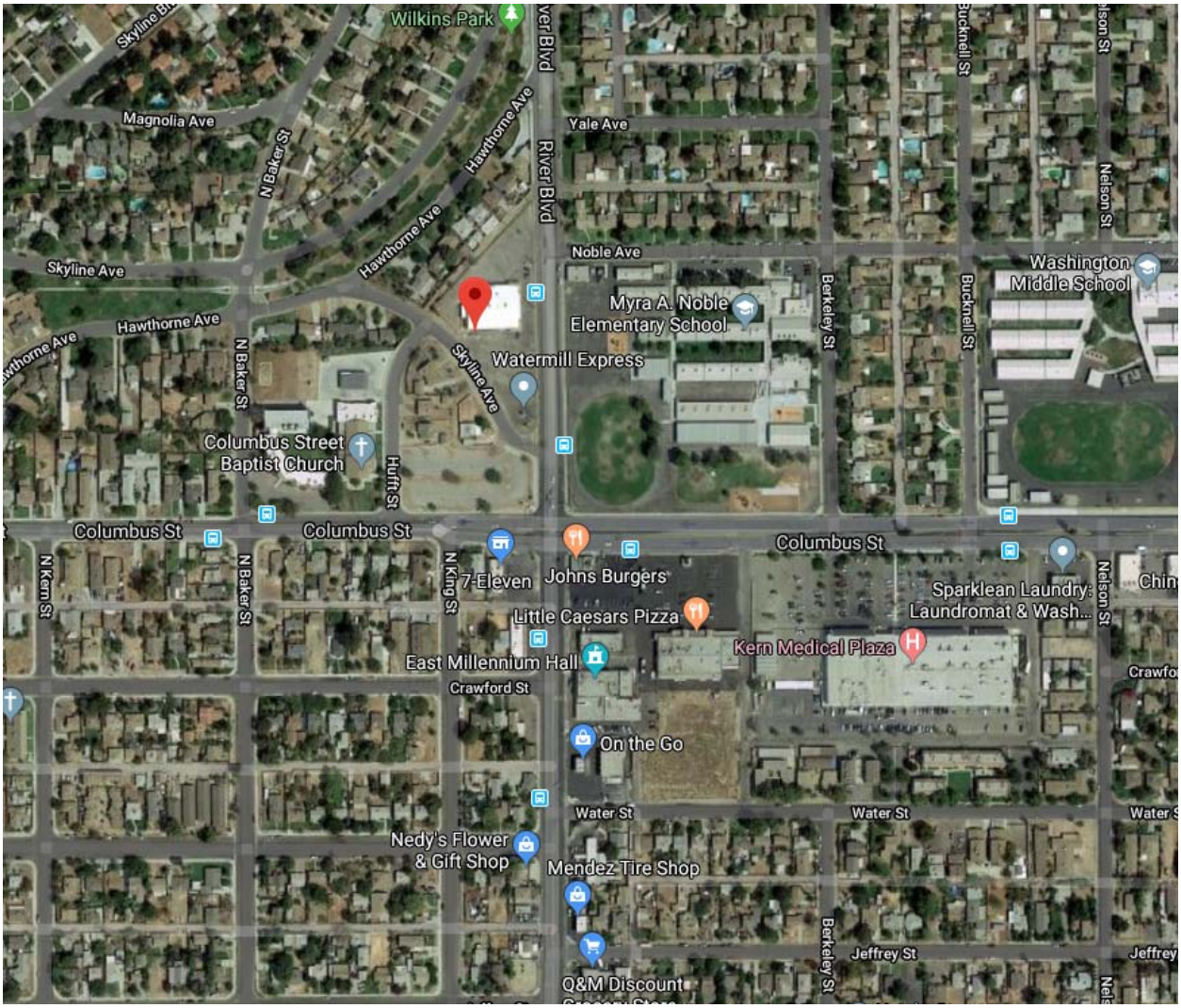
No response from Landlord. **Not viable.**

2637 River Blvd, Bakersfield, CA 93305 - 35.397056, -118.984577



Landlord was not interested. **Not viable.**

2800 River Blvd, Bakersfield, CA 93305 - 35.398782, -118.985803



Landlord had unreasonable lease terms. **Not viable.**

Attachment D:
Photosimulations

verizon

River Blvd

3819 River Boulevard Bakersfield CA 93305

ARTISTIC engineering
AEsims.com
877.9AE.sims

View 1

Location ©2020 Google Maps

Existing

Proposed Looking northeast from River Boulevard

Accuracy of photo simulation based upon information provided by project applicant.

verizon

River Blvd

3819 River Boulevard Bakersfield CA 93305

ARTISTIC engineering
AEsims.com
877.9AE.sims

View 2

Location ©2020 Google Maps

Existing

Proposed Looking southwest from Panorama Drive

Accuracy of photo simulation based upon information provided by project applicant.

verizon

River Blvd

3819 River Boulevard Bakersfield CA 93305

ARTISTIC engineering
AEsims.com
877.9AE.sims

View 3

Location ©2020 Google Maps

Existing

Proposed Looking southeast from Panorama Drive

Accuracy of photo simulation based upon information provided by project applicant.

verizon

River Blvd

3819 River Boulevard Bakersfield CA 93305

ARTISTIC engineering
AEsims.com
877.9AE.sims

View 4

Location ©2020 Google Maps

Existing

Proposed Looking east from River Boulevard

Accuracy of photo simulation based upon information provided by project applicant.

COVER SHEET
PLANNING DEPARTMENT
STAFF REPORT

MEETING DATE: November 5, 2020	**ITEM NUMBER:** Consent Calendar Public Hearings5.(d.)

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Kassandra Gale, Principal Planner

DATE:

WARD: Ward 6

SUBJECT:
Conditional Use Permit No. 20-0074: SAC Wireless on behalf of Verizon Wireless, is proposing a conditional use permit to allow a 98-foot tall monopine wireless telecommunication facility with ancillary equipment (17.59.020.C) in the M-1-MH (Light Manufacturing/Mobile Home Zone) district, located at 4516 District Boulevard. Notice of Exemption on file.

APPLICANT: SAC Wireless

OWNER: Marco Amavizca

LOCATION: 4516 District Boulevard

STAFF RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:

Description	Type
Staff Report CUP No. 20-0074	Staff Report
Attachment A: Draft Resolution	Resolution
Attachment B: Propagation Maps	Backup Material
Attachment C: Alternative Sites Analysis	Backup Material
Attachment D: Photosimulations	Backup Material

BAKERSFIELD
THE SOUND OF *Something Better*

CITY OF BAKERSFIELD
PLANNING DIVISION
STAFF REPORT

TO: Chair Koman and Members of the Planning Commission AGENDA ITEM 5.c.

FROM: Paul Johnson, Planning Director APPROVED PJ

DATE: November 5, 2020

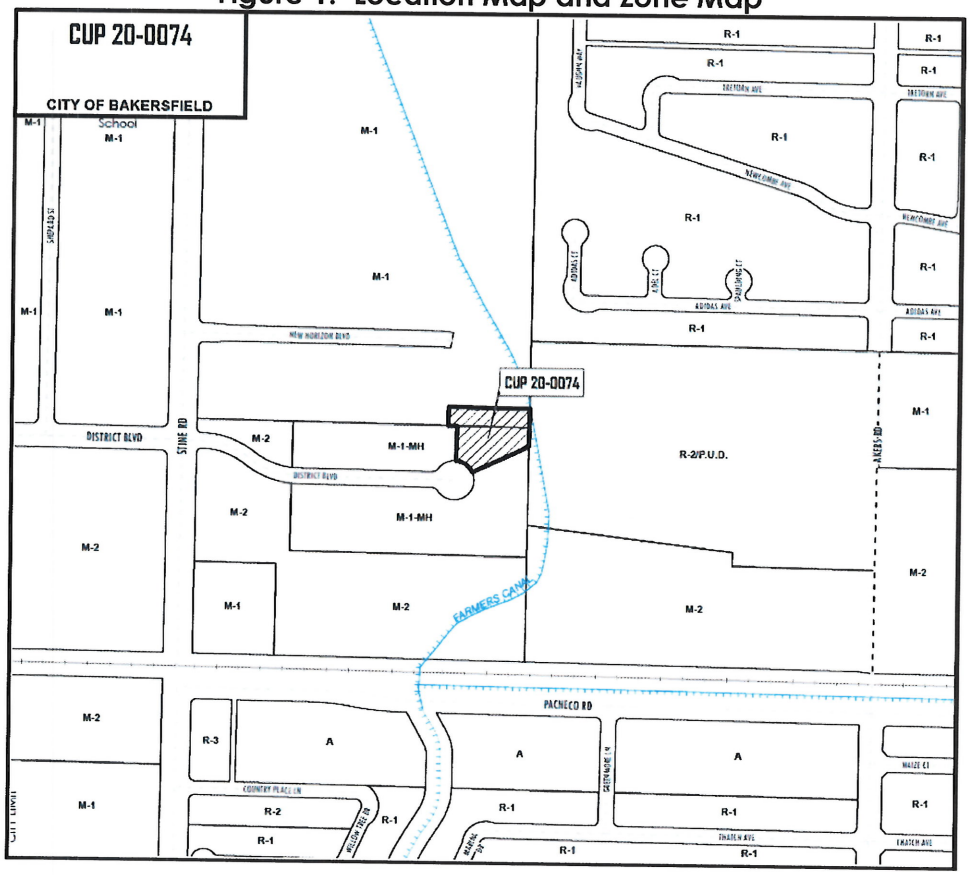
SUBJECT: **Conditional Use Permit; File No. 20-0074 (Ward 6)**

APPLICANT: SAC Wireless
8880 Cal Center Drive, Suite 170
Sacramento, CA 95826

OWNER: Marco Amavizca
4516 District Blvd
Bakersfield, CA 93313

LOCATION: 4516 District Blvd | APN: 404-010-662

Figure 1. Location Map and Zone Map



RECOMMENDATION: Adopt Resolution and suggested findings **APPROVING** Conditional Use Permit No. 20-0074 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 98-foot tall monopine wireless telecommunication facility with ancillary equipment in the M-1 (Light Manufacturing) and M-1-MH (Light Manufacturing Mobile Home) zone districts. See Figures 2-4.

Figure 2. Site Aerial

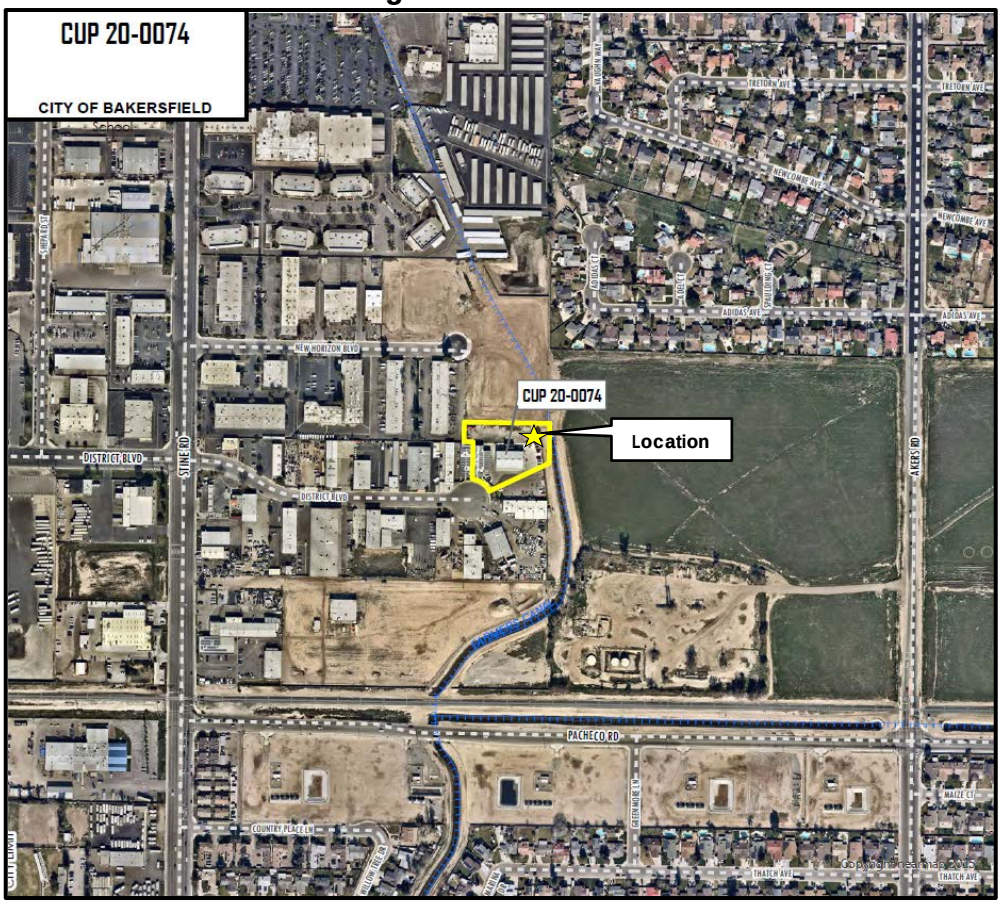


Figure 3. Site Plan

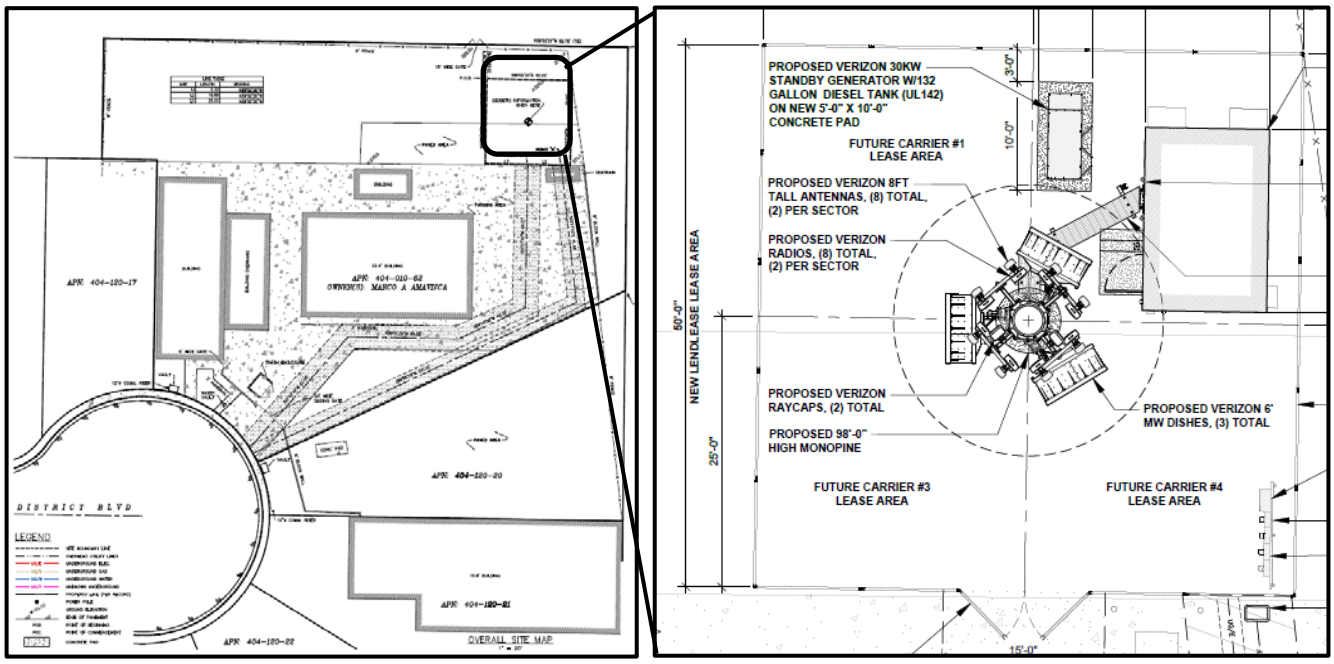
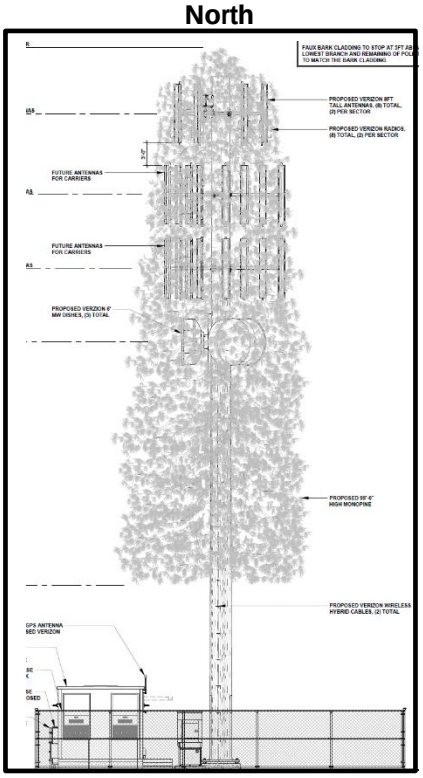
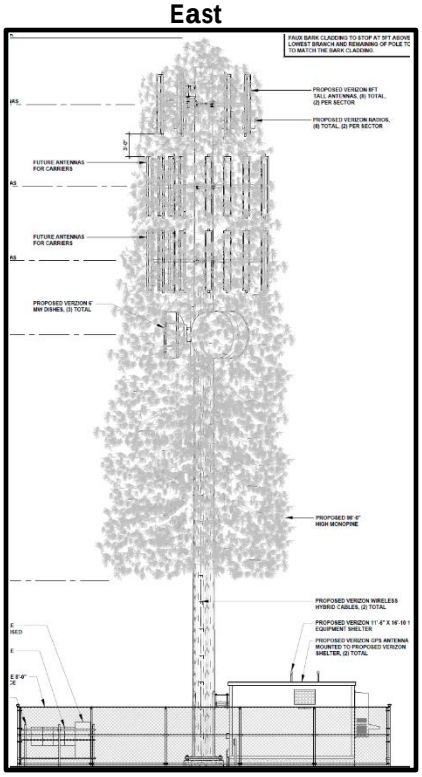


Figure 4. Elevations

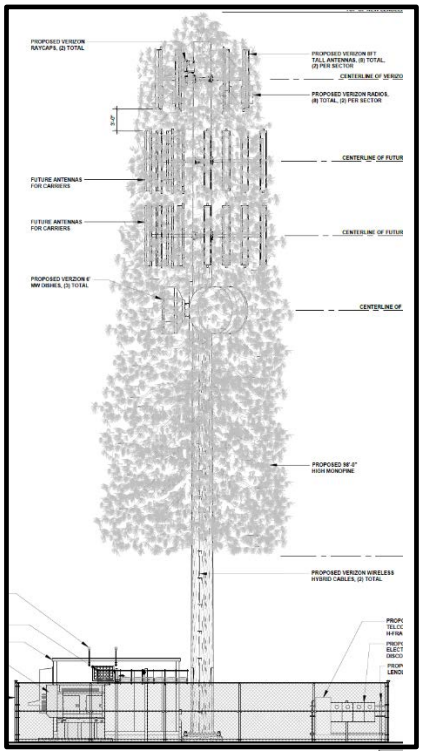
North



East



West



SURROUNDING LAND USES:

The 2,500 square foot portion of a 1.3-acre project 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	LI	M-1, M-1-MH	Industrial
North	LI	M-1	Undeveloped, Industrial
East	HMR	R-2/P.U.D.	Undeveloped
South	LI	M-1-MH	Industrial
West	LI	M-1, M-1-MH	Industrial, Commercial

General Plan Key	Zone District Key
LI: Light Industrial HMR: High Medium Density Residential	M-1: Light Manufacturing M-1-MH: Light Manufacturing/Mobile home R-2/P.U.D.: Limited Multiple Family Dwelling/Planned Unit Development

ANALYSIS:

The purpose of the Bakersfield Municipal Code Chapter 17.59 (*Wireless Telecommunication Facilities Not in the Public Right-Of Way*) is to establish general guidelines for the siting of wireless telecommunication facilities not in the public right-of-way, in accordance with the Telecommunications Act of 1996, as amended.

Requested Deviations from Development Standards. Unless otherwise provided, wireless telecommunication facilities that do not meet specific requirements listed in the Ordinance, and facilities that do not meet development standards, are subject to a conditional use permit. As such, the proposed facility is being considered for the following:

Height

The maximum height for a wireless facility on property zoned or designated commercial or industrial is 125 feet or no more than 20 percent above the existing height of adjacent natural objects, whichever is less. Natural objects do not include fabricated structures such as buildings, signs, utility poles/towers, or other telecommunication towers.

According to the applicant, the nearest substantial natural objects include mature pine trees with approximate heights of 70 feet, located on the development to the west and northwest of the project site. Therefore, the development and design standards allow for a maximum height of approximately 84 feet for a wireless communication tower. As proposed, the stand-alone monopole will be 98 feet tall and camouflaged as a pine tree to blend with existing trees (see Figure 5 and the attached photo simulations).

The applicant asserts the height is needed to fill a significant gap in coverage existing within the immediate area and to offload capacity from existing facilities that are beginning to suffer functionality issues associated with high user and data traffic. This is reflected on the propagation maps that show the preferred location of the Verizon wireless communication site (see attached propagation maps). The proposed facility is located where Verizon radio frequency engineers have determined a new antenna facility could be located and provide the needed coverage.

Enclosure

Associated equipment shall be within a completely enclosed building. Use of underground vaults, landscaping, or other camouflaging completely screening equipment is encouraged and may be considered by the approving authority in lieu of a building. If security fencing is used, it shall be wrought iron or similar decorative material. Chain-link fencing may only be used if screened with landscaping. Equipment buildings shall not exceed a height of 12 feet and an area of 750 square feet.

As proposed, the equipment would not be located within a building. The applicant is proposing 8-foot tall chain link fence surrounding the lease area. Within the fenced lease area is a 218 square-foot enclosed equipment shelter, and outside standby generator. The applicant notes that the lease area is located in the back of the property, behind existing industrial buildings, and away from public views from District Blvd. In addition, the existing six-foot masonry wall will be extended north, along the eastern property line separating the property from undeveloped land zoned for multiple-family residential. Noting the industrial use of the area, Staff believes the masonry wall and location of the lease area would act similar to an enclosed building and serve the intent to screen ancillary equipment from public views.

Compliance with Development Standards. In addition to the aforementioned development standards, the project is also subject to the following standards:

Setbacks

Camouflaged towers and associated equipment shall be set back 50 feet from any public or private street. Camouflaged towers shall also be setback 50 feet from adjacent lots zoned or designated residential; equipment buildings must be setback 20 feet. As proposed, the lease area is set back approximately 240 feet from the frontage street (District Boulevard). Additionally, the tower is setback approximately 70 feet and equipment building setback 50 feet from the adjacent residentially zoned property to the east (undeveloped). Staff notes the nearest developed residential property is approximately 300 feet to the northeast of the lease area. Therefore, the proposed facility complies with the setback standards.

Other Standards

Staff believes that although the property is in an industrial area, the request to design the tower as a pine tree would not be visually obtrusive to existing and future residential development located directly to the east (see Figure 5 and the attached photo simulations). Nevertheless, staff recommends a condition of approval that the monopine have additional tapering and/or modifications to improve aesthetics by emulating, to the greatest extent feasible, the natural appearance of a pine tree.

As proposed, the facility adheres to all other development and design standards to include security lighting, signs, colors, Federal Aviation Administration conformance, proper state of appearance, and interference with any electrical equipment in the surrounding neighborhoods. In addition, there are no existing wireless facilities within 300 feet of the project site. Should your Commission approve the proposed request, the applicable standards are incorporated as conditions of approval.

Figure 5a. Site Simulation

Figure 5b. Existing

Figure 5c. Proposed

Co-location/Expansion. According to the applicant, the wireless facility is designed to allow for future expansion and/or colocation by other wireless users. With regard to future expansion and/or alterations, Staff notes that on January 8, 2015, the Federal Communication Commission (FCC) published guidance on interpretation of Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012 which provides that a State or local government "may not deny, and shall approve" any request for collocation, removal, or replacement of transmission equipment on an existing wireless tower or base station, provided this action does not substantially change the physical dimensions of the tower or base station.

Although Section 6409(a) does not define what constitutes a "substantial change," the FCC has applied the following four-prong test to determine whether a collocation will effect a "substantial increase in the size of a tower:"

1. The mounting of the proposed antenna on the tower would increase the existing height of the tower by more than 10 percent, or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater, except that the mounting of the proposed antenna may exceed the size limits set forth in this paragraph if necessary to avoid interference with existing antennas; or

2. The mounting of the proposed antenna would involve the installation of more than the standard number of new equipment cabinets for the technology involved, not to exceed four, or more than one new equipment shelter; or

3. The mounting of the proposed antenna would involve adding an appurtenance to the body of the tower that would protrude from the edge of tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater, except that the mounting of the proposed antenna may exceed the size limits set forth in this paragraph if necessary to shelter the antenna from inclement weather or to connect the antenna to the tower via cable; or

4. The mounting of the proposed antenna would involve excavation outside the current tower site, defined as the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site.

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 small facility that does not have the potential to cause a significant effect on the environment. A Notice of Exemption has been prepared.

PUBLIC NOTIFICATION:

Public notice for the proposed project and environmental determination was advertised in *The Bakersfield Californian* and posted on the bulletin board in the City of Bakersfield Development Services Building, 1715 Chester Avenue, Bakersfield, California. All property owners within 300 feet of the project site were notified by United States mail regarding this public hearing in accordance with city ordinance and state law.

Signs are required as part of the public notification process and must be posted between 20 to 60 days before the public hearing date. The required signs were placed on the project site on October 16, 2020 giving public notice of the November 5, 2020 meeting. Photographs of the posted signage and the Declaration of Posting Public Hearing Notice signed by the applicant are on file at the Planning Division.

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 Commission 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) construction of a 98-foot tall monopine wireless telecommunication facility would provide a public service for better wireless reception; (2) the facility would not interfere with or disrupt existing land uses in the surrounding area; and (3) 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 Commission adopt the Resolution and suggested findings approving Conditional Use Permit No. 20-0074, as depicted in the project description and subject to the listed conditions of approval.

ATTACHMENTS:

Attachment A: Draft Resolution with Exhibits
Attachment B: Propagation Maps
Attachment C: Alternative Sites Analysis
Attachment D: Photosimulations

Attachment A:
Draft Resolution with Exhibits

RESOLUTION NO. _____

RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT TO ALLOW A 98-FOOT TALL MONOPINE WIRELESS TELECOMMUNICATION FACILITY WITH ANCILLARY EQUIPMENT (17.59.020.C) IN THE M-1-MH (LIGHT MANUFACTURING/MOBILE HOME ZONE) DISTRICT, LOCATED AT 4516 DISTRICT BLVD. (CUP NO. 20-0074)

WHEREAS, SAC Wireless filed an application with the City of Bakersfield Development Services Department for a conditional use permit to allow a 98-foot tall monopine wireless telecommunication facility with ancillary equipment (17.59.020.C) in the M-1-MH (Light Manufacturing/Mobile Home Zone) district, located at 4516 District Boulevard (the "Project"); and

WHEREAS, the Secretary of the Planning Commission set Thursday, November 5, 2020, at 5:30 p.m. in City Council Chambers, City Hall South, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the Planning Commission to consider the proposed conditional use permit, and notice of the public hearing was given in the manner provided in Title 17 of the Bakersfield Municipal Code; and

WHEREAS, at the public hearing no testimony was received either in support or opposition of the Project; and

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

WHEREAS, the above described project is exempt from the requirements of CEQA in accordance with Section 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 new small facility and does not have the potential to cause a significant effect on the environment.

3. The proposed use is essential and desirable to the public convenience and welfare.

4. The proposed use is in harmony with the various elements and objectives of the Metropolitan Bakersfield General Plan.

5. The project would result in a development that is consistent with the intent of both the Metropolitan Bakersfield General Plan and the Bakersfield Municipal Code.

NOW, THEREFORE, BE IT RESOLVED by the Bakersfield Planning Commission as follows:

1. The above recitals, incorporated herein, are true and correct.

2. This project is exempt from the requirements of CEQA.

3. Conditional Use Permit No. 20-0074 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 Planning Commission of the City of Bakersfield at a regular meeting held on the 5th day of November 2020, on a motion by Commissioner _____ and seconded by Commissioner ____, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED

_____
LARRY KOMAN, CHAIR
City of Bakersfield Planning Commission

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. 20-0074

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

- The project shall be in accordance with all approved plans, conditions of approval, and other required permits and approvals. All construction shall comply with applicable building codes.

- All conditions imposed shall be diligently complied with at all times and all construction authorized or required shall be diligently prosecuted to completion before the premises shall be used for the purposes applied for under this approval.

- This approval will not be effective until ten (10) days after the date upon which it is granted by the Planning Commission to allow for appeal to the City Council. Any permit or license for any approval granted shall not be issued until that effective date.

- This approval shall automatically be null and void two (2) years after the effective date unless the applicant or successor has actually commenced the rights granted, or if the rights granted are discontinued for a continuous period of one (1) year or more. This time can be extended for up to one (1) additional year by the approving body.

- The Planning Commission may initiate revocation of the rights granted if there is good cause, including but not limited to, failure to comply with conditions of approval, complete construction or exercise the rights granted, or violation by the owner or tenant of any provision of the Bakersfield Municipal Code pertaining to the premises for which the approval was granted. The Planning Commission may also consider adding or modifying conditions to ensure the use complies with the intent of City ordinances.

- Unless otherwise conditioned, this approval runs with the land and may continue under successive owners provided all the above-mentioned provisions are satisfied.

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

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

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

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

2. This conditional use permit allows for construction of a 98-foot tall monopine wireless telecommunication facility with ancillary equipment in an M-1-MH (Light Manufacturing/Mobile Home Zone) district, located at 4516 District Boulevard as depicted on attached Exhibits B and C.

3. Minimum setbacks of the tower, including equipment and equipment buildings, shall be fifty (50) feet from the property line abutting any public or private street. The tower shall be setback 50 feet from adjacent lots zoned or designated residential, and equipment buildings shall be setback 20 feet from adjacent lots zoned or designated residential.

4. Equipment buildings shall not exceed a height of 12 feet and an area of 750 square feet.

5. Associated equipment shall be within a completely enclosed building. Use of underground vaults, landscaping, or other camouflaging completely screening equipment is encouraged and may be considered by the approving authority in lieu of a building. If security fencing is used, it shall be wrought iron or similar decorative material. Chain-link fencing may only be used if screened with slats, landscaping, or other cover material as approved by the Planning Director.

6. If security lighting is provided, it shall be directed downward and shielded to prevent light spillage onto adjacent properties and public rights-of-way.

7. Signs and advertisement are prohibited, except required informational signs for public safety in accordance with the area limitations of Section 17.60.080 F.

8. Non-reflective colors shall be used for all equipment shelters, poles, towers, antennas, and supporting structures.

9. The monopine tower shall be constructed and maintained to emulate, to the greatest extent feasible, the natural appearance of a pine tree with respect to; trunk design, branch and needle density, and branch taper. All branches shall be arranged in a natural order with the widest branches at the lowest portion of the monopine tapering to the shortest branches at the top of the monopine.

10. Antenna structures shall conform to Federal Aviation Administration regulation AC70/7460 latest edition. This may include beacons, sidelights, and/or strobes.

11. The operation of the antenna shall not cause interference with any electrical equipment in the surrounding neighborhoods such as television, radio, telephone, computer, inclusive of any public safety radio system, 911 emergency system, etc., unless exempted by federal regulation.

12. Facilities shall be maintained in good condition and a proper state of preservation at all times. They shall be operational and present a satisfactory appearance regarding their original approval such as painting, material screening, camouflage, landscaping, or anything related to the appearance of the overall facility to the satisfaction of the Planning Director.

III. The following are specific items that you need to resolve before you can obtain a building permit or be allowed occupancy. These items include conditions and/or mitigation required by previous site entitlement approvals (these will be specifically noted), changes or additions that need to be shown on the final building plans, alert you to specific fees, and other conditions for your project to satisfy the City's development standards.

The items listed below will usually need to be shown on the final building plans or completed before a building permit is issued. As part of the building permit submittal, identify the location of your response by using the *APPLICANT'S RESPONSE* line provided directly below the item (example: sheet number, detail, etc.).

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

1. The Building Division will calculate and collect the appropriate school district impact fee at the time they issue a building permit.

   APPLICANT'S RESPONSE:_____

2. 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.

   APPLICANT'S RESPONSE:_____

B. <u>DEVELOPMENT SERVICES - PLANNING (1715 Chester Avenue)</u>
(Staff contact – Kassandra Gale; 661-326-3411 or kgale@bakersfieldcity.us)

1. All parking lots, driveways, drive aisles, loading areas, and other vehicular access ways, shall be paved with concrete, asphaltic concrete, or other paved street surfacing material in accordance with the Bakersfield Municipal Code (Sections 15.76.020 and 17.58.060.A.).

   APPLICANT'S RESPONSE:_____

2. 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. **<u>Please refer to the landscaping requirements in Chapter 17.61.</u>** 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 1:** 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.)

APPLICANT'S RESPONSE:_____

3. 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).

APPLICANT'S RESPONSE:_____

4. 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.

APPLICANT'S RESPONSE:_____

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

1. Show on the final building plans the following items:

   a. <u>All fire hydrants, both offsite (nearest to site) and on-site.</u> *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.)

APPLICANT'S RESPONSE:_____

2. 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.

APPLICANT'S RESPONSE:_____

3. 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 a 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.

APPLICANT'S RESPONSE:_____

4. The minimum gate width shall be 20 feet and a minimum vertical clearance of thirteen (13) feet six (6) inches is required when the gate is at full open position. Where there is more than one gate and two or more driveways separated by islands, a minimum horizontal clearance of fifteen (15) feet for each driveway and a minimum vertical clearance of thirteen (13) feet six (6) inches is required when gates are at full open position. Horizontal distance shall be measured perpendicular to the direction of travel on the driveway. Vertical distance shall be measured from the highest elevation of the driveway to the lowest overhead obstruction.

APPLICANT'S RESPONSE:_____

5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. All new construction of access gates shall be equipped with an automatic opening device which is activated through the wireless activation system utilized on City of Bakersfield owned vehicles for traffic preemption. Installation and maintenance of the wireless activation system on access gate(s) shall be completed by the gate owner. The gate opening device shall have a disconnect feature for manual operation of the gate when the power fails.

APPLICANT'S RESPONSE:_____

6. The developer shall submit two (2) sets of plans for permits and approvals from the Fire Department for fuel tanks or related facilities before they are installed on the site. Please contact the Prevention Services Division at 661-326-3979 for further information.

APPLICANT'S RESPONSE:_____

7. 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.

   APPLICANT'S RESPONSE:_____

8. 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.

   APPLICANT'S RESPONSE:_____

9. All projects must comply with the current California Fire Code and current City of Bakersfield Municipal Code.

   APPLICANT'S RESPONSE:_____

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

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

E. PUBLIC WORKS - ENGINEERING (1501 Truxtun Avenue)
(Staff contact – Susanna Kormendi; 661-326-3997 or SKormendi@bakersfieldcity.us)

1. The developer shall construct curbs, gutters, cross gutters, sidewalks, and street/alley paving along District Boulevard 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.

   APPLICANT'S RESPONSE:_____

2. 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.

   APPLICANT'S RESPONSE:_____

3. 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.

   APPLICANT'S RESPONSE:_____

4. 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).

   APPLICANT'S RESPONSE:_____

5. 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.

   APPLICANT'S RESPONSE:_____

6. 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 prior to submitting a grading plan. Any off-site/frontage improvements or repairs required during the site inspection shall be shown on the grading plan.

   APPLICANT'S RESPONSE:_____

7. 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.

   APPLICANT'S RESPONSE:_____

8. 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 (SWRCB Order No. 2009-009-DWQ as amended by Order No. 2010-0014-DWQ and 2012-0006-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.

   APPLICANT'S RESPONSE:_____

9. 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.

   APPLICANT'S RESPONSE:_____

10. 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 Louis Rodriguez at 661-326-3571.

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

    APPLICANT'S RESPONSE:_____

11. 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.

    APPLICANT'S RESPONSE:_____

12. 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.

    APPLICANT'S RESPONSE:_____

F. PUBLIC WORKS - TRAFFIC (1501 Truxtun Avenue)
(Staff contact – Susanna Kormendi; 661-326-3997 or SKormendi@bakersfieldcity.us)

1. 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).

   APPLICANT'S RESPONSE:_____

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

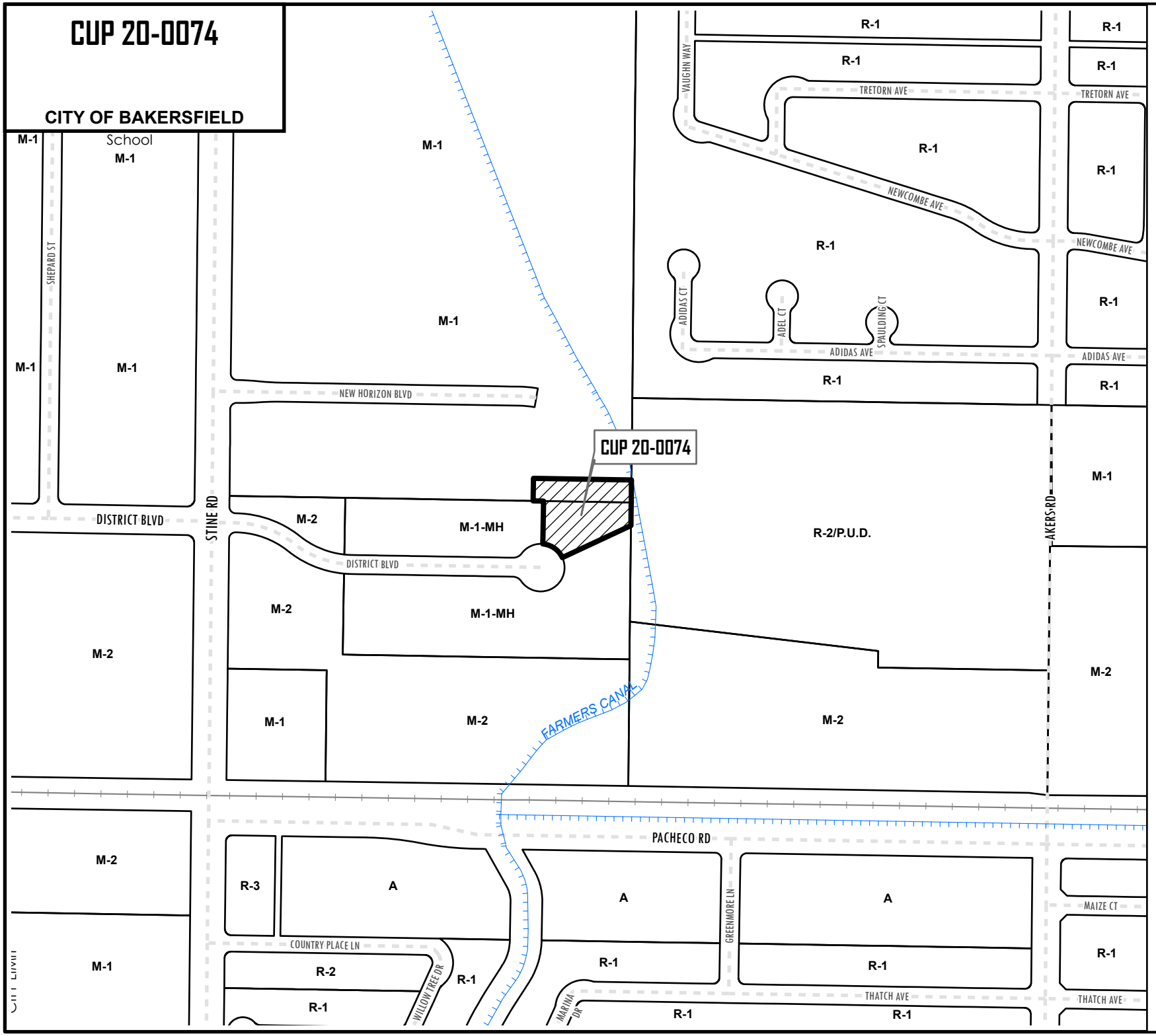
1. At this time, no applicable conditions for the proposed project. Conditions may be added if the project changes.

Exhibit B

(Location Map)

CUP 20-0074

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 Ming Specific Plan

BAKERSFIELD

N

Feet

0 220 440

Document Name: 2020_02_02

Exhibit C

(Site Development Plan)

LENDLEASE (US) TELECOM HOLDINGS LLC
C/O PI TOWER DEVELOPMENTS LLC
WOODMERE RELO
SITE ID # PICA021
4516 DISTRICT BLVD.
BAKERSFIELD, CA 93313

PROJECT TEAM

SITE ACQUISITION
SAC WIRELESS, LLC.
8880 CAL CENTER DRIVE
SUITE 170
SACRAMENTO, CA 95826
CONTACT: CASEY OGATA-TRAN
TELEPHONE: (209) 747-1725
CASEY.OGATA.TRAN@SACW.COM

PLANNING
SAC WIRELESS, LLC.
8880 CAL CENTER DRIVE
SUITE 170
SACRAMENTO, CA 95826
CONTACT: CASEY OGATA-TRAN
TELEPHONE: (209) 747-1725
CASEY.OGATA.TRAN@SACW.COM

ARCHITECT:
SAC WIRELESS, LLC.
NESTOR POPOWYCH, AIA
5015 SHOREHAM PLACE SUITE 150
SAN DIEGO, CA 92122
CONTACT: RYAN LIMA
TELEPHONE: (619) 736-3766 X 113
FAX: (619) 736-3721
RYAN.LIMA@SACW.COM

SURVEYOR:
SMITHCO SURVEYING ENGINEERING
P.O. BOX 81626
BAKERSFIELD, CA 93380
CONTACT: d'ARTAGNAN ALBA, PLS
TELEPHONE: (661) 393-1217
DALBA@SMITHCO.NET

UTILITY COORDINATOR:
SAC WIRELESS, LLC.
450 DEER CANYON ROAD
BUELLTON, CA 93427
CONTACT: KELLY MCCURNIN
TELEPHONE: (805) 686-4039

TOWER ENGINEER:
TBD

SOILS ENGINEER:
SALEM ENGINEERING GROUP, INC.
4729 W. JACQUELYN AVE.
FRESNO, CA 93722
CONTACT: JOSHUA R. MARROQUIN,EIT
TELEPHONE: (559) 271-9700
WWW.SALEM.NET

SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
CONSTRUCTION:		
RADIO:		
MICROWAVE:		
TELCO:		
EQUIPMENT:		
PROJECT ADMINISTRATOR:		
WO ADMINISTRATOR:		

VICINITY MAP

NOT TO SCALE

DRIVING DIRECTIONS

FROM: 2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

TO: 4516 DISTRICT BLVD.
BAKERSFIELD, CA 93313

1. START OUT GOING NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD
2. TURN LEFT ONTO OAK GROVE RD.
3. TURN LEFT ONTO TREAT BLVD.
4. TURN RIGHT ONTO N MAIN ST.
5. MERGE ONTO I-680 S.
6. MERGE ONTO I-580 E VIA EXIT 30A.
7. I-580 E BECOMES I-5 S
8. TAKE THE CA-43 EXIT, EXIT 246, TOWARD TAFT/MARICOPA.
9. TKEEP LEFT TO TAKE THE RAMP TOWARD SHAFTER.
10. TURN LEFT ONTO S ENOS LN/CA-43.
11. TURN RIGHT ONTO PANAMA LN.
12. TURN LEFT ONTO GOSFORD RD.
13. TURN RIGHT ONTO DISTRICT BLVD.
14. 4516 DISTRICT BLVD, BAKERSFIELD, CA 93313-2314, 4516 DISTRICT BLVD IS ON THE LEFT.

PROJECT DESCRIPTION

THIS PROJECT IS A LENDLEASE UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- PROPOSED LENDLEASE 50'-0" x 50'-0" LEASE AREA
- PROPOSED LENDLEASE 8'-0" TALL CHAIN-LINK FENCE
- (1) PROPOSED LENDLEASE ELECTRICAL METER BANK W/DISCONNECT ON PROPOSED H-FRAME
- (1) PROPOSED VERIZON WIRELESS GENERATOR RECEPTACLE
- (1) PROPOSED VERIZON WIRELESS BOX ON PROPOSED H-FRAME
- (1) PROPOSED LENDLEASE 98'-0" HIGH MONOPINE
- (1) PROPOSED VERIZON WIRELESS EQUIPMENT SHELTER
- (1) PROPOSED LENDLEASE STANDBY GENERATOR
- (8) PROPOSED 8FT TALL ANTENNAS
- (8) PROPOSED RADIOS
- (2) PROPOSED RAYCAPS
- (3) PROPOSED 6FT MICROWAVE ANTENNAS

PROJECT SUMMARY

APPLICANT/LESSEE
LENDLEASE (US) TELECOM HOLDINGS LLC
C/O PI TOWER DEVELOPMENTS LLC
2320 CASCADE POINTE BLVD, STE 300
CHARLOTTE, NC 28208
CONTACT: BRANDON OLSEN
TELEPHONE: (704) 357-1919

APPLICANT'S REPRESENTATIVE
SAC WIRELESS, LLC.
8880 CAL CENTER DRIVE
SUITE 170
SACRAMENTO, CA 95826
CONTACT: CASEY OGATA-TRAN
TELEPHONE: (209) 747-1725
CASEY.OGATA.TRAN@SACW.COM

TOWER OWNER:
OWNER: LENDLEASE
ADDRESS: 71 STEVENSON ST., SUITE 900
SAN FRANCISCO, CA 94105
CONTACT: BRANDON OLSEN
TELEPHONE: (503) 849-3288

CO-APPLICANT
VERIZON
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598
OFFICE: (925) 279-6000

CONSTRUCTION INFORMATION
AREA OF CONSTRUCTION: 50'-0" x 50'-0" = 2500 SQ FT
OCCUPANCY: U
TYPE OF CONSTRUCTION: V-B
CURRENT ZONING: A
ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED.

PROPERTY OWNER:
MARCO A AMAVIZCA
4516 DISTRICT BLVD.
BAKERSFIELD, CA 93313
TEL: (661) 832-1000

PROPERTY INFORMATION:
SITE NAME: WOODMERE RELO
SITE NUMBER: PICA021
SITE ADDRESS: 4516 DISTRICT BLVD. BAKERSFIELD, CA 93313
JURISDICTION: CITY OF BAKERSFIELD
APN: 404-010-62
LATITUDE: 35.313286° 35° 18' 47.83" N
LONGITUDE: -119.052444° 119° 03' 08.80" W

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS IF NOT FULL SIZE (24 X 36)

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

CODE COMPLIANCE

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. ALL WORK SHALL CONFORM TO 2013 EDITION TITLE 24, CALIFORNIA CODE OF REGULATIONS. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2016 CALIFORNIA ADMINISTRATIVE CODE
- 2016 CALIFORNIA BUILDING CODES
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA ENERGY CODE
- CITY & COUNTY ORDINANCES

811 Know what's below. Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (NORTH & CENTRAL) , CALL USA NORTH 811
TOLL FREE: 1-800-227-2600 OR
www.usanorth811.org
CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

SHEET	DESCRIPTION
T-1	TITLE SHEET
C-1	SITE SURVEY
C-2	SITE SURVEY
A-1	SITE PLAN & ENLARGED SITE PLAN
A-2	NORTH & EAST ELEVATIONS
A-3	SOUTH & WEST ELEVATIONS

CONSTRUCTION DRAWINGS

SAC WIRELESS SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
PLANNER:		
CONSTRUCTION:		
LANDLORD:		

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	12/30/19	100% ZONING	FA
1	01/16/20	UPDATED AZIMUTHS	LD
2	02/03/20	LL COMMENTS	LD
3	08/14/20	TOWER DESIGN CHANGE	LD

SAC WIRELESS
SAC AE DESIGN GROUP, INC.
5015 SHOREHAM PLACE, STE. 150
SAN DIEGO, CA 92122
www.sacw.com
619.736.3766

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WOODMERE RELO
PSL# PICA021
4516 DISTRICT BLVD.
BAKERSFIELD, CA 93313

SHEET TITLE:
TITLE SHEET

T-1

ADD THE ORIGINAL SIZE OF THIS PLAN SET IN 24" - SCALE FACTORS WOULD BE ON REDUCED DRAWINGS (SHEET SIZE)

NOTES:

OWNER(S): MARCO A AMAVIZCA

APN: 404-010-62

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY: XXXXXX XXXXXX TITLE INSURANCE COMPANY, FILE NO. XXXXXX, DATED XXXX XX, XXXX. WITHIN SAID TITLE REPORT THERE ARE XXXX (XX) EXCEPTIONS LISTED, XXXX (XX) OF WHICH ARE EASEMENTS AND XXXX (XX) OF WHICH CAN NOT BE PLOTTED.

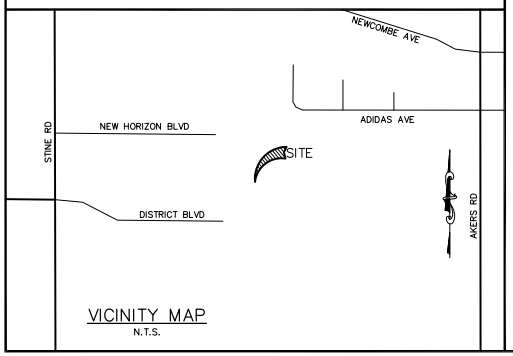
THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 06029C, PANEL NO. 2300E, INDICATES THAT NO PANEL HAS BEEN PRINTED FOR THE SUBJECT PROPERTY'S IMMEDIATE AREA AS NOTED ON THE MERCED COUNTY FLOOD MAP INDEX, DATED SEPTEMBER 26, 2008 ("PANEL NOT PRINTED - ALL ZONE D")

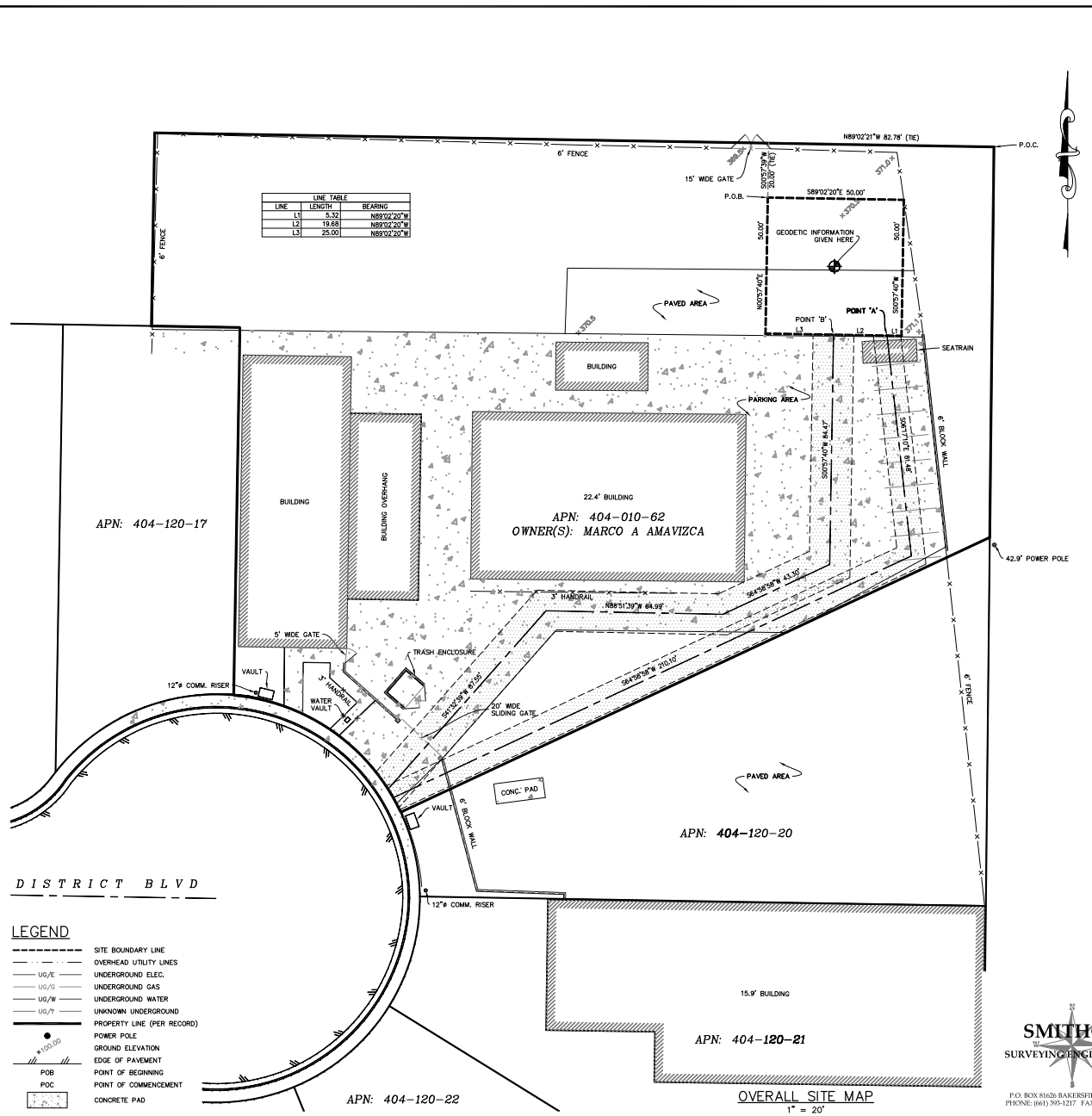
THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT.	35° 18' 47.83" N. NAD 83	(35.313286°)
LONG.	119° 03' 08.80" W. NAD 83	(-119.052444°)
ELEV.	370.2' NAVD 88 (BASIS OF DRAWING)	

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19d for 1-A accuracy (± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.



VICINITY MAP
N.T.S.



LINE TABLE		
LINE	LENGTH	BEARING
L1	5.32	N89°02'20"W
L2	19.68	N89°02'20"W
L3	25.00	N89°02'20"W

LEGEND

- SITE BOUNDARY LINE
- OVERHEAD UTILITY LINES
- UG/E UNDERGROUND ELEC.
- UG/G UNDERGROUND GAS
- UG/W UNDERGROUND WATER
- UG/? UNKNOWN UNDERGROUND
- PROPERTY LINE (PER RECORD)
- POWER POLE
- x100.00 GROUND ELEVATION
- EDGE OF PAVEMENT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- CONCRETE PAD

SMITHCO
SURVEYING ENGINEERING
P.O. BOX 81626 BAKERSFIELD, CA 93380
PHONE: (661) 393-1217 FAX: (661) 393-1218

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	10/08/19	PRELIMINARY	EJ
1	10/31/19	REVISION	EJ
2	11/13/19	REVISION	EJ

SMITHCO JOB NO.: 82-1298

SAC WIRELESS
A&E DESIGN GROUP, INC.
5015 SHOREHAM PLACE STE. 150
SAN DIEGO, CA 92122
www.sacw.com
619.736.3766

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LENDLEASE (US) TELECOM HOLDINGS LLC
C/O PI TOWER DEVELOPMENT LLC
909 LAKE CAROLYN PARKWAY, SUITE 260
IRVING, TX 75039

PRELIMINARY

PICA021 WOODMERE RELO

4516 DISTRICT BLVD
BAKERSFIELD, CA
93313

KERN COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-1

PROPOSED LENDLEASE DEMISED PREMISE DESCRIPTION:

ALL THAT PORTION OF THE HEREON DESCRIBED LESSOR'S PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LESSOR'S PROPERTY; THENCE N 89°02'21" W, A DISTANCE OF 82.78 FEET; THENCE S 00°57'39" W, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;

COURSE 1) THENCE S 89°02'20" E, A DISTANCE OF 50.00 FEET;
COURSE 2) THENCE S 00°57'40" W, A DISTANCE OF 50.00 FEET;
COURSE 3) THENCE N 89°02'20" W, A DISTANCE OF 5.32 FEET TO POINT 'A';
COURSE 4) THENCE CONTINUING N 89°02'20" W, A DISTANCE OF 19.68 FEET TO POINT 'B';
COURSE 5) THENCE CONTINUING N 89°02'20" W, A DISTANCE OF 25.00 FEET;
COURSE 6) THENCE N 00°57'40" E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2500 SQUARE FEET, MORE OR LESS.

LESSEE PROPOSED UTILITY EASEMENT RIGHT-OF-WAY DESCRIPTION:

A 10.00 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR UTILITY PURPOSES ON AND ACROSS A PORTION OF THE HEREON DESCRIBED LESSOR'S PROPERTY, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT POINT 'A';

COURSE 1) THENCE S 06°17'10" E, A DISTANCE OF 81.48 FEET;
COURSE 2) THENCE S 64°58'58" W, A DISTANCE OF 210.10 FEET TO THE EAST LINE OF DISTRICT BLVD AND THE TERMINUS OF THIS DESCRIPTION.

LESSEE PROPOSED ACCESS EASEMENT RIGHT-OF-WAY DESCRIPTION:

A 15.00 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES ON AND ACROSS A PORTION OF THE HEREON DESCRIBED LESSOR'S PROPERTY, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT POINT 'B';

COURSE 1) THENCE S 00°57'40" E, A DISTANCE OF 84.47 FEET;
COURSE 2) THENCE S 64°58'58" W, A DISTANCE OF 43.30 FEET;
COURSE 3) THENCE N 88°51'39" W, A DISTANCE OF 64.99 FEET;
COURSE 4) THENCE S 41°32'39" W, A DISTANCE OF 87.55 FEET; TO THE EAST LINE OF DISTRICT BLVD AND THE TERMINUS OF THIS DESCRIPTION.

SMITHCO
SURVEYING & ENGINEERING
P.O. BOX 81626 BAKERSFIELD, CA 93380
PHONE: (661) 395-1217 FAX: (661) 395-1218

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REV	DATE	DESCRIPTION	BY
0	10/08/19	PRELIMINARY	EJ
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SMITHCO JOB NO.: 82-1298

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C/O PI TOWER DEVELOPMENT LLC
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IRVING, TX 75039

PRELIMINARY

PICA021
WOODMERE
RELO

4516 DISTRICT BLVD
BAKERSFIELD, CA
93313

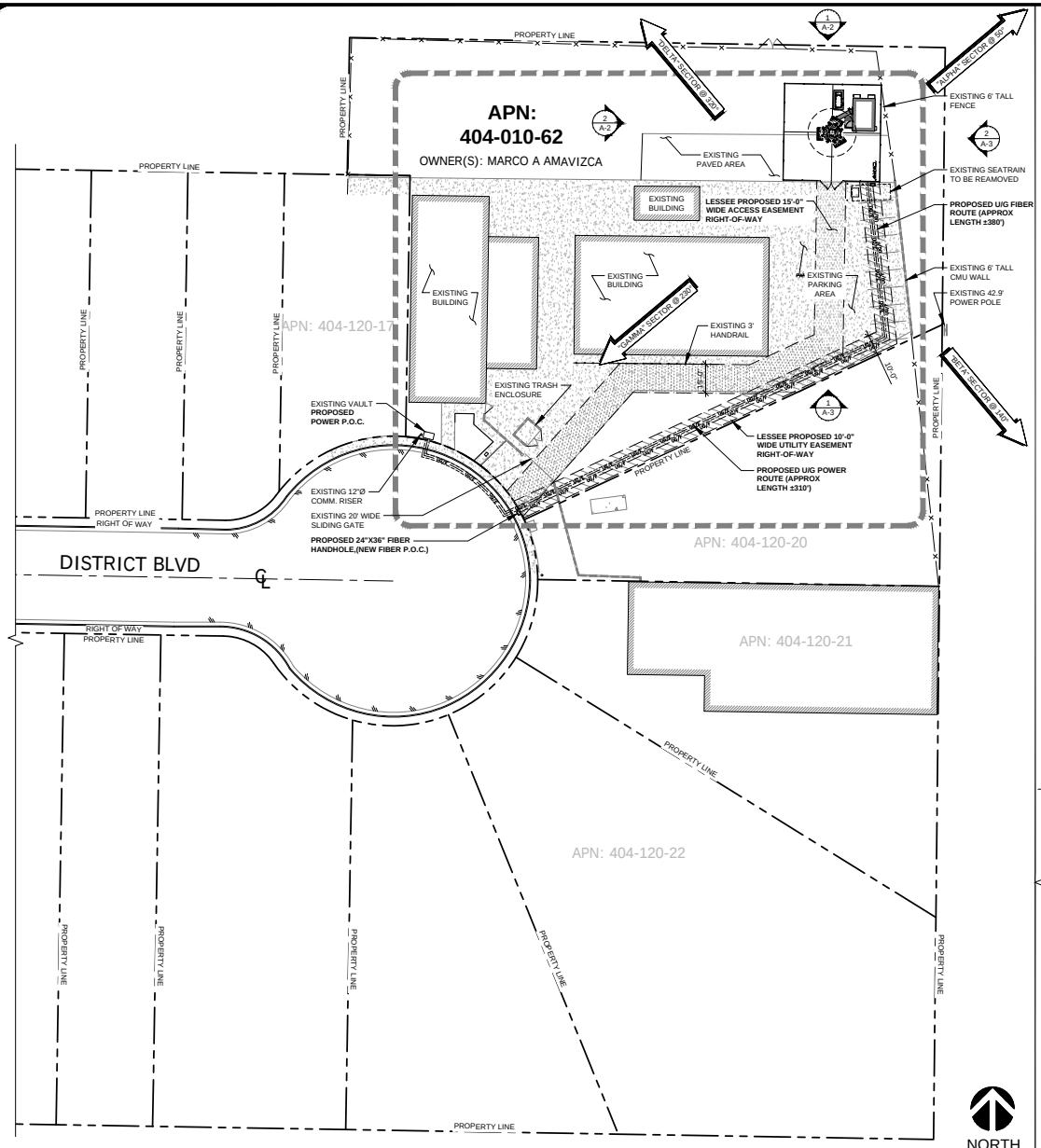
KERN COUNTY

SHEET TITLE:

SITE SURVEY

FOR EXAMINATION ONLY

C-2

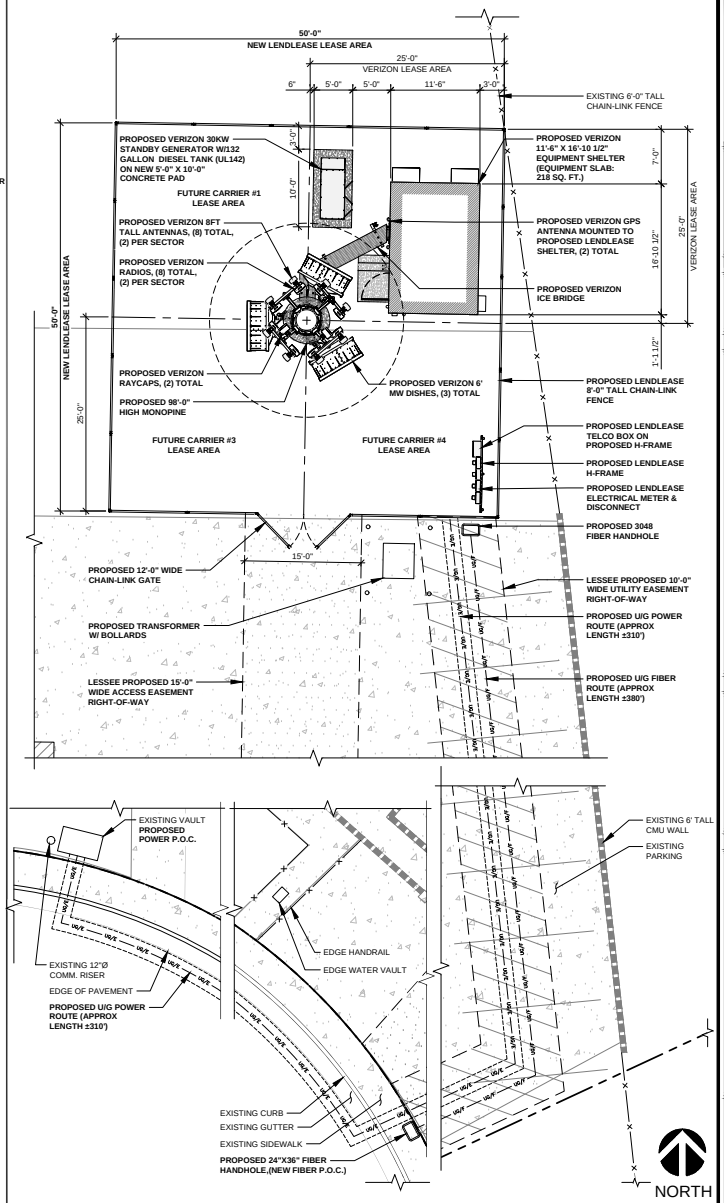


SITE PLAN

30' 0 15' 30'

SCALE: 1" = 30'-0" (24x36)
(OR) 1/2" = 30'-0" (11x17)

1



ENLARGED SITE PLAN

0 2' 4' 8'

SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

2

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	12/30/19	100% ZONING	FA
1	01/16/20	UPDATED AZIMUTHS	LD
2	02/03/20	LL COMMENTS	LD
3	08/14/20	TOWER DESIGN CHANGE	LD

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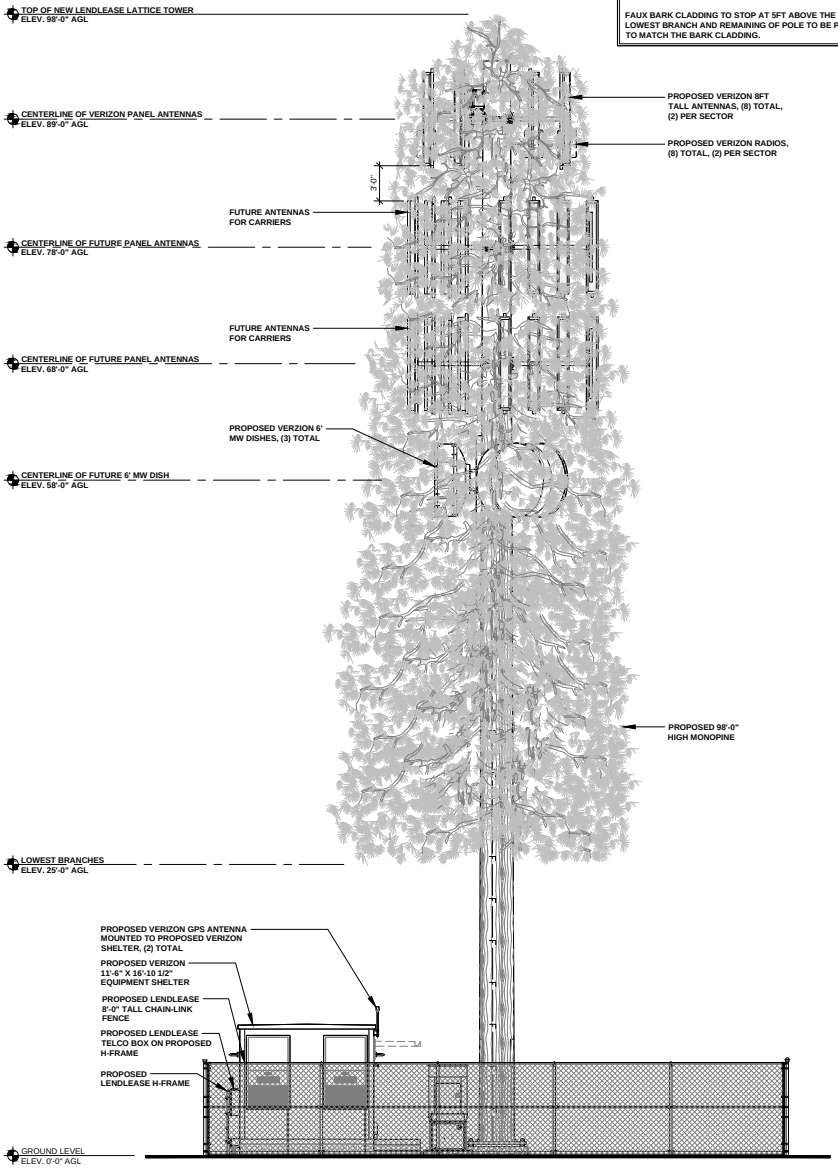
WOODMERE
RELO
PSL# PICA021
4516 DISTRICT BLVD.
BAKERSFIELD, CA 93313

SHEET TITLE:
SITE PLAN & ENLARGED SITE PLAN

A-1

ALL THE ORIGINAL IDEAS OF THIS PLAN SET ARE THE EXCLUSIVE PROPERTY AND COPYRIGHT OF SAC WIRELESS AND SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF SAC WIRELESS

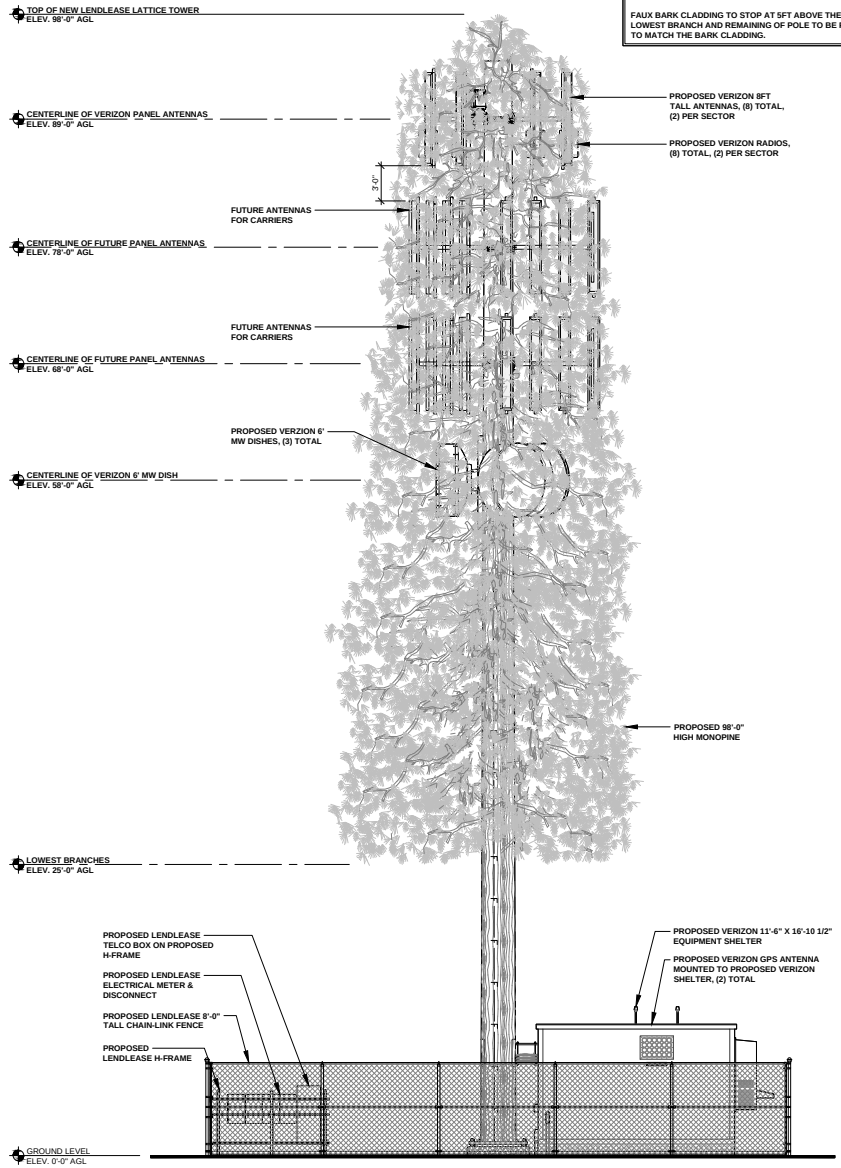


NORTH ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1



EAST ELEVATION

0 1.5' 3' 5'

SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2

ALTER THE ORIGINAL SCOPE THEREIN WITHOUT PRIOR WRITTEN CONSENT OF SAC WIRELESS IS PROHIBITED. SHEET SIZE IS ARCH D (24"X36") - SCALE IS AS INDICATED WHEN PLOTTED ON RECOMMENDED SHEET SIZE

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	12/30/19	100% ZONING	FA
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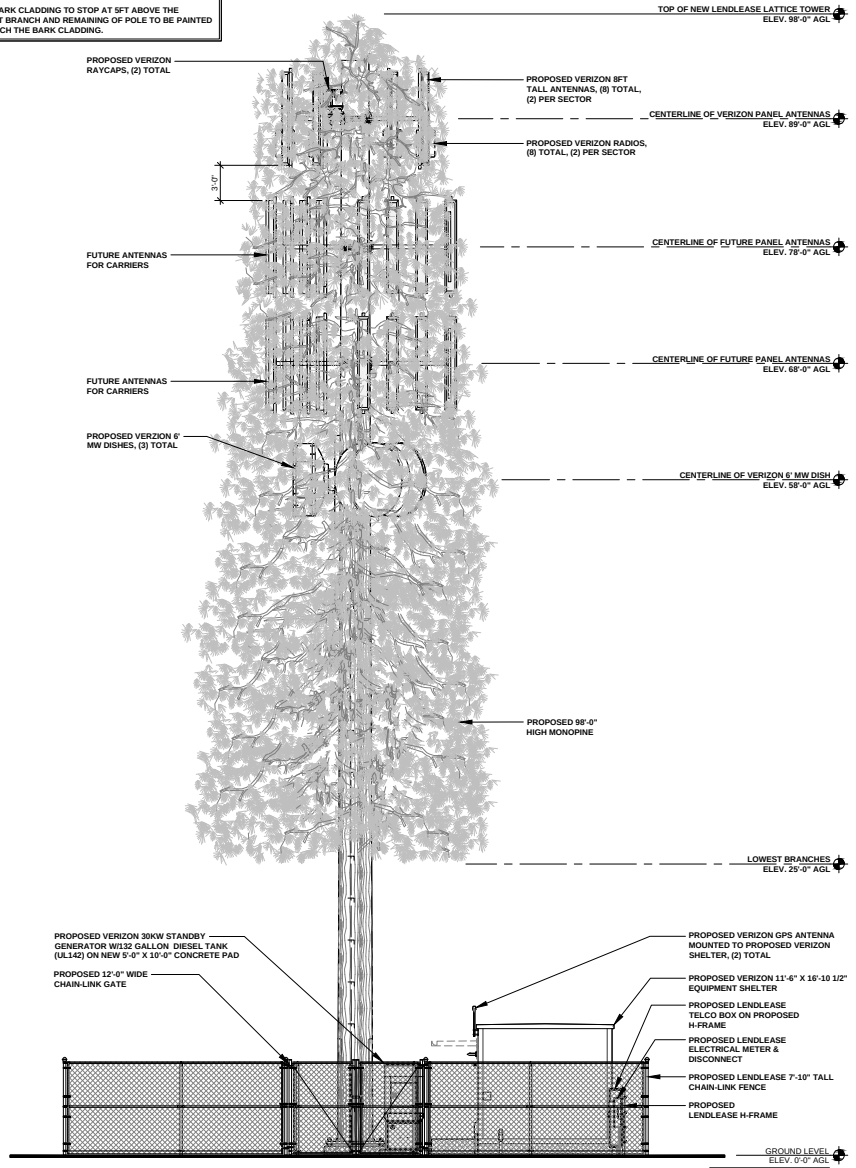
WOODMERE RELO
PSL# PICA021
4516 DISTRICT BLVD.
BAKERSFIELD, CA 93313

SHEET TITLE:
NORTH & EAST ELEVATIONS

A-2

NOTE:

FAUX BARK CLADDING TO STOP AT 5FT ABOVE THE LOWEST BRANCH AND REMAINING OF POLE TO BE PAINTED TO MATCH THE BARK CLADDING.

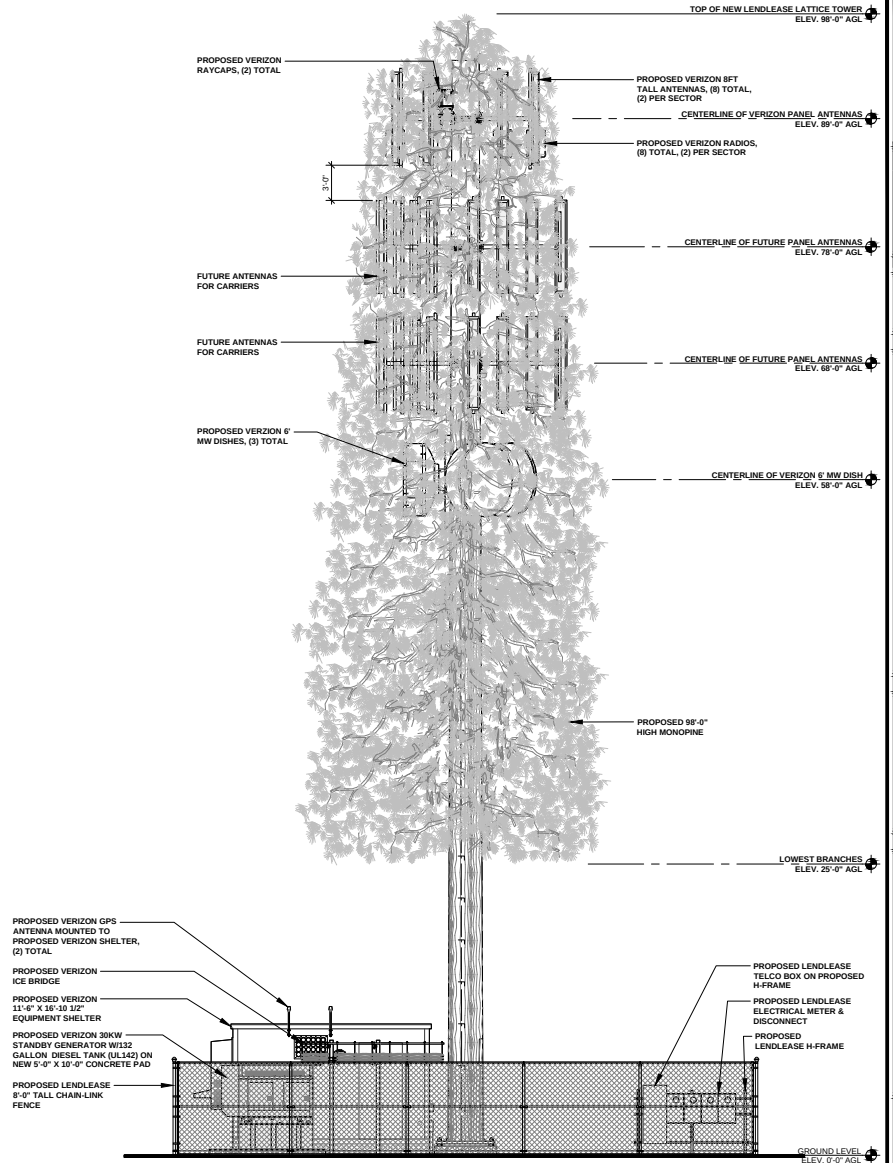


SOUTH ELEVATION

0 2' 4' 8'

SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

1



WEST ELEVATION

0 2' 4' 8'

SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

2

IF NOT THE ORIGINAL SIZE OF THIS PLAN SET (24" X 36") SCALE RATIO SHOULD NOT BE REVISED OR ENLARGED (SHEET SIZE)

ISSUE STATUS

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WOODMERE
RELO
PSL# PICA021

4516 DISTRICT BLVD.
BAKERSFIELD, CA 93313

SHEET TITLE:

SOUTH & WEST ELEVATIONS

A-3

Attachment B:
Propagation Maps

Woodmere Relo

Coverage Maps

Prepared by Verizon Wireless
RF Engineering

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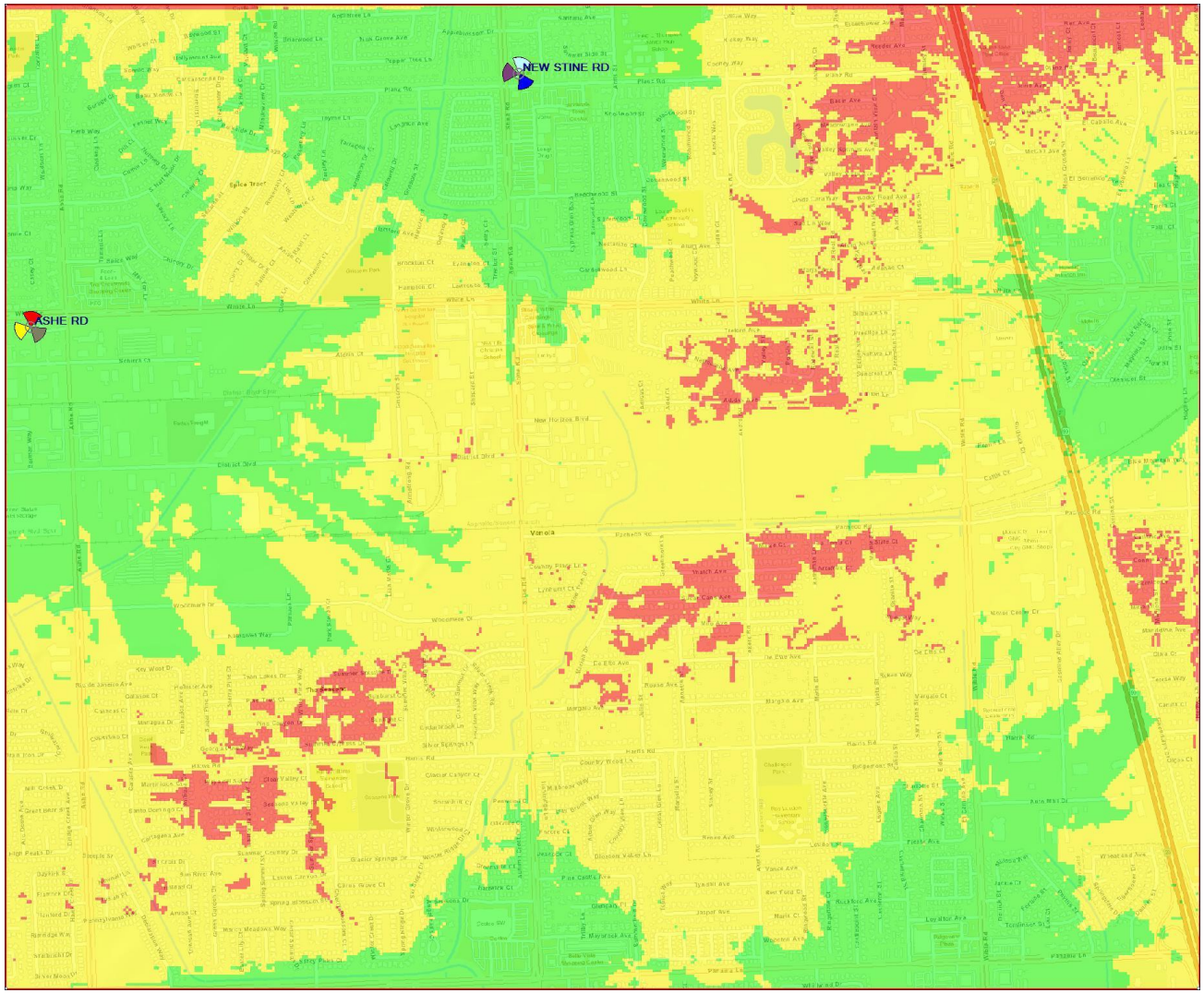
Woodmere Relo – Existing Coverage



LTE: RSRP

- Indoor
- Vehicle
- Outdoor

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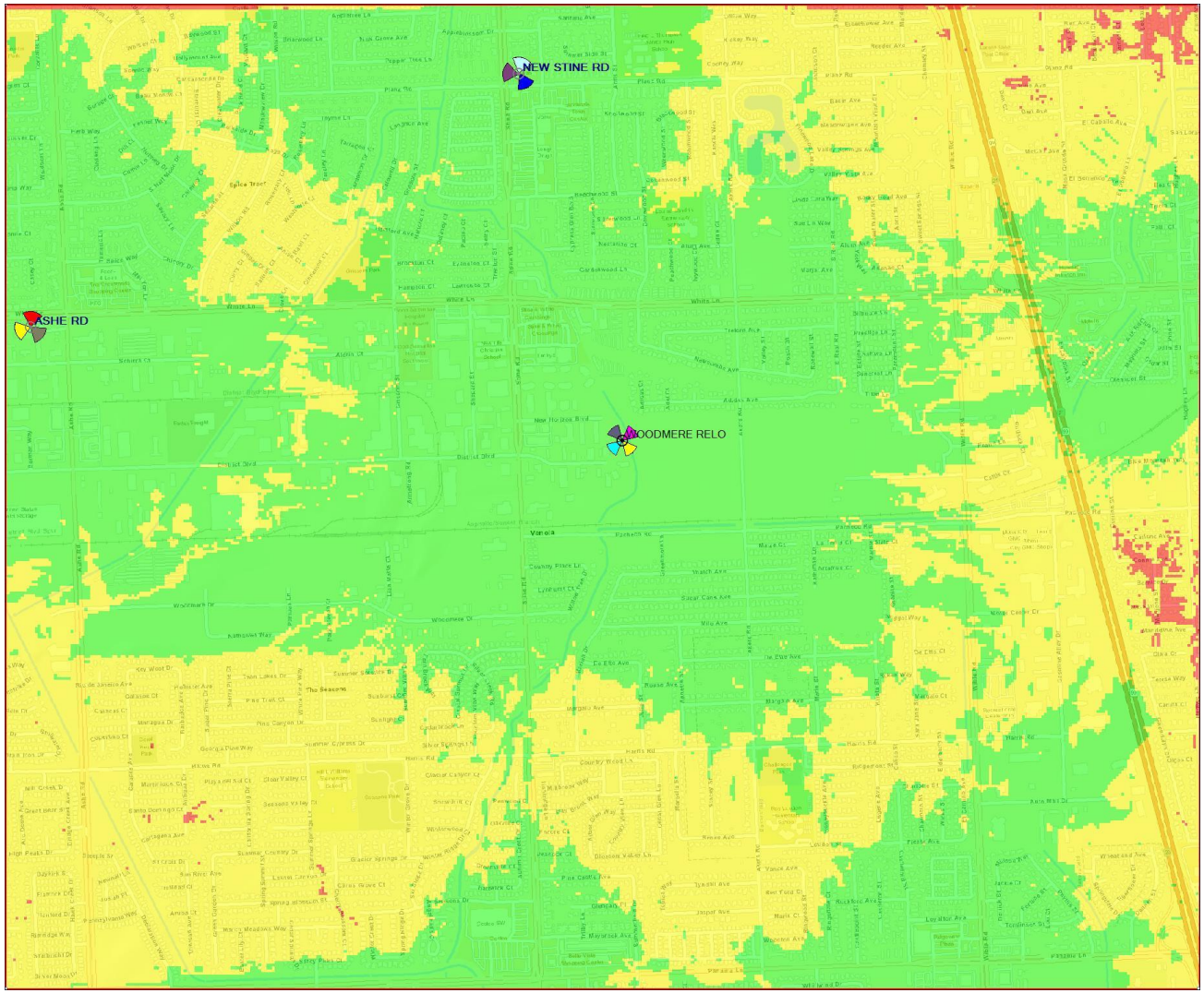
Woodmere Relo – Proposed Coverage



LTE: RSRP

- Indoor
- Vehicle
- Outdoor

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Attachment C:
Alternative Sites Analysis

Alternative Candidate Analysis

Lendlease and Verizon Wireless
Woodmere RELO
4516 District Blvd.
Bakersfield, CA 93313

October 23, 2020

Summary of Site Evaluations
Conducted by: SAC Wireless

I. Summary

In May 2016, Lendlease (US) Telecom Holdings LLC in partnership with Verizon Wireless decided to pursue a new wireless facility in the area near Woodmere. Due to heavy demand for wireless voice and data, along with increased usage, the community and cell phone subscribers of multiple carriers require a greater coverage area and capacity to accommodate their needs. The significant gap in coverage/capacity created in the area is currently being served by a number of existing Verizon Wireless and other carriers facilities, though these facilities are either too far away to provide effective coverage or are near capacity. The significant gap in coverage/capacity includes significant residential, commercial, and industrial areas. Based on an extensive comprehensive and thorough review of available sites over the last four years, including a thorough review of available sites, and after careful analysis, Lendlease has concluded that the Monopine design on a industrially zoned property constitutes the least intrusive alternative to help fill the identified significant gap in coverage/capacity based on the guidelines set forth in the City of Bakersfield's Zoning Code (the "Code"). All eleven alternatives were reviewed and exhausted based upon engineering analysis, and upon discussions and correspondence with potential landlords. As a result, Verizon Wireless proposes the use of a stealth monopine at 4516 District Blvd. that is described in this Alternatives Analysis. It is the only feasible site which meets the code requirements of the City of Bakersfield's Zoning Code and the coverage and capacity needs of the citizens and emergency service providers of Bakersfield.

II. Coverage/Capacity Gap

Verizon Wireless Performance Engineers have determined that there is a significant gap in coverage and capacity in the area near Woodmere in Bakersfield. The gap extends to Hwy 99 and White lane residential and commercial properties (the "Coverage/Capacity Gap"). This facility will enhance and expand the Verizon Wireless network in order to improve communications service for its existing and prospective customers. It also has enough space to add future carriers as well. The facility is located in the City of Bakersfield. This project has been designed to provide additional capacity offload from the core of Bakersfield and to increase service for residential areas surrounding Downtown.

III. Methodology

Once a significant coverage/capacity gap is determined, Verizon Wireless seeks to identify a site that will provide a solution through the "least intrusive means" based upon Verizon Wireless's experience with designing similar facilities and working within local regulations. In addition to seeking the "least intrusive" alternative, sites proposed by Verizon Wireless must be feasible. In this regard, Verizon Wireless reviews the topography, radio frequency propagation, elevation, height, available electrical and telephone utilities, access, and other critical factors such as a willing landlord in completing its site analysis. Wherever feasible, Verizon Wireless seeks to identify collocation opportunities that allow placement of wireless facilities with minimal impacts.

The Code establishes the priority for wireless facility design and location in Group III zoning districts. However, it should be noted that the proposed tower is 98', which is below the 125' limit for the M-1 zone. The requested height of 98' is necessary to provide addtional coverage along Hwy 99 and to the surrounding industrial, commercial, and residential areas.

The Code places the highest priority on certain facilities through facilities in nonresidential zones through administrative procedures. A Conditional Use Permit is required to place new facilities in the area in question if certain development & design standards are not met. Although most development and design standards are met. The current standards clearly favor sites that do not disrupt scenic view corridors and that minimize aesthetic impacts through screening and camouflage.

IV. Analysis

For the last four years, Lendlease (US) Telecom Holdings LLC inpartnership withVerizon Wireless has sought to identify a suitable location for its wireless facility to serve the city of Bakersfield. Lendlease searched the area for raw land candidates, most of which are located in commercial, or industrial zones. A number of industrially zoned properties considered were ruled out due to having a number of construction concerns or lack of interest on the landlord's part.

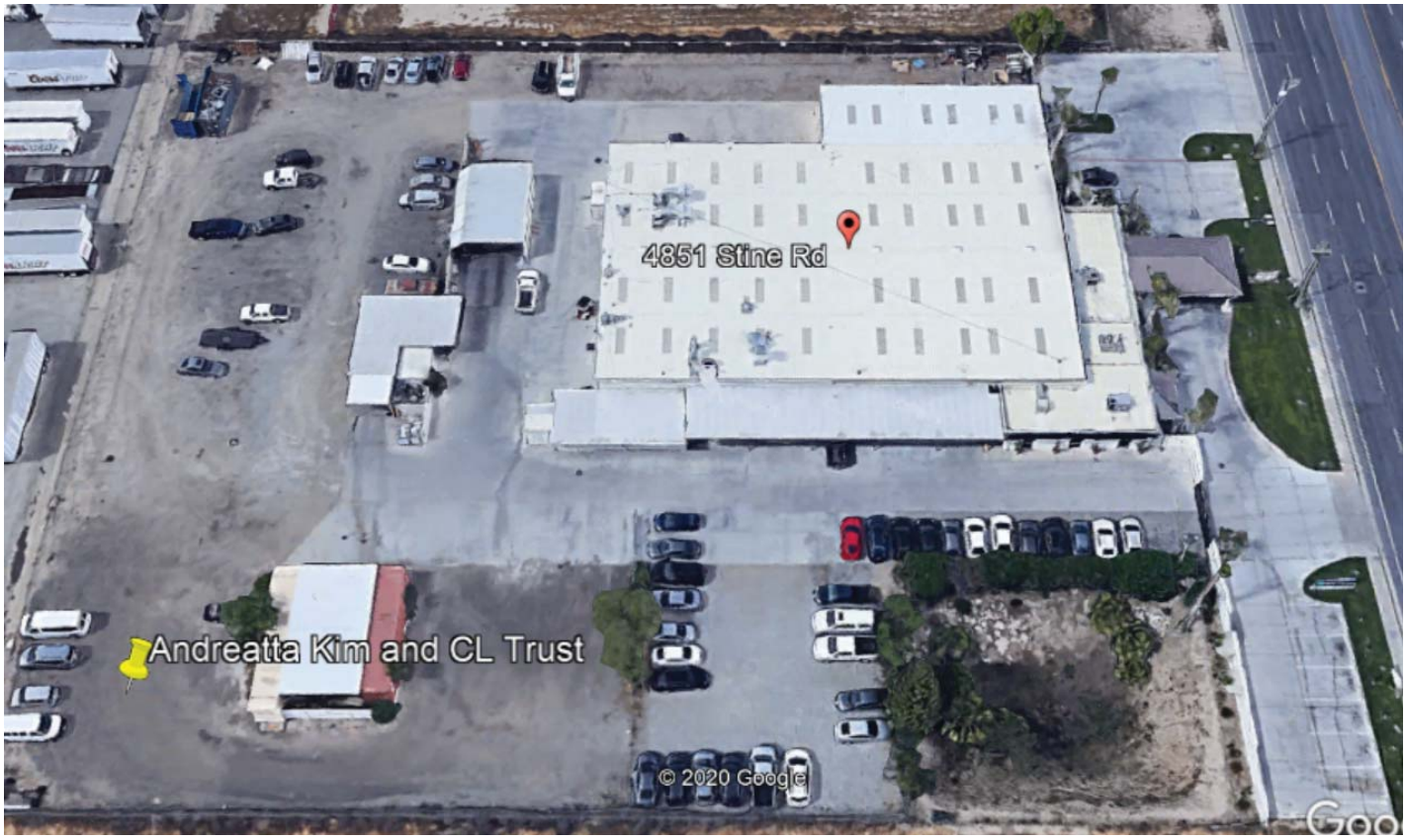
Summary of Candidates Reviewed

1. Amavisca

4516 District Blvd.
Zoning: M2 - Industrial
Site Type: New 98’ Monopine

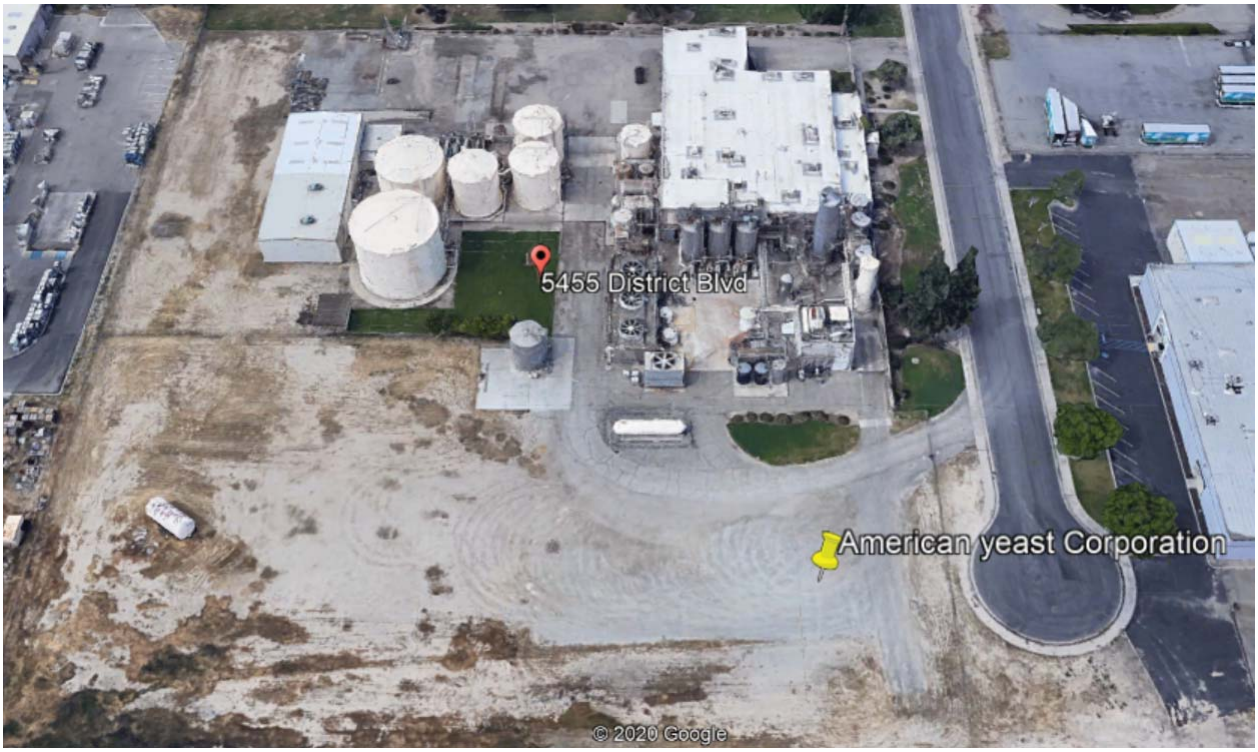
This site was chosen as it is located near the approximate center of the search area and is therefore preferred by Verizon RF. The landlord is willing to pursue a lease with Verizon and has agreed upon lease terms. Verizon opted for a stealth design to help minimize visual impact.

2. Andreatta Kim M and CL Trust
4851 Stine Rd.



While this site location would meet Verizon's coverage objective, there were several factors which made it a non-viable candidate. The most significant reason being that after negotiating with the landlord, the negotiations fell through as we could not reach common ground on all the terms.

3. American Yeast Corporation
5455 District Blvd.



Verizon RF rejected this site for not meeting the coverage objective in its entirety.

4. Crimson Resourse Management Corp

5500 District Blvd.

Verizon RF rejected this site for not meeting the coverage objective in its entirety.

5. Thompson

5101 District Blvd.

The property owner rejected the leasing opportunity after the civil review was conducted.

6. Goodwill
4901 Stine Rd.

While this site location would meet Verizon's coverage objective, there were several factors which made it a non-viable candidate. The most significant reason being that after negotiating with the landlord, the negotiations fell through as we could not reach common ground on all the terms.

7. Ohanneson Enterprises
5010 Lisa Marie Ct.

While this site location would meet Verizon's coverage objective and RF engineer ranked it very highly, after negotiating with the landlord, the negotiations fell through as we could not reach common ground on all the terms. Therefore, this candidate was not a viable one.

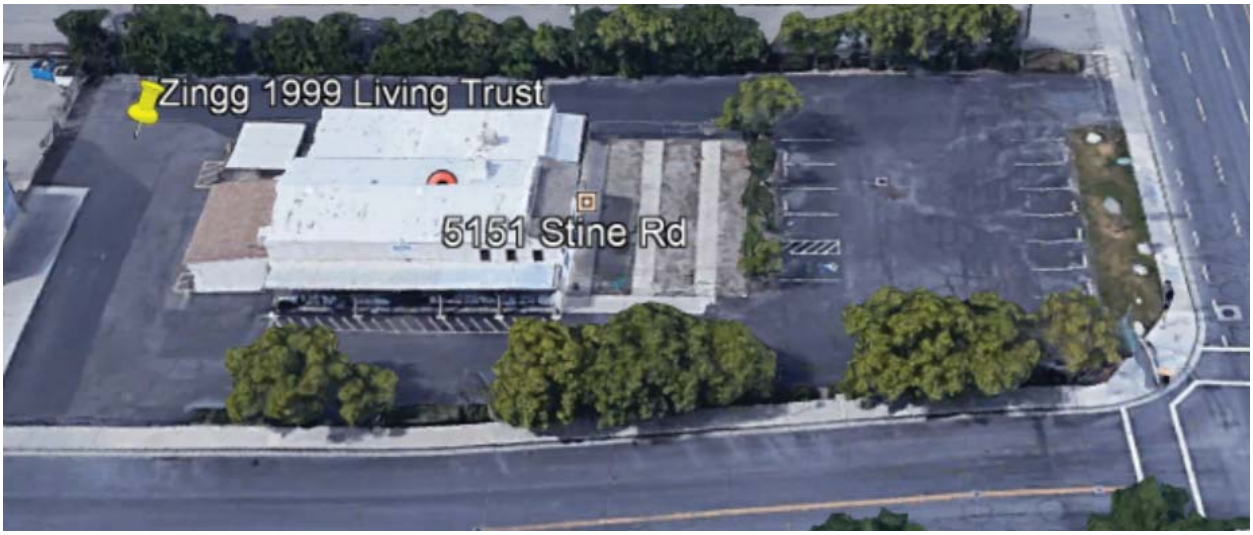
8. Allen Family Trust B
4509 District Blvd.

This candidate is located within Verizon's search ring and would feasibility meet the coverage objective, although it was ranked quite low by RF engineer. However, multiple letters of intent were mailed to this candidate as well as several phone calls with voicemails left, but the landlord did not respond to indicate interest.

9. Arredondo Ventures
5101 Stine Rd.

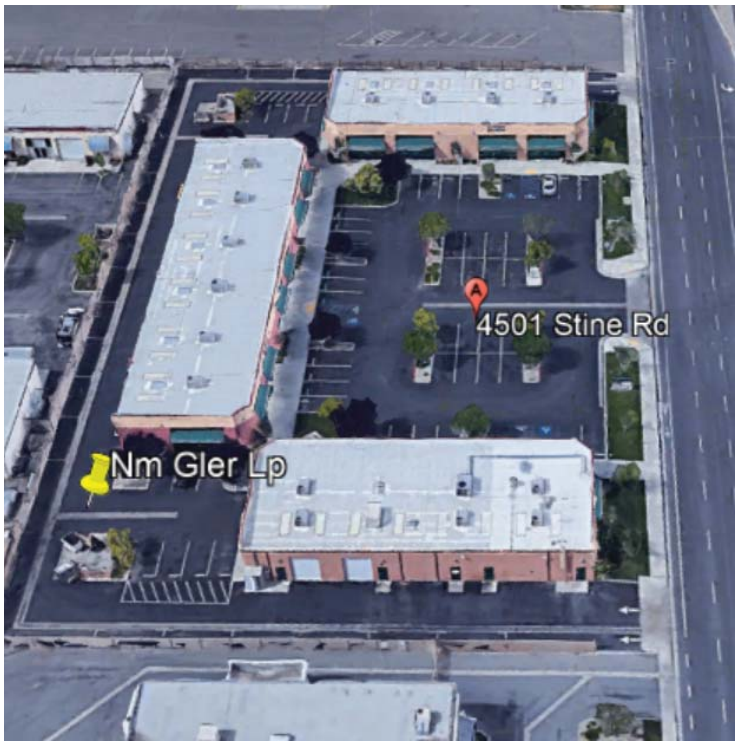
This candidate is located within Verizon's search ring and would feasibility meet the coverage objective. Although, the property owner did show interest in pursuing a lease with Lendlease, negotiations fell through as common ground could not be reached.

10. Zingg 1999 Living Trust
5151 Stine Rd.



While this site location would meet Verizon's coverage objective, there were a number of factors which made it a non-viable candidate. For one, the property was sold and the new owner is the same as Arredondo Ventures (previous page), and lease negotiations were halted for the same reasons.

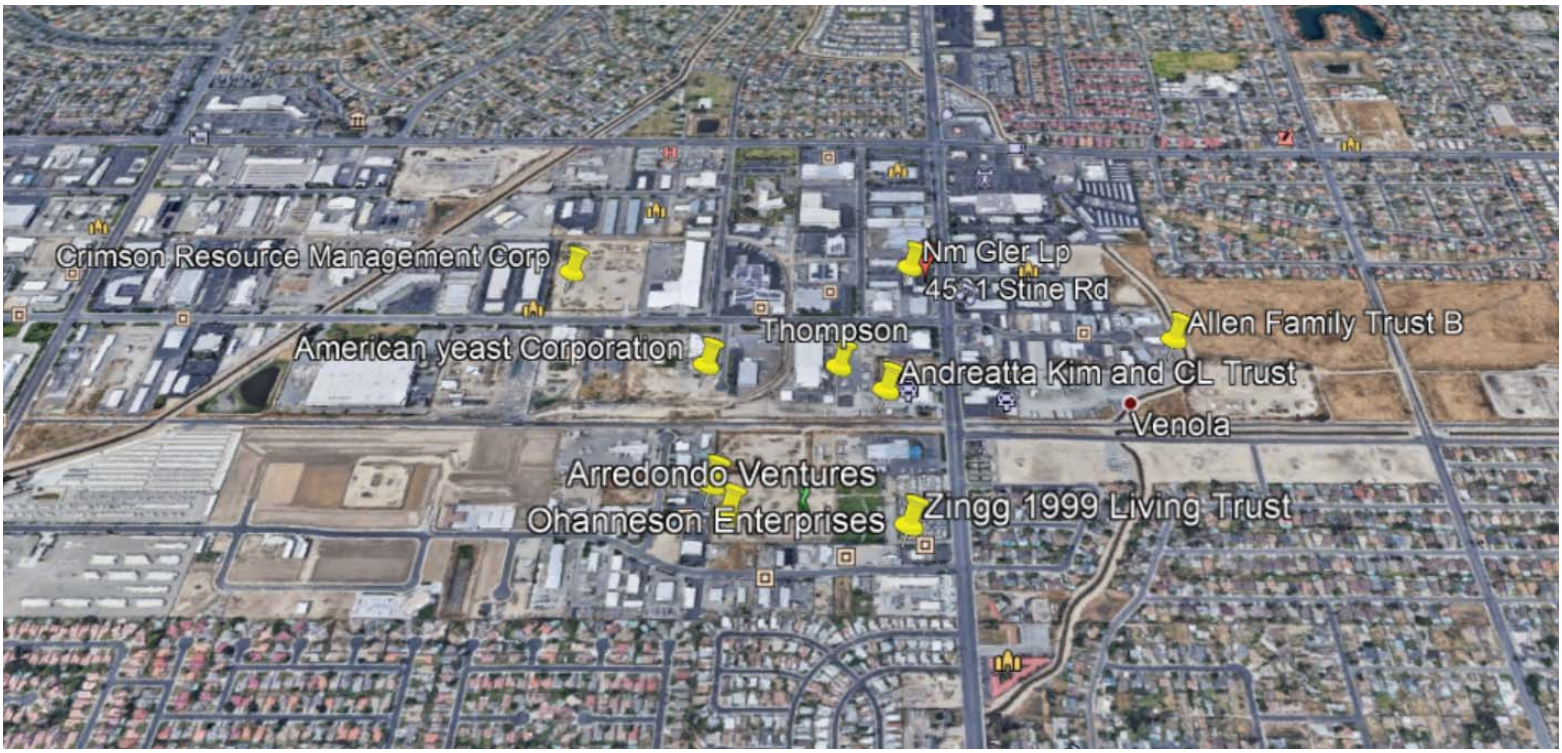
11. Nm Gler Lp
4701 Stine Rd.



This candidate is located within Verizon's search ring and would meet the coverage objective. However, after the Construction Manager visited the site to determine its viability, he found that the facility did not have enough room for the construction of a new wireless facility. Furthermore, the property owner seized communication after the initial walk adn discussions, thus no further details were able to be discussed.

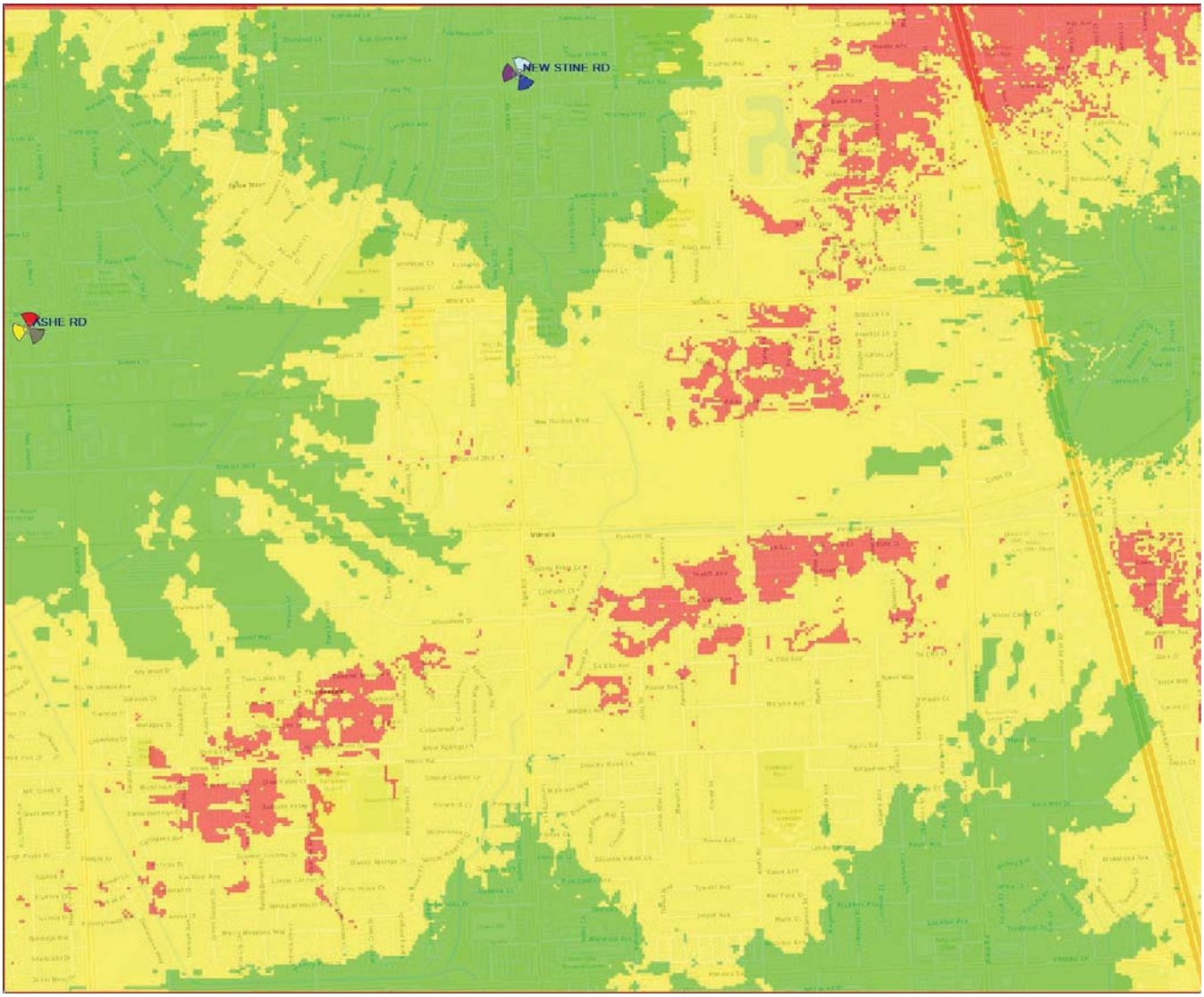
Verizon

Location of Sites
Alternates



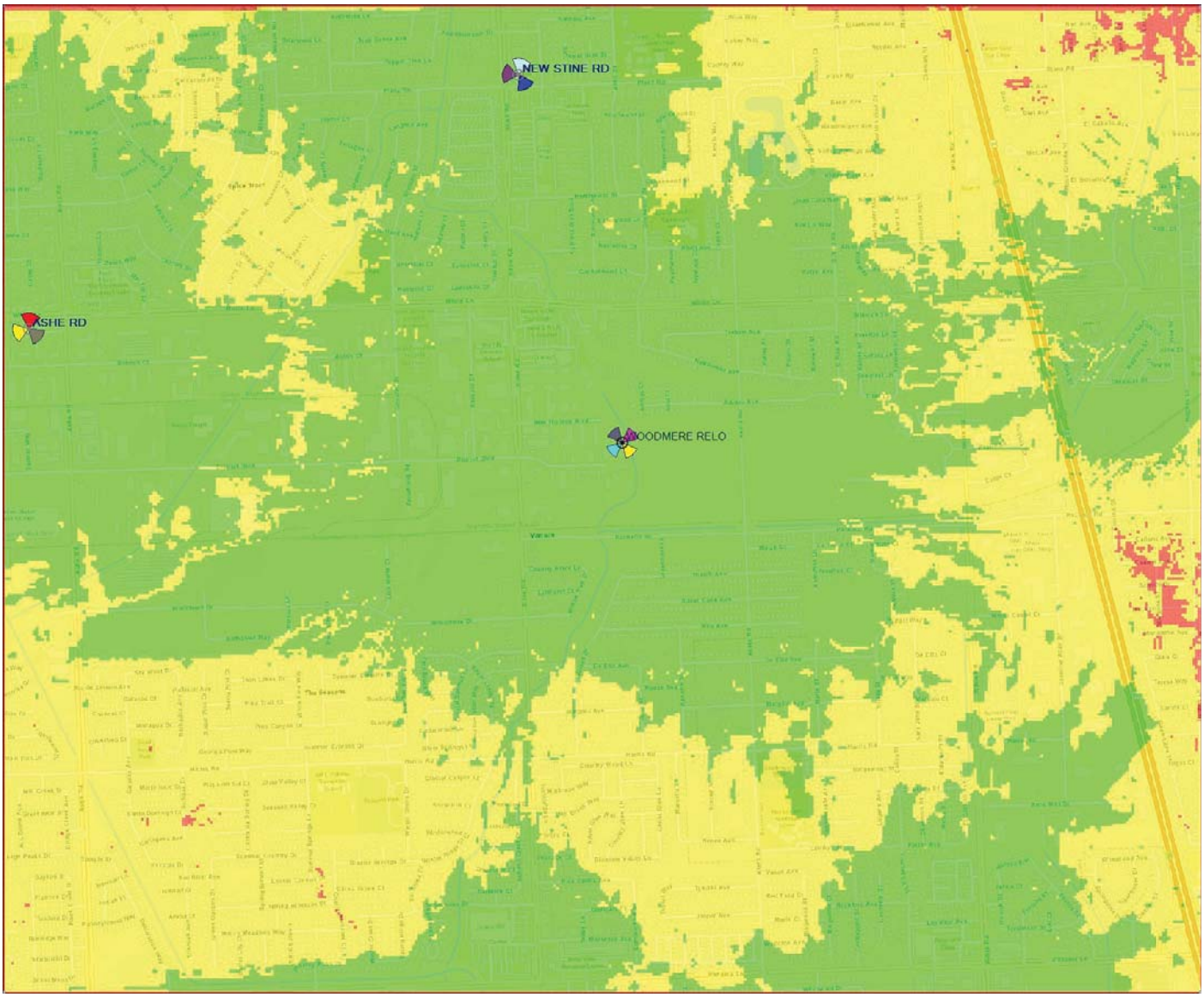
Verizon

Coverage Without Proposed Site



Verizon

Coverage With Proposed Site



Conclusion:

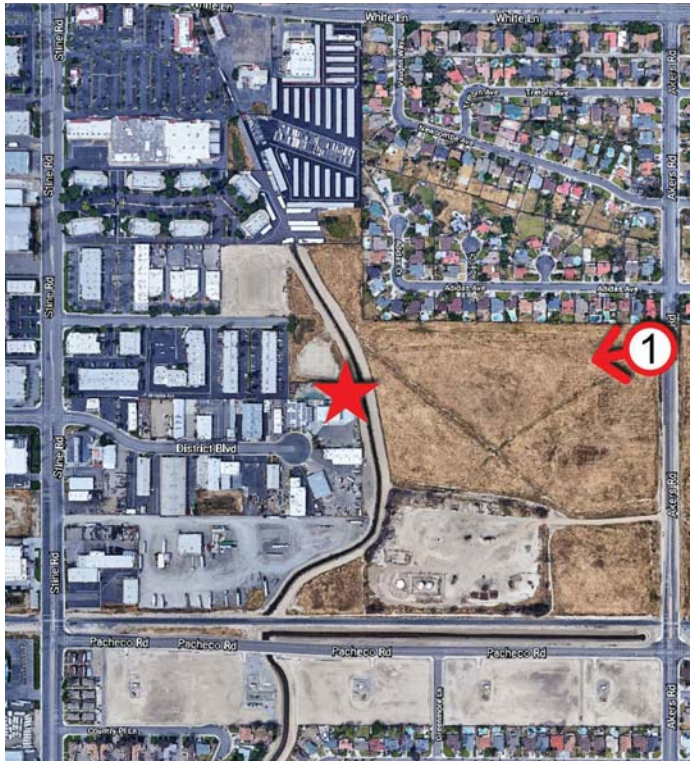
Lendlease in partnership with Verizon Wireless evaluated eleven viable site alternatives within the identified significant coverage/capacity gap over the last four years, including a complete evaluation of alternatives. Based on the analysis and evaluation, Verizon Wireless concludes that the proposed 98' monopine is the least intrusive means to address the significant gap in coverage/capacity, and to address the community wireless needs. This conclusion arises primarily from the fact that the Approved Facility is the only location which meets Verizon RF's coverage objective, has an interested landlord, and is feasible from a zoning standpoint.

Attachment D:
Photosimulations

LENDLEASE (US) TELECOM HOLDINGS LLC
C/O PI TOWER DEVELOPMENTS LLC
WOODMERE RELO
SITE ID # PICA021
4516 DISTRICT BLVD.
BAKERSFIELD, CA 93313

SAC WIRELESS
SAC AE DESIGN GROUP, INC.
9020 ACTIVITY ROAD
SAN DIEGO, CA 92126
www.sacw.com

PHOTOSIMULATION VIEWPOINT 1



EXISTING

PROPOSED

NOTE:
PROPOSED VERIZON EQUIPMENT SHELTER, STANDBY GENERATOR ON PROPOSED CONCRETE PAD, UTILITY H-FRAME AND 98'-0" HIGH MONOPINE WITHIN 8'-0" TALL CHAIN LINK FENCE ENCLOSURE - PROPOSED LENDLEASE 50'-0" x 50'-0" LEASE AREA (NOT SHOWN IN CURRENT VIEW)

DISCLAIMER: THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

LENDLEASE (US) TELECOM HOLDINGS LLC
C/O PI TOWER DEVELOPMENTS LLC
WOODMERE RELO
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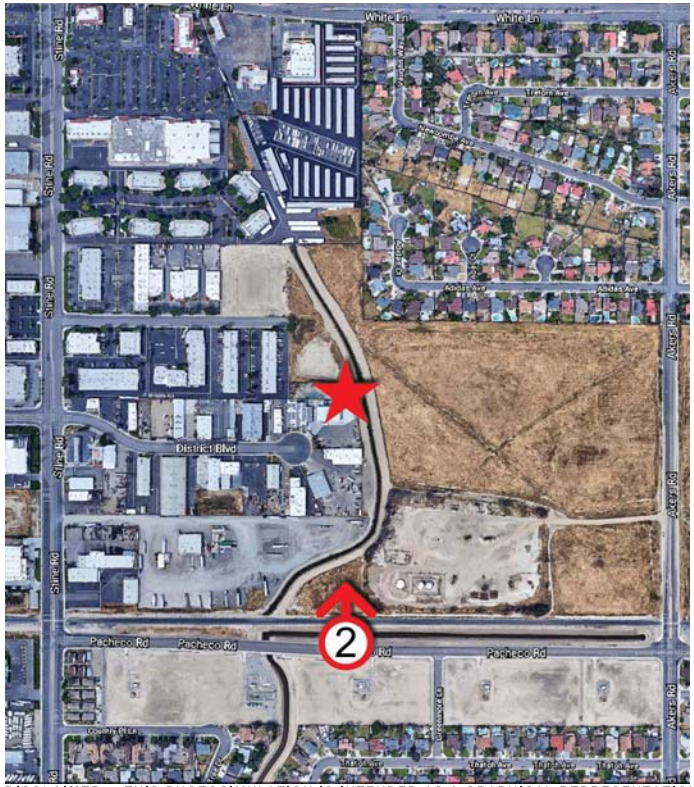
BAKERSFIELD, CA 93313

SAC WIRELESS
SAC AE DESIGN GROUP, INC.
9020 ACTIVITY ROAD
SAN DIEGO, CA 92126
www.sacw.com

PHOTOSIMULATION VIEWPOINT 2



EXISTING

PROPOSED

NOTE:
PROPOSED VERIZON EQUIPMENT SHELTER, STANDBY GENERATOR ON PROPOSED CONCRETE PAD, UTILITY H-FRAME AND 98'-0" HIGH MONOPINE WITHIN 8'-0" TALL CHAIN LINK FENCE ENCLOSURE - PROPOSED LENDLEASE 50'-0" x 50'-0" LEASE AREA (NOT SHOWN IN CURRENT VIEW)

DISCLAIMER: THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

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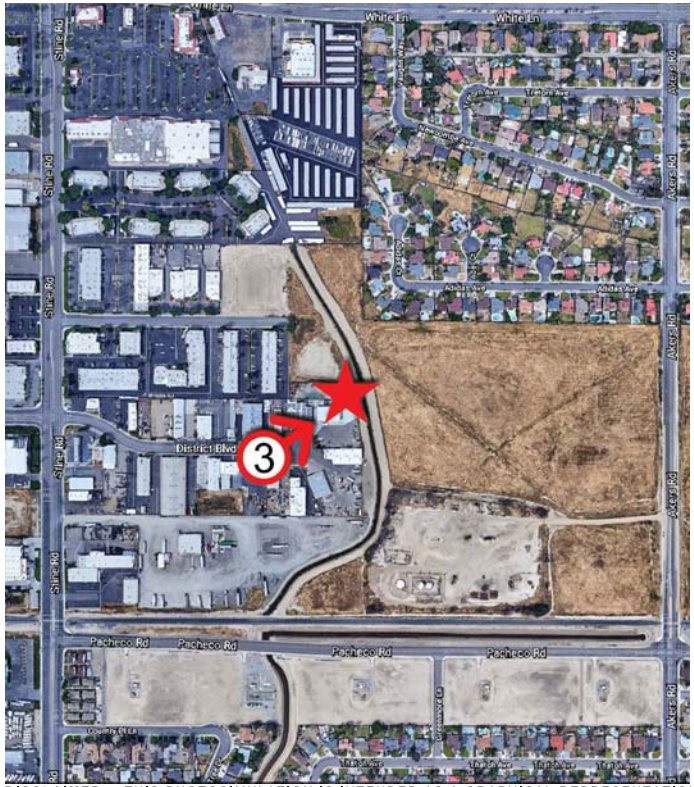
PHOTOSIMULATION VIEWPOINT 3



EXISTING

PROPOSED

DISCLAIMER: THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

COVER SHEET

PLANNING DEPARTMENT
STAFF REPORT

MEETING DATE: November 5, 2020	**ITEM NUMBER:** Consent Calendar Public Hearings5.(e.)

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER:

DATE:

WARD: Ward(s) 1, 2, 3, 4, 5, 6, 7

SUBJECT:
Text Amendments to the Bakersfield Municipal Code by amending Sections 17.58.100, 17.58.110, and 17.58.120 related to parking space requirements within the Central District, Old Town Kern, and other mixed-use areas. Notice of Exemption on file.

APPLICANT: City of Bakersfield

OWNER:

LOCATION:

STAFF RECOMMENDATION:
Adopt Resolution approving ordinance amendments and recommend same to the City Council.

ATTACHMENTS:

	Description	Type
🗋	Staff Report	Staff Report
🗋	Resolution	Resolution

BAKERSFIELD
THE SOUND OF Something Better

CITY OF BAKERSFIELD
PLANNING DIVISION
STAFF REPORT

TO: Chair Koman and Members of the Planning Commission AGENDA ITEM: 5.e

FROM: Paul Johnson, Planning Director APPROVED: PJ

DATE: November 5, 2020

SUBJECT: **TEXT AMENDMENTS TO THE BAKERSFIELD MUNICIPAL CODE BY AMENDING SECTIONS 17.58.100, 17.58.110, AND 17.58.120 RELATED TO PARKING REQUIREMENTS IN THE CENTRAL DISTRICT, OLD TOWN KERN, AND OTHER MIXED-USE AREAS (ALL WARDS)**

RECOMMENDATION:

Adopt Resolution **APPROVING** ordinance amendments and recommend same to City Council.

BACKGROUND:

On June 10, 2020, Councilmember Gonzales made a referral to the Planning and Development Committee for City staff to review a fifty percent parking reduction for residential uses within the Central District (downtown) and other mixed use areas.

On September 22, 2020, the Planning and Development Committee was presented information on the ability to accommodate parking reductions for residential development projects within the Central District, Old Town Kern, and other mixed-use areas. Following staff's presentation, public comments, and follow-on discussion, the Committee directed City staff to prepare an ordinance update to the parking requirements for residential projects by addressing tandem parking, guest parking, and reductions based on density of development.

ANALYSIS:

History

Parking in the downtown area, or lack thereof, was first addressed in 1990. At that time, the ordinance was amended to allow a parking reduction for specific uses. Following a request in 2008 to include additional uses, specifically retail, the ordinance was amended to add Section 17.58.120. This Section was further amended in 2013 and again in 2019 to the current language:

> ***Section 17.58.120 - Parking space requirements within the "central district" and other mixed-use areas.*** *Off-street parking within the "central district" as defined in Chapter 17.04 of this code, "Old Town Kern" as defined in Chapter 10.08 of this code, C-B zone district, or C-C zone district for a mixed-use residential and retail/office commercial project where the design and development function as an integrated unit as approved by the advisory agency, may be reduced by up to fifty percent of the minimum requirement assessed under Section 17.58.110. The number of off-street parking spaces shall not exceed one hundred fifty percent of the minimum requirement (limit does not apply to residential uses). Any change of use at an existing building in the "central district" shall not be subject to additional off-street parking requirements set forth in this chapter, provided the applicant establishes, to the satisfaction of the planning director, that the change of use does not require an expansion of building size.*

Purpose of Parking and Loading Standards

The stated purpose of the Municipal Code regulations for parking and loading standards is to:

1. Allow flexibility in addressing vehicle parking, loading, and access issues.

2. Encourage infill and investment into the Central District.

3. Ensure that off-street parking, loading, and access demands associated with new development will be met without adversely affecting other nearby land uses and surrounding neighborhoods.

4. Assist in encouraging mixed-use and pedestrian friendly settings throughout the city.

5. Reduce vehicle trip lengths by encouraging mixed use, infill, and transit sensitive uses using shared parking standards as an incentive.

6. Reduce the amount of parking area within the urban setting to help reduce the heat island affect.

Project Review Process

Citywide, new development projects are reviewed by Planning Division Staff through two primary methods:

1. **Tenant Improvements (TI).** TIs are defined as improvements which do not involve a change to intensity of use, nor include the enlargement of space or modification of development standards, zoning regulations, policies, etc. TIs are exempt from Site Plan Review; therefore, parking is not reviewed.

   Example: A property owner proposes to convert a building from a hotel/motel into an apartment complex in the C-C (Central Center Zone) district. Both uses are "permitted" by right and similar in intensity; therefore, no review of parking.

2. **Site Plan Review (SPR).** SPRs are defined as a change in the actual use of land or improvements thereon, including but not limited to construction which requires a building permit, enlargement, reconstruction, etc. SPRs are often consolidated with other discretionary approvals such as conditional use permits (CUP) and planned commercial development (PCD). SPRs include determining if sufficient parking spaces are available.

   Example: A property owner proposes demolishing a restaurant and constructing a new apartment complex in the C-C (Central Center Zone) district. Both uses are "permitted" by right, but because the project includes a change in land use and new construction, it is subject to SPR. Therefore, the project will need to demonstrate adequate parking for the apartment complex.

Downtown Parking Reductions

When conducting review of development projects, the minimum number of parking space requirements are determined by land use (Section 17.58.110). However, to encourage infill and investment in the downtown area, the following relief is offered:

1. **Fifty Percent Parking Reduction (Mixed-Use).** Allows reduction of up to fifty percent of the normally required number of parking spaces for projects which include a mixed-use residential and retail/office commercial component, where the design and development function as an integrated unit (Section 17.58.120).

2. **Use of Public Parking Facility (Businesses).** Whenever the Planning Director determines that sufficient spaces are available in a public parking facility within 1,000 feet of a new business, he/she may accept a contract for such spaces in satisfaction of the off-street parking requirements (Section 17.58.070.B.5).

3. **Waive/Reduce Parking (Restaurants).** Whenever the Planning Director determines that any restaurant with less than 3,000 square feet of gross floor area serves primarily those that may be conducting other business within the Central District or properties zoned C-B or C-C, he/she may waive all or any portion of the parking requirements (Section 17.58.110.E.13).

4. **Waive/Reduce Parking (Night Clubs).** Whenever the Planning Director determines that any night club with less than 3,000 square feet of gross floor area is open after 3:00 pm within the Central District or properties zoned C-B or C-C, he/she may waive all or any portion of the parking requirements (Section 17.58.110.E.14).

5. **Off-Street Parking (Residential).** Required off-street parking for [all other dwellings] shall be located on the same lot as the dwelling served or within a walking distance of 500 feet. Such parking shall be easily recognized for that project. Required off-street parking spaces for projects designed for senior citizens or the handicapped shall be on site. Walking distance shall mean the distance from the front door of the building to the nearest point of the off-street parking facility (Section 17.58.070.B.2).

6. **Off-Street Parking (Businesses).** Required off-street parking spaces for all uses other than dwellings shall be located on the same lot as the use served or within a walking distance of 1,000 feet. Such parking shall be easily recognized for that project. Walking distance shall mean the distance from the main customer door of the building to the nearest point of the off-street parking facility (Section 17.58.070.B.3).

Pending Planning Efforts

The comprehensive General Plan update will address multiple components associated with downtown parking and include City Council's goal for increasing residential density in downtown area. Robust analysis will be conducted for land use related policies for the downtown area, including parking, and will allow the City the opportunity to balance policy elements that achieve these goals.

Parking Garage

The City parking garage, located on the western portion of the downtown area, contains over 500 spaces. As of June, 2018 approximately half are leased on a monthly basis. This leaves approximately 250 parking spaces available for use in the "Downtown Parking Reductions" noted above. To allow for greater parking flexibility, City Council could consider long term planning for a new parking garage on the eastern portion of the downtown area. This could be accomplished with the General Plan update, or sooner if directed.

Parking Policy for Commercial

Existing policy reflects that downtown commercial uses typically require less parking because patrons are more likely to use street parking and walk to various businesses. Existing regulations are intentionally lenient and crafted to facilitate new business, mixed-use, and re-use of buildings. The 2018 Downtown Bakersfield Parking Study found there is currently a sufficient number of parking spaces available to facilitate these "Downtown Parking Reduction" options; however, it is worth noting that adjusting parking policies to reduce requirements for residential units may eventually impact the total number of downtown street spaces available for businesses. Staff anticipates that this may be less problematic during weekdays if residents work outside the downtown area. During the General Plan update, policies could be established for addressing business impacts that could occur during the weekend when residents are home.

Parking Policy for Residential

Parking policy has historically assumed that residential units require onsite parking spaces. In Bakersfield, downtown residents have typically owned their own vehicle(s) and do not rely solely on public transportation and ride sharing services. Local residents also generally do not support walking great distances from where their vehicles are parked to where they reside for various reasons (e.g., children, groceries, darkness, etc.). Parking for multiple family dwellings including condominiums is currently calculated at: (a) one parking space per unit for efficiency, studio, and 1-bedroom units, plus ten percent for guest parking on parcels containing five or more dwellings; and (b) two parking spaces per unit for 2-bedroom or more units, plus ten percent guest parking on parcels containing five or more dwelling.

Using the scenario of a developer constructing a new fifty 1-bedroom complex, there is a current requirement of 55 parking spaces including 5 guest parking. Arbitrarily reducing the residential parking requirement by fifty percent assumes that 22 tenants would not need dedicated parking. While achieving greater residential density downtown is a City Council goal, it is likely dependent on a lower use of personal vehicles. It is worth noting that many urban services are not yet in place in the downtown area that would allow residents to rely less on personal vehicles. During the General Plan update, policies could be established requiring practices that accommodate lower dependence on personal vehicles.

MUNICIPAL CODE AMENDMENTS:

In response to the Council direction, the proposed Municipal Code amendments would allow for the following supplemental off-street parking standards within the Central District, Old Town Kern, C-B (Central Business Zone) district, and C-C (Commercial Center Zone) district. See Draft Ordinance for complete list of changes.

- For mixed use combined residential and retail/office commercial projects, off-street parking may be reduced by up to fifty percent; the greater the balance of residential to commercial/office space, the greater the reduction.

- For exclusively multiple family residential development projects: (1) on-site guest parking shall not be required; (2) tandem parking will be permitted for each unit containing two or more bedrooms; and (3) development at a density of fifty dwelling units per net acre and above only require one parking space per dwelling unit.

- Any change of use of an existing building in the "Central District" shall not be subject to additional off-street parking requirements, provided there is no expansion of the square footage of the building.

Staff notes there has been five new multiple family dwelling projects proposed for the downtown area since 2013. Of these projects, three exceed 50 dwelling units per acre, one contains 49 dwelling units per acre, and one contains 33 dwelling units per acre.

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. Under CEQA Section 15306 (*Information Collection*) Class 6 projects consist of basic data collection, research, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These may be strictly for information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted, or funded.

PUBLIC NOTIFICATION:

Notice of public hearing before the Planning Commission of the City of Bakersfield for the project was advertised in the newspaper and posted on the bulletin board of the Bakersfield City Development Services/Planning Division. As of this writing, no written comments have been received.

CONCLUSION:

Based on the foregoing, staff concludes the recommended ordinance amendments to Title 17 of the Bakersfield Municipal Code within Chapter 17.58 relating to parking space requirements within the Central District, Old Town Kern, and other mixed-use areas are appropriate and consistent with Council direction.

ATTACHMENTS:

Draft Resolution

RESOLUTION NO. _____

RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE TEXT AMENDMENTS TO THE BAKERSFIELD MUNICIPAL CODE BY AMENDING SECTIONS 17.58.100, 17.58.110, AND 17.58.120 RELATED TO PARKING REQUIREMENTS IN THE CENTRAL DISTRICT, OLD TOWN KERN, AND OTHER MIXED-USE AREAS.

WHEREAS, the City of Bakersfield initiated text amendments to the Bakersfield Municipal Code by amending Sections 17.58.100, 17.58.110, and 17.58.120 related to parking requirements in the Central District, Old Town Kern, and other mixed-use areas (the Project); and

WHEREAS, the Secretary of the Planning Commission, did set Thursday, November 5, 2020, at 5:30 p.m. in the Council Chambers, City Hall South, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for consideration; and

WHEREAS, the Project has been found to be exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with CEQA Section 15306 (Information Collection) which consists of basic data collection, research, and resource evaluation activities that does not result in a serious or major disturbance to an environmental resource (e.g., information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted, or funded); 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 City of Bakersfield Planning Division (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 at the above referenced public hearing support the following findings:

1. All required public notices have been given. Advertisement of the hearing notice regarding the Project was published in the *Bakersfield Californian*, a local newspaper of general circulation.

2. The provisions of the California Environmental Quality Act (CEQA) have been followed.

3. Pursuant to State CEQA Guidelines Section 15306, this request is exempt from the requirements of CEQA because it is for information collection.

4. The text amendments are necessary and desirable as the proper use of the City's zoning authority for the protection of the general health, safety, welfare of the community.

5. The text amendments are consistent with the goals, objectives and policies of the Metropolitan Bakersfield General Plan.

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 ordinance amendments as shown in Exhibit A and incorporated herein, is hereby recommended for adoption by the City Council.

---------o0o---------

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 5th day of November 2020, on a motion by Commissioner _____ and seconded by Commissioner _____, by the following vote.

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED

_____
LARRY KOMAN, CHAIR
City of Bakersfield Planning Commission

Exhibits:
A - Draft Ordinance

REDLINE

ORDINANCE NO. _____

ORDINANCE AMENDING SECTIONS 17.58.100, 17.58.110, AND 17.58.120 OF THE BAKERSFIELD MUNICIPAL CODE RELATING TO PARKING SPACE REQUIREMENTS WITHIN THE "CENTRAL DISTRICT," "OLD TOWN KERN," AND OTHER MIXED-USE AREAS.

BE IT ORDAINED by the Council of the City of Bakersfield as follows:

SECTION 1.

Section 17.58.100 of the Bakersfield Municipal Code is hereby amended to read as follows:

17.58.100 On-street parking credit.

Along local streets only and where on-street parking is permitted, on-street parking credit will be given along the street frontage of the project site as follows:

A. On-street parking credits will be allowed for all nonresidential uses.

B. For residential uses, only fifty percent of the guest parking that is required by this code will qualify for on-street parking credit**, unless otherwise provided by this chapter**.

C. On-street parking for disabled persons that is required by Section 15.58.050(C) shall not be credited unless the space is authorized by the building director in accordance with Title 24 of the aforementioned section, and is approved by the traffic engineer.

D. Parallel spaces will be credited at one space per twenty-two feet and angled spaces will be credited at one space per fourteen feet of uninterrupted curb along the parcel or site frontage minus driveways, fire hydrant breaks, and other space not permitted for parking by the traffic engineer.

E. On-street parking credits may be permitted along collector streets at the discretion of the traffic engineer. However, his or her approval will consider such issues that include, but are not limited to, traffic safety, circulation patterns, speed limits, traffic volume, future improvements, and other traffic planning considerations where on-street parking may need to be limited or prohibited.

F. If on-street parking along a street is restricted or prohibited in the future by the city, the use or building will not be required to make up the lost spaces on site and will be deemed legal nonconforming subject to the provisions of Section 17.58.040(C).

SECTION 2.

Section 17.58.110 of the Bakersfield Municipal Code is hereby amended to read as follows:

17.58.110 Parking space requirements by land use.

A. The minimum number of off-street parking spaces shall be provided and maintained for the following specified uses or facilities identified in the table in subsection E of this section. The number of off-street parking spaces shall not exceed one hundred fifty percent of the minimum requirement (limit does not apply to residential uses).

B. Tandem parking will not be counted toward the requirement for legal off-street parking, except one tandem parking space will be permitted for a single-family dwelling, and for each unit of a multiple-family dwelling that contains four units or less on a site that is not part of a multiple-family subdivision project**, unless otherwise provided by this chapter**.

C. Motorcycle parking that is provided and clearly identified for such use may be counted as part of the total number of parking spaces required for a nonresidential use or building. However, this credit shall not exceed twenty-five spaces or five percent of the total parking required, whichever is less.

D. For uses not listed in the parking space requirements table, parking will be determined by the planning director based on the listed use(s) that most closely resembles the proposed use.

E. Parking space requirements by land use table: *(no changes to table)*

SECTION 3.

Section 17.58.120 of the Bakersfield Municipal Code is hereby amended to read as follows:

17.58.120 Parking space requirements within the "C~~c~~entral D~~d~~istrict," "Old Town Kern," and other mixed-use areas.

The following supplemental off-street parking standards shall be applicable within the "Central District" as defined in Chapter 17.04 of this code, "Old Town Kern" as defined in Chapter 10.08 of this code, C-B zone district, or C-C zone district: ~~for a mixed-use residential and retail/office commercial project where the design and development function as an integrated unit as approved by the advisory agency, may be reduced by up to fifty percent of the minimum requirement assessed under Section 17.58.110. The number of off-street parking spaces shall not exceed~~

~~one hundred fifty percent of the minimum requirement (limit does not apply to residential uses). Any change of use at an existing building in the "central district" shall not be subject to additional off-street parking requirements set forth in this chapter, provided the applicant establishes, to the satisfaction of the planning director, that the change of use does not require an expansion of building size.~~

A. Mixed Use Development Parking Incentives. For a mixed use combined residential and retail/office commercial project where the design and development function as an integrated unit, the following incentives shall apply:

1. Off-street parking may be reduced by up to fifty percent (50%) of the minimum requirement assessed under Section 17.58.110.

2. The amount of reduction shall be scaled to the degree the design and development function as an integrated unit. The greater the balance of residential to commercial/office space, the greater the reduction.

3. The exact amount of reduction shall be determined by the planning director on a case by case basis. The decision of the planning director may be appealed to the planning commission.

4. Where the applicable project requires planning commission approval, the exact amount of reduction shall be determined by the planning commission. Any decision of the planning commission may be appealed to the city council.

B. Multiple Family Residential Development Parking Incentives. For exclusively multiple family residential development projects, the following incentives shall apply:

1. On-site guest parking shall not be required.

2. Tandem parking will be permitted for each unit containing 2 or more bedrooms.

3. Development at a density of 50 dwelling units per net acre and above, only one parking space per unit is required regardless of the number of bedrooms.

C. Any change of use of an existing building in the "Central District" shall not be subject to additional off-street parking requirements set forth in this chapter, provided there is no expansion of the square footage of the building.

D. If not specifically addressed within these supplemental standards, the parking and loading standards of Chapter 17.58 shall apply.

SECTION 4.

This Ordinance shall be posted in accordance with the provisions of the Bakersfield Municipal Code and shall become effective thirty (30) days from and after the date of its passage.

---------o0o----------

I HEREBY CERTIFY that the foregoing Ordinance was passed and adopted, by the Council of the City of Bakersfield at a regular meeting thereof held on _____ by the following vote:

AYES:	COUNCILMEMBER:	RIVERA, GONZALES, WEIR, SMITH, FREEMAN, SULLIVAN, PARLIER
NOES:	COUNCILMEMBER:	_____
ABSTAIN:	COUNCILMEMBER:	_____
ABSENT:	COUNCILMEMBER:	_____

_____
JULIE DRIMAKIS, CMC
CITY CLERK and Ex Officio Clerk of the Council of the City of Bakersfield

APPROVED:

By: _____
KAREN GOH
Mayor

APPROVED AS TO FORM:
VIRGINIA GENNARO
City Attorney

By: _____
VIRIDIANA GALLARDO-KING
Deputy City Attorney

COVER SHEET
PLANNING DEPARTMENT
STAFF REPORT

MEETING DATE: November 5, 2020 **ITEM NUMBER:** Public Hearings6.(a.)

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Tony Jaquez, Associate Planner

DATE:

WARD: Ward 2

SUBJECT:
Zone Change No. 20-0055: Gregg Maedo & Associates, representing Eretz Kern County Properties, LLC (property owner), requests a zone change from C-O (Professional and Administrative Office) to C-2 (Regional Commercial), or more restrictive zones on 6.57 acres, located at the northeast corner of Stockdale Highway and Coffee Road. Mitigated Negative Declaration on file.

APPLICANT: Gregg Maedo & Associates

OWNER: Eretz Kern County Properties, LLC

LOCATION: Located at the northeast corner of Stockdale Highway and Coffee Road.

STAFF RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:

Description	Type
Staff Report	Staff Report
Resolution	Resolution
Exhibits All	Exhibit
Backup Attachments All	Backup Material

CITY OF BAKERSFIELD
PLANNING DIVISION
STAFF REPORT

TO: Chair Koman and Members of the Planning Commission AGENDA ITEM: 6.a

FROM: Paul Johnson, Planning Director APPROVED: PJ

DATE: November 5, 2020

SUBJECT: **ZONE CHANGE 20-0055 (WARD 2)**

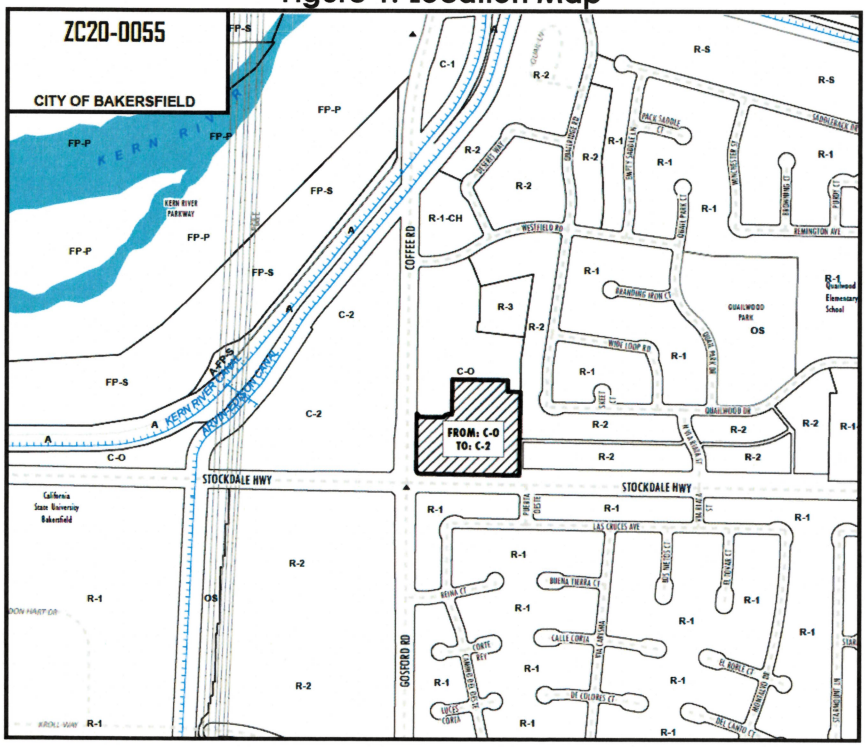
APPLICANT:

ENGINEER
Gregg Maedo & Associates
321 North Rampart Street, Suite 101
Orange, CA 92868

PROPERTY OWNER
Eretz Kern County Properties, LLC
400 Exchange, Suite 140
Irvine, CA 96202

LOCATION: Located at the northeast corner of Stockdale Highway and Coffee Road (APN: 502-020-29)

Figure 1. Location Map



RECOMMENDATION:

Adopt Resolution **APPROVING** the zone change from C-O (Professional and Administrative Office Zone) district to C-2 (Regional Commercial Zone) district on 6.57 acres, and recommend same to City Council.

PROJECT SUMMARY:

This project is a request by Gregg Maedo & Associates, representing Eretz Kern County Properties, LLC (property owner) to change the zone classification from C-O (Professional and Administrative Office) to C-2 (Regional Commercial), or a more restrictive zone, on 6.5 acres at the northeast corner of Stockdale Highway and Coffee Road.

Figure 2. Site Aerial Photo

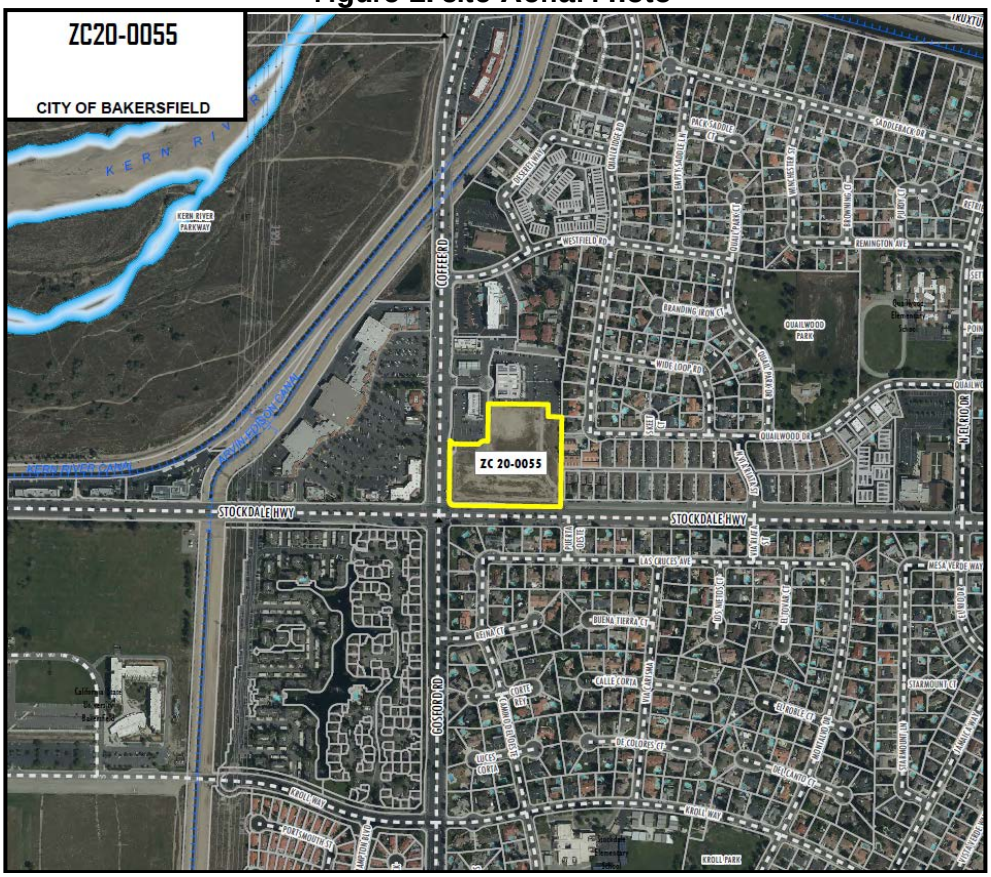


Figure 3. North Project Boundary Facing South

SURROUNDING LAND USES:

The project site and surrounding property's General Plan land use designation, zoning classification, and land use are specific in Table 1.

Table 1. General Plan Designation, Zoning District, Land Use

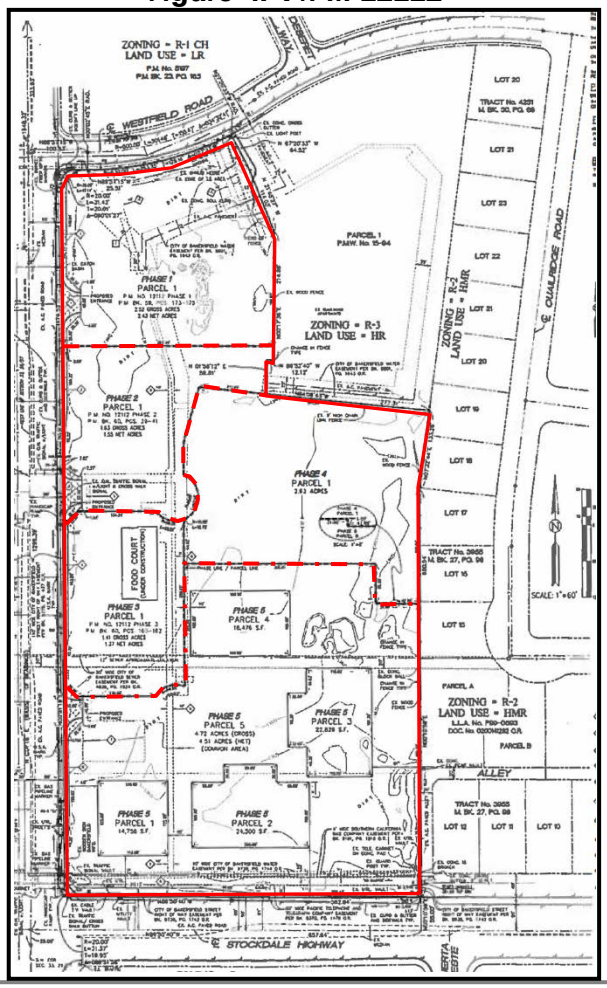
Location	General Plan Designation	Zoning District	Existing Land Use
SITE	OC	C-O	Undeveloped - Proposed: Transitional Care (see below for additional discussion)
North	OC	C-O	Restaurants/Medical Office/Salon Suites
South	LR	R-1	Single-Family Residential
East	HMR	R-2	Multiple-Family Residential
West	GC	C-2	Commercial Shopping Center

General Plan Key
OC: Office Commercial
LR: Low Density Residential
HMR: High Medium Density Residential
GC: General Commercial

Zone District Key
C-O: Professional and Administrative Office Zone
R-1: One-Family Dwelling Zone
R-2: Limited Multiple-Family Dwelling Zone
C-2: Regional Commercial

As noted in Table 1, the project site is an undeveloped parcel of a larger area developed with offices and commercial uses, and subject to Vesting Tentative Parcel Map 12112 (see Figure 4).

Figure 4. VTPM 12112



PROJECT ANALYSIS:

Background and Timeline.

December 1972 (Annexation) - Property annexed into the City (Kern River No. 3) and zoned R-2-D (Limited Multiple Family Dwelling-Architectural Design) & R-3-D (Limited Multiple Family Dwelling-Architectural Design) (Ordinance 2067).

June 1985 (Multi-Family) - City Council approved Zone Change from R-2-D & R-3-D to PUD (Planned Unit Development) to allow development of 40 two-story, eight unit structures containing 320 dwelling units. Construction never occurred and the PUD subsequently expired and zoning was reverted back to R-2 & R-3 (ZC No. 4298; Ordinance 2978).

October 1994 (Subdivision) - Certificate of Compliance recorded to subdivide 18.82 acres into 2 parcels; 4.06 acres and 14.76 acres (Parcel Map Waiver No. 15-94).

June 2013 (Commercial Office) - City Council approved General Plan Amendment/Zone Change from HR (High Density Residential – 72.6 units/acre) to OC (Office Commercial) and from R-2 & R-3 to C-O (Professional and Administrative Office) zone to facilitate commercial office space. A mitigated negative declaration was also adopted (GPA/ZC No. 12-0469; Resolution 056-13 and 057-13, and Ordinance 4733).

June 2014 (Subdivision) - Planning Commission approved Vesting Tentative Parcel Map to subdivide 14.76 acres into 13 parcels (VTPM No. 12112; Resolution 24-14).

December 2015 (Conditional Use Permit) - Board of Zoning Adjustment approved conditional use permits to allow: (1) 118-room hotel; (2), automobile service station with 6,000-square foot convenience store; and (3) 7,300-square foot multi-tenant restaurant building located north of the subject parcel (CUP No. 15-0282, 15-0320, 15-0321; Resolution No. 15-30, 15-31, 15-32).

September 20, 2016 (Substantial Conformance) - Planning Director approved substantial conformance to reconfigure parcel lines of VTPM 12112 within the unrecorded portions of the Map. The reconfiguration reduced the original 13 parcels to 11 parcels and increased the number of phases from 4 to 5 phases. No conditions of approval were changed as a result of the request.

June 15, 2017 (Extension of Time) - Planning Commission approved a three-year extension of time for VTPM 12112 to allow for additional time to record this map.

August 2017 (Office Building) - Planning Director approved Site Plan Review for construction of an office and urgent care facility located north of the subject parcel (SPR No. 17.0318).

February 2018 (Conditional Use Permit) - Board of Zoning Adjustment approved a conditional use permit to allow a beauty salon/day spa within the office building located north of the subject parcel (CUP No. 17-0462; Resolution No. 18-07).

April 9, 2019 (Conditional Use Permit) - Board of Zoning Adjustment denied a conditional use permit to allow the development of a 180-unit apartment house, consisting of two residential buildings totaling 228,080 square feet (CUP No. 18-0496; Resolution No. 19-11).

Analysis.

Zone Change Proposal. The applicant stated the purpose of the zone change from C-O to C-2 on the southern 6.5 acres is to facilitate construction of a transitional care facility. The C-2 zone district provides for development of concentrated operations providing a broad range of goods and services which serve the metropolitan market area. Permitted uses include hospitals of which a transitional care facility is similar.

Transitional Care Facility. Should the zone change request be approved, the applicant will develop the site by constructing multiple buildings to facilitate an 81,748 square foot transitional care facility (see Figures 5 - 7). The facility will provide 170 beds and a variety of services that include: physical, occupational, and speech and language therapy; sub-acute services; ventilator care; vision, dental, and audiology consult; stroke, cardiac, and diabetic care; orthopedic care; registered dietitian; social services; complex surgical care; and community re-entry and discharge planning.

Figure 5. Proposed Development

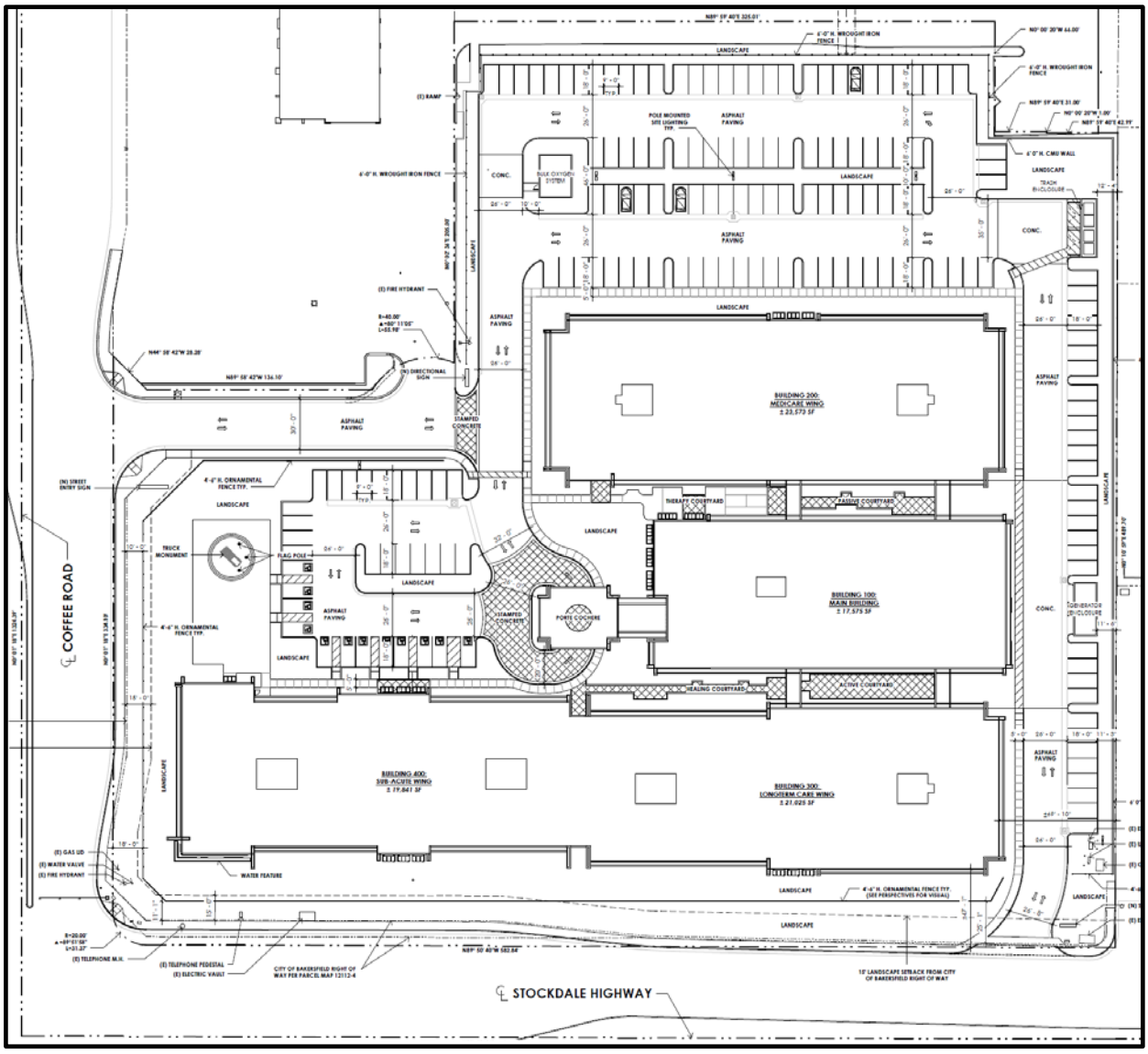


Figure 6a. South Elevation Facing Stockdale Highway

Figure 6b. Corner Stockdale Highway & Coffee Road (Night Perspective)

Figure 7. Landscape Plan

Site Plan Review. The transitional care facility has been processed separately through Site Plan Review (SPR). The SPR provides City Departments (Building, Planning, Fire, Water Resources, Engineering, Traffic, and Solid Waste) to review the project and ensure development plans adhere to all applicable City development standards, policies, and ordinances. A copy of the draft conditions of approval for the SPR are included with this staff report for reference.

Traffic. As part of the SPR process, traffic conditions were analyzed by past and current studies/analysis:

2013 Traffic Study - Prepared in association with the General Plan Amendment/Zone Change from residential uses to office commercial use on the larger 14.76-acre site.

2015 Traffic Analysis - Prepared in association with the conditional use permits that allowed the hotel, fuel station/convenience store, restaurants, and incorporating the remaining balance of the site to be developed with 237,900 square feet of office space.

2020 Traffic Analysis - Prepared in association with the proposed transitional care facility. Used the 2015 baseline, but reduced the office space to 126,000 square feet and replaced the remaining 111,900 square feet (of the total 237,900 square feet of office space analyzed in 2015) with medical treatment and services associated to 170 bed transitional care facility.

The 2020 Traffic Analysis (Attachment C) concluded that replacement of the office buildings with the transitional care facility project would result in a net decrease of 158 AM Peak Hour trips and a net decrease of 134 PM Peak Hour trips. The Traffic Analysis was reviewed by the City Traffic Engineer and determined to be accurate. It should be noted that impacts to intersections and roadway segments that would be mitigated through improvements included in the Regional Transportation Impact Fee (RTIF) program do not require any mitigation above and beyond payment of a project's standard RTIF program fees. However, impacts that would not be mitigated through improvements included in the RTIF program are required to provide local mitigation through payment of a project's proportionate share of the cost of such required improvements. Overall, the 2020 Traffic Analysis demonstrated that the proposed project would result in fewer impacts than the previously analyzed office project.

ENVIRONMENTAL REVIEW AND DETERMINATION:

As noted above, a Mitigated Negative Declaration (MND) was adopted in 2013 for General Plan Amendment/Zone Change (GPA/ZC) No. 12-0469 to change in land use designation from HR to OC and change in zone classification R-3 and R-2 to C-O. At that time, the applicant was proposing to develop the site with approximately 226,000 square feet of office/commercial use.

The applicant is now requesting a change in zone classification on the remaining undeveloped portion of the GPA/ZC 12-0469 site. Staff reviewed updated traffic and site information prepared by the applicant and concluded that there is no substantial evidence in the record to demonstrate the current request would result in environmental effects greater than what was already analyzed in the MND for GPA/ZC No. 12-0469.

Therefore, an Addendum to the MND (attached) was prepared for this project. The conclusions of the analysis in the Addendum remains consistent with those made in the MND for GPA/ZC No. 12-0469. No new significant impacts will result, and no substantial increase in severity of impacts will result from those previously identified in the MND. Mitigation measures from the adopted MND have been included and are attached to the resolution.

PUBLIC NOTIFICATION:

Public Notice. Notice of public hearing before the Planning Commission of the City of Bakersfield for the project with the associated proposed use of previously adopted Negative Declaration was advertised in the newspaper and posted on the bulletin board of the Bakersfield City Planning Department. All property owners within 300 feet of the project site were notified about the hearing and the proposed subdivision at least 20 days prior to the public hearing in accordance with State law. The applicant has provided proof that signs giving public notice of the proposed tract map were posted on the property 20 to 60 days prior to the public hearing before the Planning Commission. As of this writing, no written comments in opposition have been received.

Neighborhood Outreach. The developer, Pursue Health, LLC, has been very active with neighborhood outreach by engaging the community, providing feedback, updates, and renderings to various organizations and groups to include Stockdale Community Action Group, Stockdale Centre Owners Association, and Kern City HOA (see Attachment D). The developer conducted neighborhood meetings, both in person and conference calls (COVID-19) to present and discuss the proposed project. At the first meeting of January 9, 2020, over 150 neighborhood residents were in attendance. The developer states there has been numerous follow-up meetings, phone calls, and email correspondence with representatives of the Stockdale community to confirm their efforts and transparency regarding the rezoning request and their development of a transitional care facility.

CONCLUSIONS:

Consistency with General Plan and Zoning Ordinance. The project site is depicted as OC (Office Commercial) on the Land Use Element of the Metropolitan Bakersfield General Plan. The proposed zone change to C-2 (Regional Commercial) is consistent with the land use designation within the Metropolitan Bakersfield General Plan and the existing land uses. The project will constitute a medical service environment of sustained desirability and stability, and it will complement and harmonize with the character of the surrounding neighborhood and community. Continued compliance with Site Plan Review, as approved, will ensure that the development enhances the City's character, promotes a heightened quality of life, and meets City standards related to the C-2 zone. The proposed C-2 zone is consistent with the OC designation and the proposed development is a permitted use within the C-2 zone.

Overall Recommendation. Staff finds that the applicable provisions of CEQA have been complied with and the site will be developed with a business with a transitional care facility compatible with the existing commercial buildings and surrounding development, to include the urgent care facility located on the adjacent parcel to the north.

The proposed development is subject to Site Plan Review requirements as identified in Bakersfield Municipal Code Section Chapter 17.08. Therefore, development will occur in compliance with applicable regulations and design standards.

OVERALL RECOMMENDATION:

As noted above, the applicant requested a zone change from C-O (Professional and Administrative Office) to C-2 (Regional Commercial) zone on 6.57 acres. Staff recommends that your Commission approve the request, adopt the Notice of Determination, and recommend the same to the City Council.

ATTACHMENTS

Resolutions with Exhibits
- Exhibit A: Conditions of Approval and Mitigation Measures
- Exhibit B: Location Map
- Exhibit C: Zone Change Map
- Exhibit D: Legal Description

Background Attachment A: Notice of Determination
Background Attachment B: Addendum
Background Attachment C: Traffic Analysis
Background Attachment D: Community Outreach
Background Attachment E: Site Plan Review Draft Conditions

RESOLUTION NO. _____

RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE AN AMENDMENT TO TITLE 17 OF THE BAKERSFIELD MUNICIPAL CODE TO CHANGE THE ZONE DISTRICT LOCATED AT THE NORTHEAST CORNER OF STOCKDALE HIGHWAY AND COFFEE ROAD, (ZC NO. 20-0055).

WHEREAS, Gregg Maedo & Associates for Eretz Kern County Properties, LLC, filed an application with the City of Bakersfield Development Services Department requesting to change the zone district from C-O (Professional and Administrative Office) to C-2 (Regional Commercial) zone on 6.57 acres located at the northeast corner of Stockdale Highway and Coffee Road, as shown in attached Exhibit "A" (the "Project"); and

WHEREAS, the applicant and/or property owner has indicated the purpose of the Project is to develop the site by constructing multiple buildings to facilitate an 81,748 square foot transitional care facility; and

WHEREAS, an initial study was conducted for the original project (General Plan Amendment / Zone Change 12-0469), which encompasses the subject property and it was determined that the Project would not have a significant effect on the environment, and the Mitigated Negative Declaration with mitigation measures were approved by the City Council on May 15, 2013, in accordance with California Environmental Quality Act (CEQA); and

WHEREAS, the Secretary of the Planning Commission set Thursday, November 5, 2020 at 5:30 p.m. in the Council Chambers of City Hall, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the Planning Commission to consider the proposed Negative Declaration and change to the zone district, 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 testimony was received both in support and opposition of the Project; and

WHEREAS, the facts presented in the staff report, and special studies, 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, 20 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 under CEQA and an initial study was completed.

3. Said Mitigated Negative Declaration for the Project is the appropriate environmental document to accompany approval of the Project. In accordance with State CEQA Guidelines Section 15162, no further environmental documentation is necessary because no substantial changes to the original project are proposed, there are no substantial changes in circumstances under which the project will be undertaken, and no new environmental impacts have been identified. The Project will not significantly impact the physical environment because mitigation measures relating to General Plan Amendment / Zone Change 12-0469 have been incorporated into the Project.

4. Public necessity, general welfare, and good planning practices justify the Project.

5. The Project is compatible with the zone districts and development of surrounding properties, and is consistent with the *Metropolitan Bakersfield General Plan.*

NOW, THEREFORE, BE IT RESOLVED by the Bakersfield Planning Commission as follows:

1. The above recitals, incorporated herein, are true and correct.

2. The Project is hereby recommended for approval by the City Council subject to the mitigation measures and conditions of approval as in Exhibit "A", and incorporating the change into the official zoning map as described in Bakersfield Municipal Code Section 17.06.020 located on the map as shown in Exhibit A and as specifically described in Exhibit B, all of which are incorporated herein.

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 November 5, 2020, on a motion by Commissioner ____and seconded by Commissioner _____, by the following vote.

AYES:

NOES:

ABSENT:

APPROVED

_____
LARRY KOMAN, CHAIR
City of Bakersfield Planning Commission

Exhibits (attached):

Exhibit A: Conditions of Approval
Exhibit B: Location Map
Exhibit C: Zone Change Map
Exhibit D: Legal Description

EXHIBIT A
CONDITIONS OF APPROVAL
ZONE CHANGE 20-0055

PUBLIC WORKS

1. Prior to the City's approval of any construction plans associated with any development project, subdivision, or minor land division within the GPA/ZC area, the developer must submit the following for review and approval by the City Engineer:

   a. **Fully executed dedication** for Coffee Road and Stockdale Highway to arterial standards for the full frontage of the GPA/ZC area, unless otherwise approved by the City Engineer and unless already dedicated. Dedications must include sufficient widths for expanded intersections and additional areas for landscaping as directed by the City Engineer.

   b. **Comprehensive drainage study** of the entire drainage area. The City will allow no more than one sump per 80 acres. The sump should be located so that it may be available to serve adjacent areas as they develop. The developer may establish a planned drainage area or provide some other method for the construction of the ultimate drainage facilities satisfactory to the City Engineer.

   Sewer study, which will assure that appropriate sewer service will be provided to the entirety of the GPA/ZC area. The developer will be responsible for the initial extension of the sewer line to serve the GPA/ZC area. This sewer line may be sized to serve a much larger area than the project area as directed by the City Engineer. The developer may also form a planned sewer area to provide a mechanism for the reimbursement of oversizing costs to the developer.

2. Prior to the recording of any final map or issuance of any certificates of occupancy for development within the GPA/ZC area, whichever is earlier, the developer must (a) construct all infrastructure, both public and private, within the boundary of the GPA/ZC area, including, but not limited to, any and all boundary streets to the centerline of the street as required by the City Engineer and (b) construct, and acquire any necessary right-of-way to construct, any off-site infrastructure required to support development of the GPA/ZC as determined by the City Engineer. Phasing of the construction of the required infrastructure may be allowed by the City Engineer. Per City Council Resolution 035-13, any development within the GPA/ZC area must comply with the City's "complete streets" policy.

3. Prior to the City's approval of any construction plans associated with any development project, subdivision, or minor land division within the GPA/ZC area, the developer must take all actions necessary to add the GPA/ZC area to the Consolidated Maintenance District ("CMD") and pay all fees for inclusion in the CMD or, if the development is already within the CMD, update the maintenance district documents as provided in Bakersfield Municipal Code section 13.04.021 or as otherwise required by the City Engineer.

4. Prior to the City’s approval of any construction plans associated with any development project, subdivision, or minor land division within the GPA/ZC area, the developer must construct, or pay its proportionate share of the estimated cost to construct, the median (currently $100 per linear foot, or as determined by a City Engineer approved estimate), as determined by the City Engineer, for the arterial frontage of the property within the GPA/ZC area.

5. Prior to the City’s issuance of any building permits for construction within the GPA/ZC area, or an earlier time established through conditions of a subsequent City-approved subsequent development project, subdivision, or minor land division within the GPA/ZC area, the developer must pay all development fees for the GPA/ZC area including, but not limited to, the adopted regional traffic impact fee, local mitigation fees, any major bridge and thoroughfare district fees, and any planned sewer and drainage area fees.

6. Regional Transportation Impact Fee: Prior to the issuance of building permits, the project applicant shall participate in the RTIF program by paying the adopted fees in place at time of development.

CITY ATTORNEY

7. 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.

PLANNING

8. If the property is sold to a new landowner, other than the end-user or affiliate company of the end-user specifically named in the Planning Commission Staff Report, the new owner shall obtain approval of the future site plan for the Planning Commission prior to receiving necessary permits to develop the site. *For orderly development*

MITIGATION MEASURES
GPA/ZC No. 12-0469

Air Quality and Green House Gas Mitigation Measures:

9. The proposed project will have air pollutant and greenhouse gas emissions associated with the construction and use of the project site. Prior to grading plan approval, the applicant/developer of the project site shall submit documentation to the Planning Department that they will/have met all air quality control measures and rules required by the San Joaquin Valley Air Pollution Control District.

10. To ensure that project emissions are minimized, the applicant will implement and comply with a number of mitigation measures. The following measures either have been applied to the project through the CalEEMOD model and will be incorporated into the project by design or will be implemented in conjunction with SJVAPCD rules:

    Planned PM10 Mitigation Measures
    As the Project would be completed in compliance with SJVAPCD Regulation VIII, dust control measures would be taken to ensure compliance specifically during grading and construction phases. The required Regulation VII measures are as follows:

    a. Water previously exposed surfaces (soil) whenever visible dust is capable of drifting from the site or approaches 20% opacity.
    b. Water all unpaved haul roads a minimum of three-times/day or whenever visible dust from such roads is capable of drifting from the site or approaches 20% opacity.
    c. Reduce speed on unpaved roads to less than 15 miles per hour.
    d. Install and maintain a track out control device that meets the specifications of SJVAPCD Rule 8041 if the site exceeds 150 vehicle trips per day or more than 20 vehicle trips per day by vehicles with three or more axles.
    e. Stabilize all disturbed areas, including storage piles, which are not being actively utilized for production purposes using water, chemical stabilizers or by covering with a tarp or other suitable cover.
    f. Control fugitive dust emissions during land clearing, grubbing, scraping, excavation, leveling, grading, or cut and fill operations with application of water or by presoaking.
    g. When transporting materials offsite, maintain a freeboard limit of at least 6 inches and cover or effectively wet to limit visible dust emissions.
    h. Limit and remove the accumulation of mud and/or dirt from adjacent public roadways at the end of each workday. (Use of dry rotary brushes is prohibited except when preceded or accompanied by sufficient wetting to limit visible dust emissions and use of blowers is expressly forbidden).
    i. Stabilize the surface of storage piles following the addition or removal of materials using water or chemical stabilizer/suppressants.
    j. Remove visible track-out from the site at the end of each workday.
    k. Cease grading or other activities that cause excessive (greater than 20% opacity) dust formation during periods of high winds (greater than 20 mph over a one-hour period).

11. The GAMAQI guidance document lists the following measures as approved and recommended for construction activities. These measures should be required to ensure that the proposed project emissions are not exceeded:
    a. Maintain all construction equipment as recommended by manufacturer manuals.
    b. Shut down equipment when not in use for extended periods.
    c. Construction equipment shall operate no longer than eight (8) cumulative hours per day.
    d. Use electric equipment for construction whenever possible in lieu of diesel or gasoline powered equipment.
    e. Curtail use of high-emitting construction equipment during periods of high or excessive ambient pollutant concentrations.
    f. All construction vehicles shall be equipped with proper emissions control equipment and kept in good and proper running order to substantially reduce NOx emissions.
    g. On-Road and Off-Road diesel equipment shall use diesel particulate filters if permitted under manufacturer’s guidelines.
    h. On-Road and Off-Road diesel equipment shall use cooled exhaust gas recirculation (EGR) if permitted under manufacturer’s guidelines.
    i. All construction workers shall be encouraged to shuttle (car-pool) to retail establishments or to remain on-site during lunch breaks.
    j. All construction activities within the Project area shall be discontinued during the first stage smog alerts.
    k. Construction and grading activities shall not be allowed during first stage O3 alerts. First stage O3 alerts are declared when the O3 level exceeds 0.20 ppm (1-hour average).

12. The following measures are recommended to further reduce the potential for long-term emissions from the Project. These measures are required as a matter of regulatory compliance:
    a. The Project design shall comply with applicable standards set forth in Title 24 of the Uniform Building Code to minimize total consumption of energy.
    b. Applicants shall be required to comply with applicable mitigation measures in the AQAP, SJVAPCD Rules, Traffic Control Measures, Regulation VIII and Indirect Source Rules for the SJVAPCD.
    c. The developer shall comply with the provisions of SJVAPCD Rule 4601 - Architectural Coatings, during the construction of all buildings and facilities. Application of architectural coatings shall be completed in a manner that poses the least emissions impacts whenever such application is deemed proficient.
    d. The applicant shall comply with the provisions of SJVAPCD Rule 4641 during the construction and pavement of all roads and parking areas within the Project area. Specifically, the applicant shall not allow the use of:
        - Rapid cure cutback asphalt;
        - Medium cure cutback asphalt;
        - Slow cure cutback asphalt (as specified in SJVAPCD Rule 4641, Section 5.1.3); or
        - Emulsified asphalt (as specified in SJVAPCD Rule 4641, Section 5.1.4).
        - The developer shall comply with applicable provisions of SJVAPCD Rule 9510 (Indirect Source Review).

Biological Resources Mitigation Measures:

13. Pre-construction surveys shall be performed on the project site in areas where there is a potential for nesting raptors and nesting migratory birds to occur if construction occurs during the breeding season (loosely defined as February 15 to August 15). These include all areas of the project site that contain or are within 500 feet of power poles or trees that are suitable for the establishment of raptor nests. These areas should also include the non-native annual grassland habitat, which potentially provides breeding habitat for ground-nesting birds such northern harriers, horned larks, and other migratory ground-nesting birds. The pre-construction survey shall be performed within 14 days of construction to identify active nests and mark those nests for avoidance. During the nesting period, raptor nests shall be avoided by 500 feet and all other migratory bird nests should be avoided by 250 feet.

14. Because the San Joaquin kit fox occurs on the site, the U.S. Fish and Wildlife Service (USFWS) Standardized Recommendations for Protection of the San Joaquin Kit Fox Prior to or During Ground Disturbance shall be followed. The measures that are listed below have been excerpted from those guidelines and will protect the San Joaquin kit fox from direct mortality and from destruction of active dens and natal or pupping dens. The Lead Agency or Designee shall determine the applicability of the following measures depending on specific construction activities and shall implement such measures when required.

    a. Pre-construction surveys shall be conducted no fewer than 14 days and no more than 30 days prior to the beginning of ground disturbance and/or construction activities, or any project activity likely to impact the San Joaquin kit fox or American badger. Exclusion zones shall be placed in accordance with USFWS Recommendations using the following:

Potential Den	50-foot radius
Known Den	100-foot radius
Natal/Pupping Den (Occupied and Unoccupied)	Contact USFWS for guidance
Atypical Den	50-foot radius

    If dens must be removed, they must be appropriately monitored and excavated by a trained wildlife biologist. Replacement dens will be required. Destruction of natal dens and other "known" kit fox dens must not occur until authorized by USFWS.

    b. Project-related vehicles should observe a daytime speed limit of 20-mph throughout the site in all project sites, except on county roads and State and Federal highways; this is particularly important at night when kit foxes are most active. Night-time construction should be minimized to the extent possible. However, if it does occur, then the speed limit should be reduced to 10-mph. Off-road traffic outside of designated project sites should be prohibited.

    c. To prevent inadvertent entrapment of kit foxes or other animals during the construction phase of a project, all excavated, steep-walled holes or trenches more than 2-feet deep should be covered at the close of each working day by plywood or similar materials. If the trenches cannot be closed, one or more escape ramps constructed of earthen-fill or wooden planks shall be installed. Before such holes or trenches are filled, they should be thoroughly inspected for

trapped animals. If at any time a trapped or injured kit fox is discovered, the USFWS and the California Department of Fish and Wildlife (CDFW) shall be contacted as noted below.

d. Kit foxes are attracted to den-like structures such as pipes and may enter stored pipes and become trapped or injured. All construction pipes, culverts, or similar structures with a diameter of 4-inches or greater that are stored at a construction site for one or more overnight periods should be thoroughly inspected for kit foxes before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a kit fox is discovered inside a pipe, that section of pipe should not be moved until the Service has been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved only once to remove it from the path of construction activity, until the fox has escaped.
e. All food-related trash items such as wrappers, cans, bottles, and food scraps should be disposed of in securely closed containers and removed at least once a week from a construction or project site.
f. No firearms shall be allowed on the project site.
g. No pets, such as dogs or cats, should be permitted on the project site to prevent harassment, mortality of kit foxes, or destruction of dens.
h. Use of rodenticides and herbicides in project sites should be restricted. This is necessary to prevent primary or secondary poisoning of kit foxes and the depletion of prey populations on which they depend. All uses of such compounds should observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other State and Federal legislation, as well as additional project-related restrictions deemed necessary by the USFWS. If rodent control must be conducted, zinc phosphide should be used because of a proven lower risk to kit fox.
i. A representative shall be appointed by the project proponent who will be the contact source for any employee or contractor who might inadvertently kill or injure a kit fox or who finds a dead, injured or entrapped kit fox. The representative will be identified during the employee education program and their name and telephone number shall be provided to the USFWS.
j. An employee education program should be conducted for any project that has anticipated impacts to kit fox or other endangered species. The program should consist of a brief presentation by persons knowledgeable in kit fox biology and legislative protection to explain endangered species concerns to contractors, their employees, and military and/or agency personnel involved in the project. The program should include the following: A description of the San Joaquin kit fox and its habitat needs; a report of the occurrence of kit fox in the project site; an explanation of the status of the species and its protection under the Endangered Species Act; and a list of measures being taken to reduce impacts to the species during project construction and implementation. A fact sheet conveying this information should be prepared for distribution to the previously referenced people and anyone else who may enter the project site.
k. Upon completion of the project, all areas subject to temporary ground disturbances, including storage and staging areas, temporary roads, pipeline

corridors, etc. should be re-contoured if necessary, and revegetated to promote restoration of the area to pre-project conditions. An area subject to "temporary" disturbance means any area that is disturbed during the project, but after project completion will not be subject to further disturbance and has the potential to be revegetated. Appropriate methods and plant species used to revegetate such areas should be determined on a site specific basis in consultation with the USFWS, CDFW, and revegetation experts.

l. In the case of trapped animals, escape ramps or structures should be installed immediately to allow the animal(s) to escape, or the Service should be contacted for guidance.

m. Any contractor, employee, or military or agency personnel who are responsible for inadvertently killing or injuring a San Joaquin kit fox shall immediately report the incident to their representative. This representative shall contact the CDFW immediately in the case of a dead, injured or entrapped kit fox. The CDFW contact for immediate assistance is State Dispatch at (916)445-0045.

n. The Sacramento Fish and Wildlife Office and CDFW shall be notified in writing within three working days of the accidental death or injury to a San Joaquin kit fox during project related activities. Notification must include the date, time, and location of the incident or of the finding of a dead or injured animal and any other pertinent information.

o. New sightings of kit fox shall be reported to the California Natural Diversity Database (CNDDB). A copy of the reporting form and a topographic map clearly marked with the location of where the kit fox was observed should also be provided to the Service at the address below. Any project-related information required by the Service or questions concerning the above conditions or their implementation may be directed in writing to the U.S. Fish and Wildlife Service at: Endangered Species Division, 2800 Cottage Way, Suite W2605, Sacramento, California 95825-1846 (916) 414-6620 or (916) 414-6600.

15. Standard measures for the protection of burrowing owls provided in the Burrowing Owl Consortium’s April 1995 Burrowing Owl Survey Protocol and Mitigation Guidelines and the CDFW’s March 7, 2012 Staff Report on Burrowing Owl Mitigation shall be implemented. Active burrows will be avoided by 250 feet, compensation will be provided for the displacement of burrowing owls, and habitat acquisition and the creation of artificial dens for any burrowing owls removed from construction areas will be provided.

a. Pre-construction surveys for burrowing owls shall be conducted. Pre-construction surveys of construction areas and a 500 foot buffer shall be conducted no more than 30 days prior to ground disturbing activities. If more than 30 days lapse between the time of the preconstruction survey and the start of ground-disturbing activities, another preconstruction survey must be completed.

b. If burrowing owls are present on the construction site (or within 500 feet of the construction site) during the breeding season (April 15 through July 15), and appear to be engaged in nesting behavior, a fenced 500 foot buffer shall be installed between the nest site or active burrow and any earthmoving activity or other disturbance. This 500 foot buffer could be moved once it is determined by a qualified biologist that the young have fledged. Typically, the young fledge by August 31st. This

date may be earlier than August 31st, or later, and would have to be determined by a qualified biologist.

c. If burrowing owls are present in the non-breeding season and must be passively relocated from the project site, passive relocation shall not commence until October 1st and must be completed by February 1st. Passive relocation may only be conducted by a qualified biologist or ornithologist and with approval by CDFW. After passive relocation, the area where owls occurred and its immediate vicinity (500 feet) will be monitored by a qualified biologist daily for one week and once per week for an additional two weeks to document that owls are not reoccupying the site.

d. Compensation for the loss of burrowing owl habitat shall be based upon the number of owls or pairs of owls located on the construction area during pre-construction surveys following the CDFW’s March 7, 2012 Staff Report on Burrowing Owl Mitigation. The areas identified as land retirement areas and enhancement areas shall be used as compensation for the loss of habitat and for relocation of burrowing owls.

Cultural Resources Mitigation Measures:

16. If human remains are discovered during grading or construction activities, work would cease pursuant to Section 7050.5 of the California Health and Safety Code. If human remains are identified on the site at any time, work shall stop at the location of the find and the Kern County Coroner shall be notified immediately (Section 7050.5 of the California Health and Safety Code and Section 5097.98 of the California Public Resource Code which details the appropriate actions necessary for addressing the remains) and the local Native American community shall be notified immediately.

17. Prior to ground-disturbance activities associated with this project, personnel associated with the grading effort shall be informed of the importance of the potential cultural and archaeological resources (i.e. archaeological sites, artifacts, features, burials, etc.) that may be encountered during site preparation activities, how to identify those resources in the field, and of the regulatory protections afforded to those resources. The personnel shall be informed of procedures relating to the discovery of archaeological remains during grading activities and cautioned to avoid archaeological finds with equipment and not collect artifacts. The applicant/developer of the project site shall submit documentation to the Planning Department that they have met this requirement prior to commencement of ground-disturbance activities. This documentation should include information on the date(s) of training activities, the individual(s) that conducted the training, a description of the training, and a list of names of those who were trained. Should cultural remains be uncovered, the on-site supervisor shall immediately notify a qualified archaeologist.

Transportation/Traffic Mitigation Measures:

18. Intersection improvements which were identified in the analysis as necessary to maintain or improve the operational level of service of the street system in the vicinity of the project are shown in the table below. This table lists the total improvements required by the year 2035. These improvements are paid for and constructed as part of the City’s regional and local transportation fee programs. The table also identifies which of the total 2035 improvements are not included in the Regional Transportation Impact Fee (RTIF) program, but are instead covered by the Local Mitigation Fee Program. The improvements listed in the table are comprised of lane additions, installation of proposed modifications of the

intersection to improve operation to an acceptable level. Lane additions are shown as the number of lanes required and the direction of travel; for example, 1 EBT indicates one additional eastbound through lane. The incremental improvements identified in the table will reduce the impacts to less-than-significant levels. It is recommended that the project pay the proportionate share for the local mitigation improvements identified in the table and participate in the RTIF program per the applicable rates for the specific uses developed.

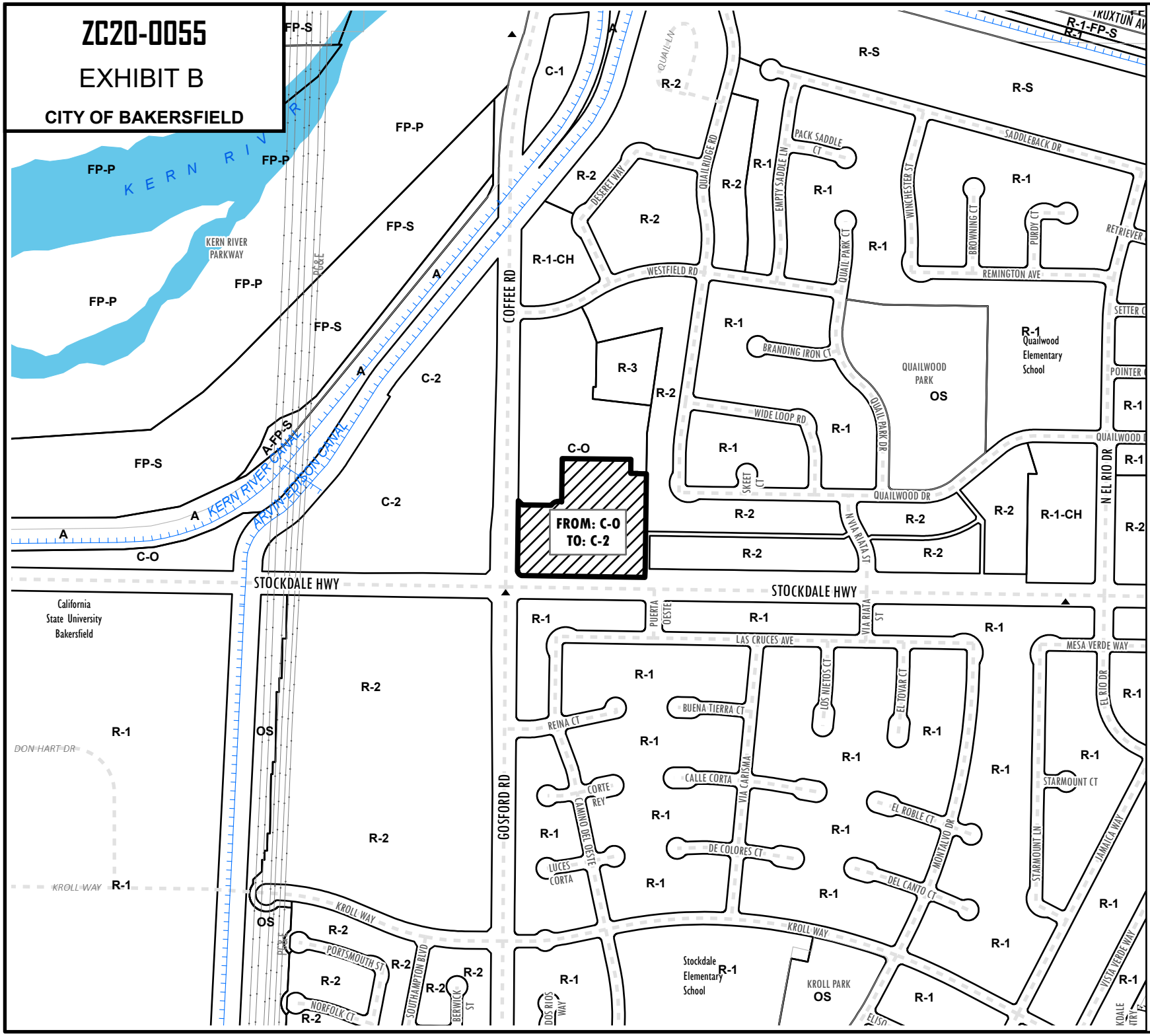
#	Intersection	Total Improvements Required by 2035	Local Mitigation (Improvements not covered by RTIF)	Project % Share for Local Mitigation
1	Coffee Rd & Rosedale Hwy	1 EBT, 1 WBT	--	--
2	Coffee Rd & Stockdale Hwy	1 NBR	--	--
3	Gosford Rd & Ming Ave	1 WBR, 1 NBR	1 WBR, 1 NBR	13.05%

Notes:
NB = Northbound
SB = Southbound
WB = Westbound
EB = Eastbound
R = Right-Turn Lane
L = Left-Turn Lane
T = Through Lane

ZC20-0055

EXHIBIT B

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 Ming Specific Plan

BAKERSFIELD

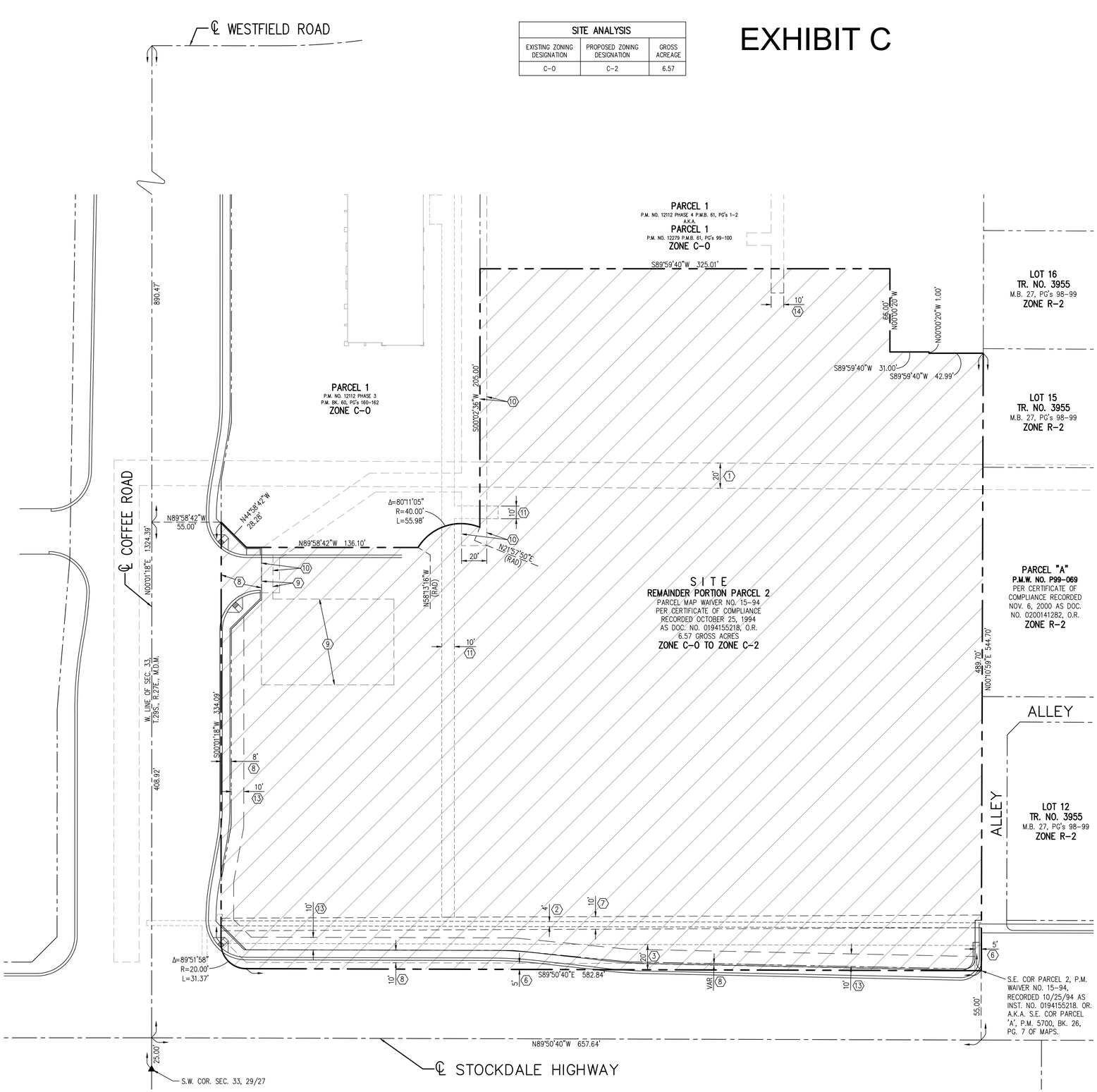
Feet

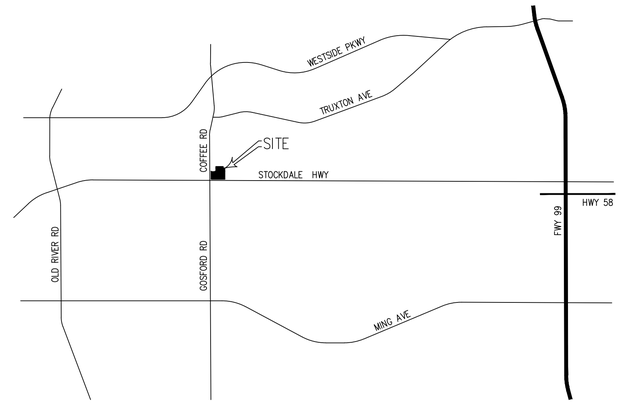
0 300 600

Document Name: 2020_10_05

EXHIBIT C

SITE ANALYSIS		
EXISTING ZONING DESIGNATION	PROPOSED ZONING DESIGNATION	GROSS ACREAGE
C-O	C-2	6.57





EXISTING EASEMENTS:

1. EASEMENT OF THE CITY OF BAKERSFIELD FOR SEWER PIPE LINES PER DOCUMENT RECORDED NOVEMBER 25, 1975 IN BOOK 4926, PAGE 1524 OF OFFICIAL RECORDS.
2. EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY FOR PIPELINES PER DOCUMENT RECORDED APRIL 20, 1979 IN BOOK 5191, PAGE 1518 OF OFFICIAL RECORDS.
3. EASEMENT OF PACIFIC TELEPHONE & TELEGRAPH COMPANY FOR UNDERGROUND COMMUNICATION FACILITIES PER DOCUMENT RECORDED APRIL 29, 1981 IN BOOK 5370, PAGE 1476 OF OFFICIAL RECORDS.
4. EASEMENT OF PACIFIC GAS & ELECTRIC COMPANY FOR UTILITIES PER DOCUMENT RECORDED NOVEMBER 9, 1982 IN BOOK 5502, PAGE 1056, OF OFFICIAL RECORDS. SAID DOCUMENT REFERS TO THE SUBJECT PROPERTY, HOWEVER THE EASEMENT LOCATION IS BASED ON THE LOCATION OF EXISTING UNDERGROUND UTILITIES WHICH WERE NOT LOCATED, THEREFORE NOTHING IS PLOTTED.
5. EASEMENT OF PACIFIC TELEPHONE & TELEGRAPH COMPANY FOR UNDERGROUND COMMUNICATION FACILITIES PER DOCUMENT RECORDED NOVEMBER 19, 1982 IN BOOK 5505, PAGE 443 OF OFFICIAL RECORDS. SAID DOCUMENT IS BLANKET IN NATURE AS IT DOES NOT PROVIDE A SPECIFIC DESCRIPTION FOR THE EASEMENT, THEREFORE NOTHING PLOTTED.
6. EASEMENT OF THE CITY OF BAKERSFIELD FOR PUBLIC STREETS PER DOCUMENT RECORDED MARCH 5, 1985 IN BOOK 5739, PAGE 1742 OF OFFICIAL RECORDS.
7. EASEMENT OF THE CITY OF BAKERSFIELD FOR WATER LINES PER DOCUMENT RECORDED MARCH 5, 1985 IN BOOK 5739, PAGE 1744 OF OFFICIAL RECORDS.
8. EASEMENT OF THE CITY OF BAKERSFIELD FOR PUBLIC STREETS PER DOCUMENT RECORDED NOVEMBER 24, 2015 AS INSTRUMENT NO 000215162724 OF OFFICIAL RECORDS.
9. TEMPORARY FLOWAGE & DRAINAGE EASEMENT OF THE CITY OF BAKERSFIELD PER DOCUMENT RECORDED JANUARY 26, 2016 AS INSTRUMENT NO. 0216009414 OF OFFICIAL RECORDS.
10. FLOWAGE & DRAINAGE EASEMENT OF THE CITY OF BAKERSFIELD PER DOCUMENT RECORDED DECEMBER 5, 2016 AS INSTRUMENT NO. 000216171720 OF OFFICIAL RECORDS.
11. EASEMENT OF THE CITY OF BAKERSFIELD FOR WATER PIPE LINES PER DOCUMENT RECORDED JANUARY 6, 2017 AS INSTRUMENT NO. 000217002173 OF OFFICIAL RECORDS.
12. EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY FOR PIPELINES AND CONDUITS PER DOCUMENT RECORDED NOVEMBER 27, 2018 AS INSTRUMENT NO. 218154338 OF OFFICIAL RECORDS. SAID DOCUMENT REFERS TO THE SUBJECT PROPERTY, HOWEVER THE EASEMENT LOCATION IS BASED ON THE LOCATION OF EXISTING UNDERGROUND UTILITIES WHICH WERE NOT LOCATED, THEREFORE NOTHING IS PLOTTED.
13. EASEMENT OF THE CITY OF BAKERSFIELD FOR PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED AUGUST 4, 2017 AS INSTRUMENT NO. 217102366 OF OFFICIAL RECORDS. SAID EASEMENT DOES NOT APPEAR IN THE TITLE REPORT THE LEGAL DESCRIPTION WITHIN SAID DOCUMENT HAS AN ERROR IN DIRECTION IMPLYING THAT THE EASEMENT IS ON THE WEST SIDE OF COFFEE ROAD, BUT THE EXHIBIT "B" PLAT SHOWS THE EASEMENT IN THE LOCATION PLOTTED ON THIS MAP.
14. EASEMENT OF THE CITY OF BAKERSFIELD FOR WATER LINE PURPOSES PER DOCUMENT RECORDED NOVEMBER 28, 2017 AS INSTRUMENT NO. 217160482 OF OFFICIAL RECORDS. SAID EASEMENT DOES NOT APPEAR IN THE TITLE REPORT.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

REV.	DESCRIPTION	DATE	APPR.

OWNER

ERETZ KERN COUNTY PROPERTIES, LLC
400 EXCHANGE, SUITE 140
IRVINE, CA. 92602
(714)673-6899

PROJECT

BAKERSFIELD SKILLED NURSING FACILITY
N.E. CORNER STOCKDALE HWY & COFFEE ROAD - BAKERSFIELD, CA.
APN 502-020-29

SHEET TITLE

PROPOSED ZONE CHANGE MAP

LICENSED LAND SURVEYOR
W. R. GORMAN
5/4/2020
Exp. 12/31/20
NO. 8767
STATE OF CALIFORNIA

Antelope Valley Engineering est. 1975
129 West Pondera St.
Lancaster, Ca 93534
Tel: (661) 948-0805
Email: info@antelopevalleyengineering.com

DRAWN:	RG
DATE:	5/4/20
JOB No.:	20-055
SHEET:	ZC-1
OF	1 SHEETS

F:\PROJECTS\20055\DWG\ZONE CHANGE & SPR\20055 ZC MAP.DWG Plot Date: 5/4/2020 By: Randy Gorman Last Saved: RGORMAN

EXHIBIT D

ZONE CHANGE
LEGAL DESCRIPTION

ZONE C-O (PROFESSIONAL AND ADMINISTRATIVE OFFICE) TO ZONE C-2 (REGIONAL COMMERCIAL)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP WAIVER NO. 15-94, IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER CERTIFICATE OF COMPLIANCE RECORDED OCTOBER 25, 1994 AS INSTRUMENT NO. 0194155218 OF OFFICIAL RECORDS, BEING A PORTION OF PARCEL A OF PARCEL MAP NO. 5700, AS PER MAP RECORDED IN BOOK 26, PAGE 7 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 27 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN THE BOUNDARIES OF PARCEL MAP NO. 12112 PHASE 1, AS PER MAP RECORDED IN BOOK 59, PAGES 173, 174 AND 175 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN THE BOUNDARIES OF PARCEL MAP NO. 12112 PHASE 2, AS PER MAP RECORDED IN BOOK 60, PAGES 39, 40 AND 41 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN THE BOUNDARIES OF PARCEL MAP NO. 12112 PHASE 3, AS PER MAP RECORDED IN BOOK 60, PAGES 160, 161 AND 162 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING WITHIN THE BOUNDARIES OF PARCEL MAP NO. 12112 PHASE 4, AS PER MAP RECORDED IN BOOK 61, PAGES 1 AND 2 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT THEREFROM ANY AND ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS MORE PARTICULARLY SET FORTH AND PROVIDED IN THAT CERTAIN DOCUMENT RECORDED JULY 24, 1972 IN BOOK 4703, PAGE 77 AND RE-RECORDED AUGUST 21, 1972 IN BOOK 4714, PAGE 128 BOTH OF OFFICIAL RECORDS.

A METES AND BOUNDS DESCRIPTION FOR THE ABOVE NOTED PARCEL OF LAND IS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 2 OF PARCEL MAP WAIVER NO. 15-94, IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER CERTIFICATE OF COMPLIANCE RECORDED OCTOBER 25, 1994 AS INSTRUMENT NO. 0194155218 OF OFFICIAL RECORDS, ALSO BEING THE SOUTHEAST CORNER OF PARCEL A OF PARCEL MAP NO. 5700, AS PER MAP RECORDED IN BOOK 26, PAGE 7 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE, ALONG THE EASTERLY LINE OF SAID PARCEL A, NORTH 00°10'59" EAST A DISTANCE OF 489.70 FEET TO SOUTHEAST CORNER OF PARCEL 1 OF PARCEL MAP NO. 12112 PHASE 4, AS PER MAP RECORDED IN BOOK 61, PAGES 1 AND 2 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE, ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, THE FOLLOWING 5 COURSES; SOUTH 89°59'40" WEST A DISTANCE OF 42.99 FEET; NORTH 00°00'20" WEST A DISTANCE OF 1.00 FEET; SOUTH 89°59'40" WEST A DISTANCE OF 31.00 FEET; NORTH 00°00'20" WEST A DISTANCE OF 66.00 FEET; SOUTH 89°59'40" WEST A DISTANCE OF 325.01 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE, ALONG THE EASTERLY LINE OF PARCEL 1 OF PARCEL MAP NO. 12112 PHASE 3, AS PER MAP RECORDED IN BOOK 60,

PAGES 160, 161 AND 162 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SOUTH 00°02'36" WEST A DISTANCE OF 205.00 FEET TO THE SOUTHEAST CORNER OF LAST MENTIONED PARCEL 1, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVED SOUTHERLY AND HAVING A RADIUS OF 40.00 FEET, A RADIAL TO SAID BEGINNING BEARS NORTH 21°57'50" EAST; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE AND SOUTHERLY LINE OF SAID PARCEL 1, THROUGH A CENTRAL ANGLE OF 80°11'05", AN ARC DISTANCE OF 55.98 FEET; THENCE CONTINUING ALONG LAST MENTIONED SOUTHERLY LINE, NORTH 89°58'42" WEST A DISTANCE OF 136.10 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 44°58'42" WEST A DISTANCE OF 28.28 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL A; THENCE, ALONG SAID WESTERLY LINE, SOUTH 00°01'18" WEST A DISTANCE OF 334.09 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVED NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°51'58", AN ARC DISTANCE OF 31.37 FEET TO A POINT OF TANGENCY ALONG THE SOUTHERLY LINE OF SAID PARCEL A; THENCE, ALONG LAST MENTIONED SOUTHERLY LINE, SOUTH 89°50'40" WEST A DISTANCE OF 582.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.57 ACRES

ASSESSOR'S PARCEL NUMBER: 502-020-29-00

PREPARED BY:

WRG 10/13/2020

W.R. GORMAN
L.S. 8767
EXP. 12/31/20

LICENSED LAND SURVEYOR
W.R. GORMAN
Exp. 12/31/20
NO. 8767
STATE OF CALIFORNIA

Background Attachment A:
Notice of Determination

NOTICE OF DETERMINATION

TO: _ Office of Planning & Research
PO Box 3044, 1400 Tenth Street
Sacramento, CA 95812-3044

X County Clerk, County of Kern
1415 Truxtun Avenue
Bakersfield, CA 93301

FROM LEAD AGENCY: City of Bakersfield
Planning Dept
1715 Chester Avenue
Bakersfield, CA 93301
Contact: Tony Jaquez
Phone: 661-326-3452

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if applicable)**: N/A**

Project Title: Zone Change 20-0055

Project Location:
Located at the northeast corner of Stockdale Highway and Coffee Road in west Bakersfield (APN: 502-020-29)

Project Description:
Request by Gregg Maedo & Associates, representing Eretz Kern County Properties, LLC (property owner), to change the zone districts from C-O (Professional and Administrative Office) to C-2 (Regional Commercial), or a more restrictive zone on 6.57 acres, located at the northeast corner of Stockdale Highway and Coffee Road.

This is to advise that the City of Bakersfield, as the lead agency, has approved the above described project on 11/5/2020 and has made the following determinations regarding said project:

1. The project [_ will ☒ will not] have a significant effect on the environment.
2. ____ An environmental impact report was prepared for this project according to the provisions of CEQA.
3. Mitigation measures [☒ were _ were not] made of condition of project approval.
4. A mitigation reporting or monitoring plan [_was _was not] adopted for this project (EIR only).
5. A statement of Overriding Considerations [_was _ was not] adopted for this project (EIR only).
6. Findings [☒ were _ were not] made according to the provisions of CEQA.

This is to certify that the [_ final EIR ☒ negative declaration] with comments, responses, and record of project approval is available to the general public at the City of Bakersfield Development Services Department - Planning Division (1715 Chester Avenue; Bakersfield, California 93301).

Signature: _____ Title: Associate Planner Date: 11/6/2020

Date received for filing at OPR: N/A

Background Attachment B:
Addendum

BAKERSFIELD

THE SOUND OF *Something Better*

AN ADDENDUM TO THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION FOR GENERAL PLAN AMENDMENT / ZONE CHANGE 12-0469

DATE: November 5, 2020

CEQA Guidelines Section 15164 applies to Zone Change No. 20-0055. CEQA Guidelines Section 15164 allows an addendum to a previously certified environmental document to be prepared if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent document have occurred. The City of Bakersfield adopted a Mitigated Negative Declaration (MND) for General Plan Amendment / Zone Change 12-0469 by Resolution No. 56-13. The MND for the GPA/ZC 12-0469 is hereby amended by this Addendum for the Zone Change 20-0055 as described below.

LOCATION:

The project site is currently an undeveloped parcel located at the northeast corner of Stockdale Highway and Coffee Road in west Bakersfield (APN: 502-020-29)

BACKGROUND:

The MND for General Plan Amendment / Zone Change 12-0469 was adopted by the City of Bakersfield on May 15, 2013 by Resolution No. 56-13. The MND included mitigation for the following categories: biological resources, air quality, cultural resources, and traffic and transportation.

CHANGES IN PROJECTS AND IMPACTS:

The previous environmental analysis designated the current project area as conceptual plan to develop 237,900 square feet of commercial office space and a parking structure. The current proposal requests to change the zone district from C-O (Professional and Administrative Office) to C-2 (Regional Commercial) zone on 6.57 acres to allow the development of transitional care facility. The project site is depicted as OC (Office Commercial) on the Land Use Element of the Metropolitan Bakersfield General Plan. The proposed zone change to C-2 (Regional Commercial) is consistent with the land use designation within the Metropolitan Bakersfield General Plan and the existing land uses. The project will constitute a medical environment of sustained desirability and stability, and it will complement and harmonize with the character of the surrounding neighborhood and community. Continued compliance with site plan review will ensure that the development enhances the City's character, promotes a heightened quality of life, and meets City standards related to the C-2 zone. The proposed C-2 zone is consistent with the OC designation; and the proposed development is a permitted use within the C-2 zone.

An updated technical memo was completed for traffic and transportation analysis (David Evans & Associates, 2020). This studies are on file with the Development Services Department and is available upon request. It was determined that the proposed project would not result in any new significant environmental impacts. The mitigation measures for GPA/ZC 12-0469 have been revised to reflect current standards. Please see the attached Mitigation Measures and Conditions of Approval for reference. These changes are considered minor technical changes per CEQA Section 15164. There are no substantial changes with respect to the circumstances under which the Zone Change is undertaken that require major revisions to the previous ND due to the involvement of new environmental effects. Likewise, there is no new information of substantial importance that results in new significant effects.

FINDING:

The previous MND for GPA/ZC 12-0469, as amended by this Addendum and the completed technical memos may be used to fill the environmental review requirements for the proposed Zone Change No. 20-0055. It has been determined that the request would not result in significant impacts to any environmental subject areas requiring analysis under CEQA, and no additional mitigation is required. Because the changes to the project meet the conditions for the application of CEQA Guidelines Section 15164, preparation of a subsequent or supplemental ND is not required.

_____ _____

Signature *Date*

_____

Printed name

Attachments:
Mitigation
Conditions of Approval

Background Attachment C:
Traffic Analysis

DAVID EVANS AND ASSOCIATES INC.

MEMORANDUM

DATE: October 13, 2020

TO: City of Bakersfield, Public Works Department
Traffic Engineering
1501 Truxtun Avenue
Bakersfield, CA 93301

FROM: James M. Daisa, PE
Senior Project Manager

PROJECT: EKCP0000-0001 (Bakersfield Skilled Nursing Facility)

SUBJECT: PROPOSED TRIP GENERATION STUDY FOR SKILLED NURSING FACILITY LOCATED AT THE NORTHEAST CORNER OF STOCKDALE HIGHWAY AND COFFEE ROAD IN BAKERSFIELD, CALIFORNIA

This memorandum presents a trip generation analysis for the proposed skilled nursing facility located at the northeast corner of Stockdale Highway and Coffee Road in Bakersfield, California. This trip generation study is required as part of the City of Bakersfield ("City") review process for obtaining site entitlements (Zone Change & Site Plan Review) for the proposed project.

A. STUDY AREA

The project will be located in the City of Bakersfield, within the northeast corner of the intersection of Stockdale Highway and Coffee Road. The proposed Skilled Nursing Facility site plan is illustrated in **Exhibit A**.

Currently the project site consists of a vacant undeveloped land. The project site is bounded to the north by a multi-use development, to the south by Stockdale Highway and single-family residential development, to the west by Coffee Road and multi-use commercial development, and to the east by multi-family residential development.

Access to the project site is provided via driveways on Stockdale Highway and Coffee Road. Both driveways are restricted to right-in/right-out due to raised medians. Stockdale Highway and Coffee Road are both six-lane roadways with three-lanes in each direction and a raised curbed median with turn lanes at key intersections.

B. PROJECT TRIP GENERATION

The proposed project is a skilled nursing facility with 81,748 square feet of floor area and 170 beds in three buildings. Trip generation rates are from the Institute of Transportation Engineers (ITE) Trip Generation manual, 10th Edition for Nursing Home (ITE land use category 620). Trip generation rates based on floor area, rather than beds, were selected as the number of beds may change.

Table 1 summarizes the estimated daily trip generation for a typical weekday and the morning peak hour (7-9 AM) and afternoon peak hour (4-6 PM).

Table 1: Project Trip Generation

Land Use	Size	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Nursing Home - Land Use Category (ITE 620)								
Rates (Trips per 1,000 Sq. Feet Gross Floor Area) for Peak Hour of Adjacent Street Traffic	81,748 SF	6.64	0.43	0.12	0.55	0.24	0.35	0.59
Trips		543	35	10	45	20	28	48

As presented in **Table 1**, the proposed project is anticipated to generate 543 daily trips, 45 trips during the AM peak hour, and 48 trips during the PM peak hour.

C. COMPARISON WITH TRIP GENERATION FROM APPROVED TRAFFIC STUDY

Table 2 presents the trip generation of the land use previously proposed on the project site. **Table 2** is directly from the approved traffic study for the CUP Commercial Development (NE Corner Stockdale Highway & Coffee Road) prepared by Ruettgers & Schuler Civil Engineers in 2015.

Table 2: Approved Traffic Study Trip Generation

General Information			Daily Trips		AM Peak Hour Trips			PM Peak Hour Trips		
ITE Code	Development Type	Variable	ADT Rate [3]	ADT	Rate [3]	IN % Split/ Trips	OUT % Split/ Trips	Rate [3]	IN % Split/ Trips	OUT % Split/ Trips
710	General Office Bldg	237.9 1000 sq ft GFA	Eq	2537	Eq	88% 337	12% 46	Eq	17% 59	83% 286
310	Hotel	12 Rooms	Eq	701	0.53	59% 38	41% 26	0.6	51% 37	49% 35
945	Gas Station with Conv. Mart	16 Vehicle Fueling Positions	162.78	2604	10.16	50% 81	50% 81	13.51	50% 108	50% 108
933	Fast Food Rest. With Drive-Thru	7.2 sq ft GFA	716	5155	43.87	60% 190	40% 126	26.15	51% 96	49% 92
Subtotal				10,997		646	279		300	521
Adjustments										
Capture [1]		5%		550		32	14		15	26
Pass-By [2]		40%		3,104		108	83		82	80
Total				**7,343**		**506**	**182**		**203**	**415**

[1] General Office Building
[2] Restaurant, Gas Station
[3] Rate equation taken from ITE Trip Generation, 9th Edition

The proposed skilled nursing facility is planned to replace a portion of the approved land use presented in **Table 2**. The project will replace 126,000 square feet of the 237,900 square feet of approved office land use on the site.

Table 3 compares the trip generation of the approved office being replaced with the trip generation of the proposed skilled nursing facility. As shown in the table the proposed skilled nursing facility generates 801 fewer daily trips, 158 fewer AM peak hour, and 134 fewer PM peak hour trips than the office land use it is replacing.

Table 3: Comparison of Approved Versus Proposed Trip Generation

Approved and Proposed Land Use	Size	Daily Trip Generation	AM Peak Hour Trip Generation	PM Peak Hour Trip Generation
Office (Approved)	126,000 SF	1,344	203	182
Skilled Nursing Facility (Proposed)	81,748 SF	543	45	48
Difference Between Approved and Proposed Trip Generation:		801	158	134
Notes: Office trip generation is calculated based on the ratio of square footage being replaced to square footage approved (126,000/237,900) = 0.5296 applied to the total approved office trip generation. Internal capture reduction is not applied to the office trip generation.				

D. CONCLUSION

The trip generation methodology is consistent with the City of Bakersfield and County of Kern traffic impact analysis guidelines. The standards in the traffic engineering guidelines (Division Six Traffic – Subdivision and Engineering Design Manual, October 2019) states:

> *"a traffic analysis shall be submitted and approved which computes trip generation with existing and proposed land uses. Said analysis shall show that increase in peak hour trip generation does not exceed 50 trips."*

The proposed project is estimated to generate less than 50 trips during the AM and PM peak hours resulting in the project being exempt from a regional traffic impact study will not negatively impact the local area roadway.

The project's trip generation is significantly lower than the trip generation for the 126,000 square feet of office land uses it is replacing and previously approved for the site.

N

NOT TO SCALE

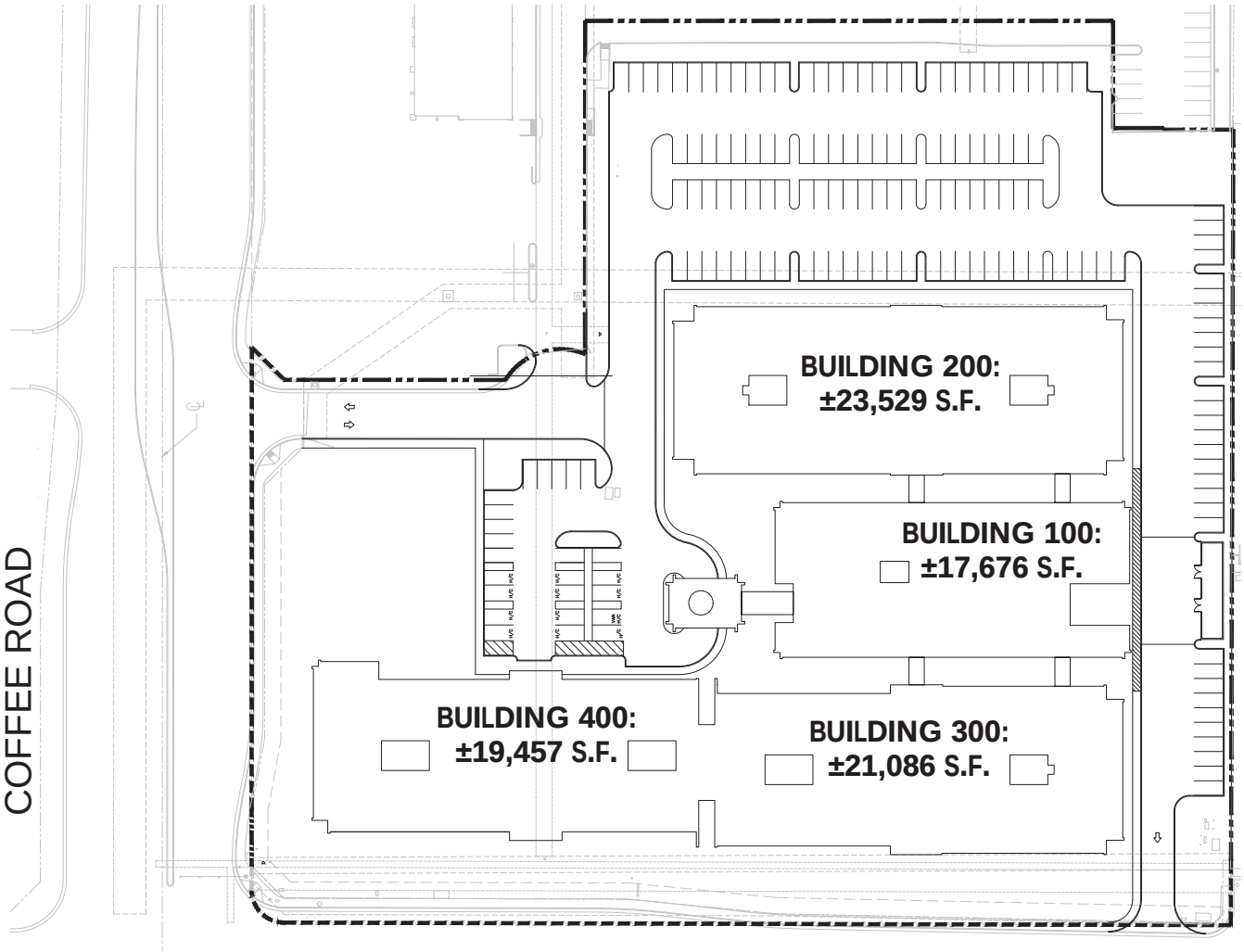


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EXHIBIT A: SITE PLAN
SKILLED NURSING FACILITY
BAKERSFIELD, CALIFORNIA

Drawing Name: P:\EIE\KCP00000001\0400CAD\EXHIBIT S\Exhibit A.dwg
Last Opened: May 12, 2020 - 3:45pm by: Tmm

Background Attachment D:
Community Outreach

PURSUE HEALTH, LLC

September 25, 2020

Tony Jaquez
Associate Planner

Bakersfield, CA 93389
tjaquez@bakersfieldcity.us.com

Dear Tony,

Thanks for returning my call and letting me know the status of our zone change application. You previously received a timeline of our community outreach with our zone change application. I would like to give you an updated timeline **(Attachment 1)** and our outreach to date.

On January 9, 2020, we held a neighborhood meeting at the Stockdale County Club. The neighborhood meeting was well attended and our project was well received. I have enclosed the sign-in sheets **(Attachment 2)** and the presentation **(Attachment 3)**. I am also attaching a posting from the Old Stockdale Neighborhood Crime Alert site **(Attachment 4)**.

On March 9, 2020, we attended a luncheon that Gary Simmons put together with twelve other representatives of the Stockdale Community Action Group. We gave an update on our project and the members seemed very supportive. Sam Morgen from The Bakersfield Californian attended the luncheon and wrote an article that was in the paper on March 10, 2020 **(Attachment 5)**. E-mail correspondence with neighborhood also attached **(Attachment 6)**.

I continue to keep the Stockdale Community Action Group updated, and I have forwarded them facility renderings **(Attachment 7)**.

I hope this brings you up to date on our efforts and I look forward to hearing from you soon.

Jose Lynch
CEO, Pursue Health

Attachment 1

PURSUE HEALTH, LLC

BAKERSFIELD COMMUNITY ACTION OUTREACH

01/09/2020	Pursue Health, LLC CEO, Jose Lynch and VP of Development, Mary Robinson- representing the buyer, held a "neighborhood" meeting at Stockdale Country Club. Approximately 150 people attended. After a presentation on the proposed skilled nursing facility and a question and answer period, the outcome was favorable to the project.
01/09/2020	E-mail from Joan Swenson (community member) "I just left the neighborhood meeting regarding your proposed project for the corner of Gosford and Stockdale. I didn't need to stay for the full presentation because I believe it is an excellent project for the six-acre plot. The fact that it will not be a project that brings In a constant stream of in and out traffic, that it is one story, and that it will serve our community in a helpful way convinced me that it is worthy of being supported. I vigorously disagreed with the multi-story prior proposed project and am delighted to support your efforts to bring the project to fruition. Sincerely, Joan Swenson
01/10/2020	Addressed Q&A provided in writing by Gary Simmons (Stockdale Community Action Group member representing over 40 neighbors) at 1/9/20 meeting. Jose Lynch responded to 21 questions and after speaking with Mr. Simmons and a few other local neighbors, they felt our transparency was outstanding compared to previous land developers seeking to develop this site.
01/10/2020	Voicemail from Kathy Palla: "Good morning Jose, my name is Kathy Palla. I met you last night at the meeting at Stockdale Country Club and I just wanted to call and thank you personally again today for a wonderful presentation last night and to also let you know that my husband and I feel very very good about your project and if there is anything that I can do to help assist you with some of the members of the community, I'm more than happy. I've lived here a long time and have a real pulse on what people are thinking so if there is anything I can do to help you and to get this project rolling, please don't hesitate to call me. Again, my name is Kathy Palla, my phone number is 661-331-0607 and my email address is pallafarms@aol.com. Good luck and thank you so much for bringing something to our community that will be a real asset. Take care."
01/10/2020	Kathy Palla commented positively on the Old Stockdale Neighborhood Crime Alert site re: Pursue Health's new project in their community **(Attachment 4)**.
01/12/2020	E-mailed Gary Simmons letting him know that an error was "made was when responding to the gentlemen that owned the gas station. I believe the parking in our rear will be closed off and only accessible by our dedicated two entrances/exits."
01/25/2020	Gary Simmons e-mailed asking to have a discussion re: the benefits for Jose and the community. Had a call on 1-27-2020; Gave Tim Sullivan's number to connect

PURSUE HEALTH, LLC

	and discuss the entrance and exit of the property with him as it's an important issue for existing business owners
01/27/2020	Call with Gary Simmons. He suggested a call with Tim Sullivan to connect and discuss the entrance and exit of the property with him as it's an important issue for existing business owners
01/28 – 03/03/2020	Discussions (electronic and telephone) with Tim Sullivan, Sullivan Petroleum Company regarding road access from Coffee Road through our property to Sully's. Ultimately the result was unfavorable as they asked for road access through the middle of the site connecting to their fueling station. The Sullivan family we believe understands our inability to do this.
03/09/2020	Met with James Silva, General Manager of Hyatt Place. He had no concerns regarding our project, in fact, looked at it as a positive for his business.
	Gary Simmons, Ken Hersch and Joe Kandle, representatives of the Stockdale Community Action Group held a luncheon for select members of the community. Jose Lynch, Mary Robinson and Joe Sexton (Pursue Health) gave an update on the project and garnered support from the 12+ community members in attendance. The local newspaper also had a writer in attendance **(Attachment 5)**.
03/10/2020	Electronic correspondence with Andrae Gonzales, Councilmember-Ward Two. He is supportive of the project and asking to meet in person next time we are in town. Stated his father passed years ago and was on a vent for 3 years; is an advocate for a subacute facility and is very happy that we are building a sub-acute vent and trach unit **(Attachment 6)**.
03/16 & 27/2020	Electronic correspondence from Gary Simmons, Stockdale Community Action Group member and Steve Parks, president of the Kern City HOA showing support of project **(Attachment 6)**.
04/28/2020	Rosena Harvey, Administrative Assistant for Brad Haggard of M.D. Atkinson Company, Inc. inviting Pursue Health to a Stockdale Centre Owners Association meeting on 5-7-2020.
05/07/2020	Email with Gary Simmons regarding building design and Traffic study.
	Telephonically attended the Stockdale Centre Owners Association meeting. Mary Robinson from Pursue Health, gave an update on the project to the Board members in attendance.
05/26/2020	Shared Traffic Study with Gary Simmons.
06/23/2020	Shared new renderings with Gary Simmons **(Attachment 7)**.
06/11/2020	E-mail from Brad Haggard, Property Manager for The Stockdale Centre Owners Association asking for an update on our project and asking if there is anything they can do for us.

PURSUE
HEALTH, LLC

NOTE: Numerous other phone calls and email correspondence were made with Stockdale Community representatives (primarily led by Gary Simmons as neighborhood designate spokesperson). We recommend you contact Mr. Simmons or any of those individuals we communicated to confirm our efforts and transparency provided on our proposed project and re-zoning request.

Attachment 2

PURSUE HEALTH, LLC

Bakersfield Neighbors
Sign-in Sheet

NAME	ADDRESS	E-MAIL
Bella Jo Mcadden	8005 Corte Rey	casbstr@gmail.com
Ken + Sharon Hersh	7701 Calle Espada	KHhgeo2@att.net
Lynn Simmons	212 El Tovar ct.	GaryS@SimmonsMCS.com
Tim Sullivan Jr.	250 Coffee Rd	Timjr@Sullivanpetroleum.com
John + Janice KNOWLTON	7907 Camino Media Bakersfield 93309	JtKnowlton@aol.com
Sung S. Jung	7908 Las Cruces Ave.	gnusgauj@gmail.com
DENIS MAYBERRY	9530 HAGEMANN RD STE B33C	Jmceg.net
David + Catherine Gay	912 San Carlos Way	davide@dcegay.com
STEVE WANG	7504 DEL CANTO CT 93309	
Sam Smith	15503 Summit Ave 93314	

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Bakersfield Neighbors
Sign-in Sheet

NAME	ADDRESS	E-MAIL
Kaye LeFebre	200 El Tovar Ct. 93309	
Bob Wharton	7901 Avenida Derecho 93309	bikethruer@AOL.com
DAN BORRADORI	600 BROWNING CT 93309	BORRADORI@ATI.NET
Cisco Toscano	4716 Tobin 93311	cisco_toscano@yahoo
Francisco Toscano	—	—
Alejandro Castro	1892 S Chester Ave 93304 Bakersfield CA	alixcarin@yahoo.com
Angela Heredia	7800 Westfield Rd 93309	———
BJ Russell	900 San Carlos Way 93309	beejruss@Bak.rr.com
Judith Chase	1408 Corte Canalette 93309	
Mike & Susie Dean	7612 Calle Corta 93309	
Flavia Brown	7908 Corte Rey	661 204 4389

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Bakersfield Neighbors
Sign-in Sheet

NAME	ADDRESS	E-MAIL
RYAN NANCE	3001 WOODGLEN, BKSF 93301	RNANCE@SWCARPENTERS.ORG
Chuck Hinton	307 HARDING AVE	chuck hinton7439Gmail.
Alice Quintana	6404 Ambergrove st 93313	AQuintana@swcarpenters.org
Richard A Rodriguez	6101 Dunsmuir Road Apt. 20 Bakersfield CA 93309	@nthony_Rodriguez@ilknd.com
Priscilla Arias	941 Southgate DR. 93307	LUVSM2@GMail.com
Karre Slater		WonderWoman Nerd@gmail.co
Jr Antonio Lopez		
JARED + KARYNA WILSON	7912 LAS CRUCES AV	JaredandKarynaQgmail.com
MARTIN & Brandy Silva		mjstark@cs.associates.com

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Bakersfield Neighbors
Sign-in Sheet

NAME	ADDRESS	E-MAIL
John NEEL	304 Partridge AVE	LA NEEL 99@yahoo.com
Donna & John Cakes	7601 Wide Loop	d.cakes@sbcglobal.net
John Nesbit	313 ELAIO DR.	Nesbit313@gmail.
Phyllis McMasters	8213 Sheffield Lane	pmcmasters54@hotmail.com
Katie Kevan Klever Hensman	7905 Reina Ct	Kbhensman@sbcglobal.net
Bruce Freeman	city Council - ward 5	bfreeman1949@gmail.com

PURSUE HEALTH, LLC

Bakersfield Neighbors
Sign-in Sheet

NAME	ADDRESS	E-MAIL
John Pitre	7400 El Verano Dr	J Pitre@mudvcitywest.ca
Brandy Starr	404 Starmount Ct.	starrbrandy@gmail.com.

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Bakersfield Neighbors
Sign-in Sheet

NAME	ADDRESS	E-MAIL
Kristine Finberg	6501 Stockdale Hwy	KGF6501@yahoo.com
Joan Swenson	7605 De Colores Ct.	Swensor@bak.rr.com

PURSUE HEALTH, LLC

Bakersfield Neighbors
Sign-in Sheet

NAME	ADDRESS	E-MAIL
Derek Moore	8900 Duncan Son 93311	Moole743cAL@yAhoo.co
Walter McTeer	12421 Sawtooth Ave 93312	Genemcteer@gmail.com
Mia McTeer	12421 Sawtooth Ave 93312	miaandgene@gmail.com
marvel RODRiguez	1520 El TORODR 93304	MJRoD594@ outLook.com
Arnulfo Vargas	1811 California av #31 93302	Vargas081571 @gmail.com
Jorge G. Torres		unioncamp 20 @ yAhoo.com
Greg Holland	7412 ELISO CT.	gHollAND @ LBBAKERSfield.com
Jim Minor	60. Empty Saddle Ln	JimMinor2002@yahoo.com
Dennis Brown	7908 Corte Rey	
Ben [illegible]	7801 Buena Vista Ct 93309	Ben@Calfruitdepot.com

PURSUE HEALTH, LLC

Bakersfield Neighbors
Sign-in Sheet

NAME	ADDRESS	E-MAIL
Cathy & Don Polk	6615 Kane Way	93309

Attachment 3

PURSUE HEALTH, LLC

Pursue Health, LLC

Presentation prepared for:

City of Bakersfield

Christopher Boyle, Development Services Director
Jacqui Kitchen, Assistant City Manager
Kevin Coyle, Planning Director

November 15, 2019

Company Profile

PURSUE HEALTH, LLC

- Pursue Health, LLC filed its Articles of Organization of a Limited Liability Company (LLC) on November 25, 2013 (CA Secretary of State File #201332910181). Pursue Health, LLC is controlled by Jose Lynch, its CEO.

- Pursue Health, LLC's mission statement and vision defines our philosophy regarding our approach to delivering services to our client partners, personnel management, and fiscal management.

- **Mission**

  Provide exemplary support and consulting services that empower our client partners to focus their efforts on delivering high quality experiences for their customers.

- **Vision**

  1. Deliver high-quality services
  2. Build strong reputations in local markets
  3. Focus on key quality performance metrics
  4. Create a culture of accountability
  5. Monitor performance measures for opportunities to improve
  6. Attract and retain talented and qualified employees

- Pursue Health, LLC currently provides a full spectrum of post-acute healthcare consulting and support services to skilled nursing facilities, home health agencies, hospice care agencies and out-patient therapy clinics. We focus on providing support services to our contracted entities so they can focus their attention on providing high-quality care to their patients.

- We currently provide services to thirteen (13) skilled nursing facilities, six (6) hospice agencies, one (1) home health agency, two (2) out-patient therapy clinics and one (1) private home care company. In addition, Pursue has and continues to provide consulting services to acute hospital clients that provide skilled nursing facility services.

- Our consulting support growth plans include a new SNF construction in Victorville and 1 – 2 more planned newly constructed skilled nursing facilities in Southern California in the near future. We expect to continue accepting other consulting service engagements with other SNFs and acute hospital clients.

- Our staff is comprised of industry experts, including past CEOs, registered nurses, accountants, billing experts, human resources professionals and design and construction specialists who have held a variety of positions in the healthcare industry throughout their careers. In addition, Pursue Health works with numerous outside consultants to provide expert guidance in highly technical compliance, regulatory and legal issues.

Investments in the Communities We Serve

PURSUE HEALTH, LLC

Pursue Health was instrumental in the development of the Ellison John Transitional Care Center, a newly constructed 170-bed skilled nursing facility ("SNF"), which opened in July 2017. This new development was initiated based on a significant shortage of SNF beds in the Antelope Valley and the lack of the latest state of the art service offerings needed in the area.

Using the same design, The Springs Health Care Center in Murrieta is our newest facility-just receiving licensure and certification from the California Department of Health. Like Lancaster, there was an need for skilled and sub-acute beds in the Temecula Valley.

Our third, newly constructed facility will be in Victorville-another area that is experiencing a shortage of skilled and sub-acute beds.

With Pursue Health's vision of continuing these new developments in communities that lack SNF beds, we have worked with the architects to design physical plants that accommodate higher sub-acute services (i.e. ventilator care) in addition to other services available for Medicare and Medi-Cal recipients.

There are currently eleven (11) skilled nursing facilities with 1,316 beds in Bakersfield. The only licensed sub-acute beds in Kern County are in Delano.

Along with adding the much needed sub-acute beds to this area, we are also creating jobs. Each one of our facilities have added (or will add) an estimated 300+ jobs. This includes professionals, semi-professionals and entry-level personnel.

Completed New Construction

PURSUE HEALTH, LLC

The Ellison John Transitional Care Center

43830 10th Street West
Lancaster, CA 93534

Completed	12/2016
Licensed	7/20/2017
CMS Certified	9/19/2019
Total Beds	170, Sub-acute beds – 56

The Springs Healthcare Center

25924 Jackson Avenue
Murrieta, CA 92563

Completed	10/2018
Licensed	8/6/2019
Total Beds	170, Planned Sub-acute beds – 56

SNF Rendering

PURSUE HEALTH, LLC

PROJECT DATA	
Client Name	Eretz Lancaster Properties, LLC
Project Address	Bakersfield, CA
Levels of Care	Skilled Nursing
Building Area	74,199 SF
Number of Beds	Up to 180

GENERAL OVERVIEW

Our Bakersfield facility will be up to 180 beds with a minimum of 20 sub-acute beds. We will create a nurturing and caring environment for seniors offering skilled nursing services for short term and post-op rehabilitation, sub-acute and long term nursing care.

BUILDING DESCRIPTION

The porte cochere is a prominent and defining exterior feature of the expansion. Trees and well-placed lighting create a welcoming scene, even for evening entrances. Neutral colored stucco blends the new health center expansion beautifully with the surrounding environment. Inside the facility, lots of natural light provides a welcoming atmosphere.

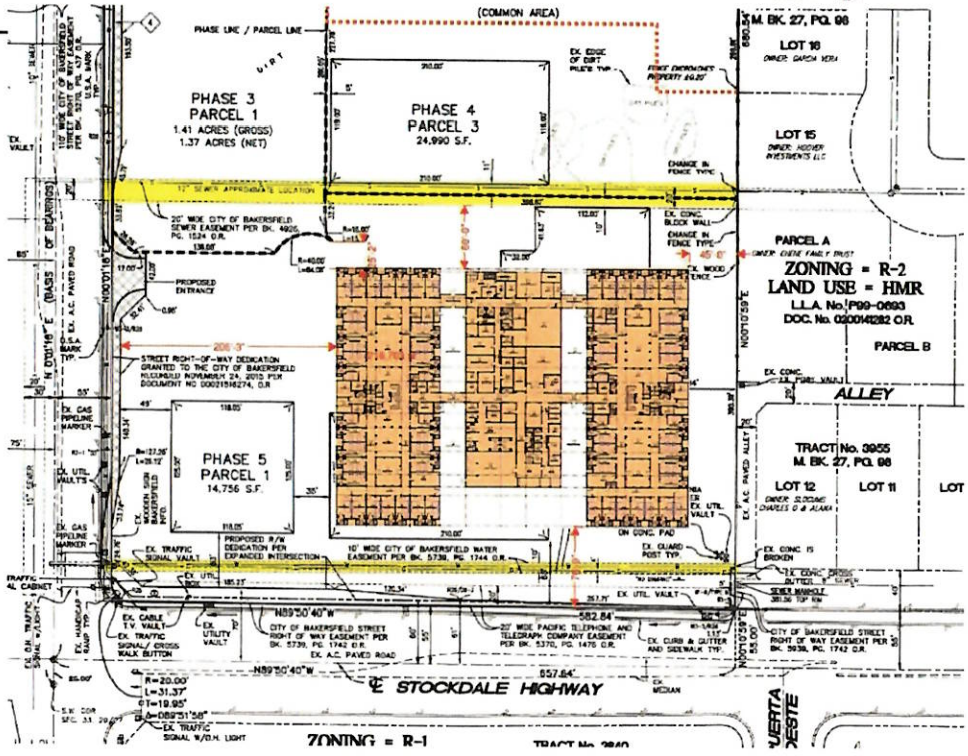
SIGNATURE FEATURES

A 3000+ square foot physical therapy unit is located adjacent to the lobby and features an occupational therapy room for rehabilitating seniors to everyday activities such as navigating the kitchen and using appliances. Other features of the facility include a beauty salon and activity rooms and several assessable courtyards.

SNF Prototype-120 Beds

PURSUE HEALTH, LLC

Pursue Health, LLC



For questions, please call

Jose Lynch
CEO/President
714 – 227 – 9748
jose.lynch@pursuehealthllc.com

Mary E. Robinson
VP Process Improvement & Development
714 – 673 - 6813
mary.robinson@pursuehealthllc.com

Taylor Boots
Administrative Services Coordinator
714 – 673 - 6815
taylor.boots@pursuehealthllc.com

Thank You

Attachment 4

10
JAN

<<< Home <<<

Submit a concern below.

Include who, what, where, when, why and how.

OOPS! You're not logged in. Please log in on the sidebar >>>
You must be logged in to post a comment.

Cathy Palla
January 11, 2020 at 10:02 am

Good Friday afternoon neighbors. Last night we attended a meeting held at the SCC. The meeting was sponsored by Pursue Health, LLC. This company is proposing to purchase the lot at Stockdale and Gosford. They are intending to build a skilled nursing facility.

Going to the meeting cautiously optimistic, we are happy to share that Pursue Health has a wonderful project for that special corner. This facility would be their 13th such in Calif. It will be a one story building, wrapping around Stockdale to Gosford. Fully landscaped on the street sides. All parking and entrance,would be on the north of their building. While this project is still in the early planning stages, they have assured the surrounding neighbors that they wish to be a contributing partner to our community.

I plan on keeping a watchful eye on the progress. If however, last night was an indication of their concerns and plans, I believe we have a great new addition to Bakersfield. If anyone has any questions, please feel free to call me. I will get you in touch with the people who can give you the answers.

Cathy Palla
834-7826

Attachment 5

Neighbors who rejected student dorms at Coffee and Stockdale unite behind newest proposal

- By SAM MORGEN smorgen@bakersfield.com
- Mar 10, 2020

A 6.45 acres of vacant land at the northeast corner of Coffee Road and Stockdale Highway is seen in this file photo. Pursue Health LLC has proposed building skilled nursing facility on the property.
Alex Horvath / The Californian

Around a year after a community outcry blocked a proposed five-story student dormitory from being developed at the corner of Coffee Road and Stockdale Highway, nearby residents appear to have thrown their support behind another project.

Pursue Health LLC, an Irvine-based healthcare company, has proposed a one-story skilled nursing facility at the 6.45-acre vacant lot, which is across the street from Town & Country Village Shopping Center and has been described as the busiest undeveloped intersection in the city.

After a public information meeting in January, a company affiliated with Pursue Health purchased the land, and Pursue Health has filed an application with the city of Bakersfield to change the zoning to allow the facility to be built.

While not expected to open for about three years, the facility is planned to hold around 170 beds, serving mostly elderly patients who have been discharged from the hospital, but cannot yet live independently. The company says many patients will stay from 14 to 22 days before returning home.

For at least some of the homeowners nearby, the new proposal is a welcome change from the student dormitory that threatened to drastically impact the surrounding area.

"The difference is just incredible," said Karyna Wilson, a nearby resident who initially raised the alarm over the dorms after receiving notice of the project in the mail. "Instead of looking at five stories we're going to be looking at one story."

She later added the new proposal was a dream come true.

On Monday, Wilson attended a meeting between an influential group of neighbors from the Stockdale Community Action Group and Pursue Health CEO Jose Lynch. During a roughly two-and-a-half hour lunch at Mama Tosca's Restaurant in southwest Bakersfield, the two parties seemed to agree on nearly all aspects of the project.

"What we wanted to see there is a business of any kind that could benefit the community," said Stockdale Estates resident Gary Simmons, who helped facilitate the meeting. "That's what our goal was."

He spoke favorably of Pursue Health's transparency, at least in comparison to the previous developer, and called the newest proposal a "win-win-win."

Neighbor Kenneth Hersh said a consensus had formed in the community in support of the healthcare facility.

The city of Bakersfield must still approve the zoning change necessary for the project to move forward. The developer of the last project gave up after the Board of Zoning Adjustment unanimously rejected the dormitory proposal.

A city report found that student housing of nearby Cal State Bakersfield were less than 70 percent occupied.

In contrast, Lynch said during the luncheon the area around the intersection was considerably underserved for skilled nursing. He presented the company as being involved in the project for more than just the potential profits.

"The reason I'm in this business is because we care for people who cannot care for themselves," he said.

Even if the project is far from complete, it may have taken a big step forward Monday.

"This is a long journey," Lynch told those gathered at the lunch. "And we're going to be neighbors a long time."

You can reach Sam Morgen at 661-395-7415. You may also follow him on Twitter @smorgenTBC.

Attachment 6

From: Jose Lynch <jose.lynch@pursuehealthllc.com>
Date: Tuesday, March 10, 2020 at 8:33 PM
To: Andrae Gonzales <andraeg3000@gmail.com>
Cc: Mary <mary.robinson@pursuehealthllc.com>, "Gladys Makabenta, AIA, Partner - Architect " <gladys@gmaarch.com>
Subject: Re: Development on Stockdale and Coffee

So sorry about that. That is a tough disease. Sorry you didn't have this in your area sooner. Talk very soon

From: Andrae Gonzales <andraeg3000@gmail.com>
Date: Tuesday, March 10, 2020 at 8:32 PM
To: Jose Lynch <jose.lynch@pursuehealthllc.com>
Cc: Mary <mary.robinson@pursuehealthllc.com>, "Gladys Makabenta, AIA, Partner - Architect " <gladys@gmaarch.com>
Subject: Re: Development on Stockdale and Coffee

This is the best news ever.

My dad died from complications related to Guillan- Barre Syndrome five years ago. He was on a vent for almost 3 years and we had no choice but to move him to Culver City. I've always advocated for a subacute facility. I'm really excited this is happening!

Andrae

Sent from my iPhone

On Mar 10, 2020, at 8:28 PM, Jose Lynch <jose.lynch@pursuehealthllc.com> wrote:

Yes we will provide Sub-Acute beds (vent and trach). Definitely a HUGE need.

From: Andrae Gonzales <andraeg3000@gmail.com>
Date: Tuesday, March 10, 2020 at 8:21 PM
To: Jose Lynch <jose.lynch@pursuehealthllc.com>
Cc: Mary <mary.robinson@pursuehealthllc.com>, "Gladys Makabenta, AIA, Partner - Architect " <gladys@gmaarch.com>
Subject: Re: Development on Stockdale and Coffee

Thank you, Jose.
I had a question about your facility. Specifically, if you would provide ventilator beds? Currently, there is no subacute facility that officers ventilators in Bakersfield.

Andrae

Sent from my iPhone

On Mar 10, 2020, at 8:18 PM, Jose Lynch <jose.lynch@pursuehealthllc.com> wrote:

Dear Andrae,
Look forward to meeting you. I don't intend to be in town again anytime soon. There is a lot of activity in our world with COVID-19 and all the daily updates and efforts in this area. We will be sure to submit all the re-zoning and site specifications exactly as the City Planning Dept has requested. I hope we will get your support on this re-zoning and will for sure look to meet with you next time I am in Bakersfield.

All the best.

Jose

Jose Lynch, CEO
Pursue Health, LLC
400 Exchange, Suite 140
Irvine, California 92602
Email: jose.lynch@pursuehealthllc.com
W: 714.673.6810
F: 855.630.3899
C: 714.227.9748

From: Andrae <andraeg3000@gmail.com>
Date: Tuesday, March 10, 2020 at 3:15 PM
To: Jose Lynch <jose.lynch@pursuehealthllc.com>, "Gladys Makabenta, AIA, Partner - Architect " <gladys@gmaarch.com>
Subject: Development on Stockdale and Coffee

Hello,

I read the Bakersfield Californian article on your project. The next time you are in town, I'd like an opportunity to meet with you.

Hope to hear from you soon.

Best regards,
Andrae

--
Andrae Gonzales
Councilmember- Ward Two
City of Bakersfield

Executive Director
Stewards

Please note my new cell phone number: (661) 808-4929

From: Jose Lynch <jose.lynch@pursuehealthllc.com>
Date: Monday, March 16, 2020 at 9:33 PM
To: Gary S <garys@Simmonsmcs.com>
Cc: "kfhgeo@att.net" <kfhgeo@att.net>, Joe Kandle <joekandle@aol.com>, Mary <mary.robinson@pursuehealthllc.com>, Joe Sexton <joe.sexton@pursuehealthllc.com>
Subject: Re: Kern City HOA

Gary,

Sorry for the slow response. Our world changes by the hour with COVID-19. I thank you for the update and I look forward to meeting Mr. Parks. I will schedule a sit down with him next time I am in Bakersfield. He is welcome to call me 24/7 on my cell if he would like to. All the best and thank you again for your support.

Jose

Jose Lynch, CEO
Pursue Health, LLC
400 Exchange, Suite 140
Irvine, California 92602
Email: jose.lynch@pursuehealthllc.com
W: 714.673.6810
F: 855.630.3899
C: 714.227.9748

From: Gary S <garys@Simmonsmcs.com>
Date: Monday, March 16, 2020 at 3:15 PM
To: Jose Lynch <jose.lynch@pursuehealthllc.com>
Cc: "kfhgeo@att.net" <kfhgeo@att.net>, Joe Kandle <joekandle@aol.com>
Subject: Kern City HOA

Good Afternoon Jose,
I had a long conversation with the President of the Kern City HOA, Steve Parks.
I informed him of your position and of your investment into the community. Steve was completely unaware of it.
Kern City is a retirement community in the neighborhood of Sundale, about one mile from your property. There are 1034 residential properties in the retirement community. Steve would like to meet you in person. Steve was very impressed with the description of your professional medical services.
The Sundale/Kern City association publishes a monthly newsletter, Steve would like to feature you in their publication.
Have a great day, I did leave you a voice mail to call.
Gary
661-979-3688

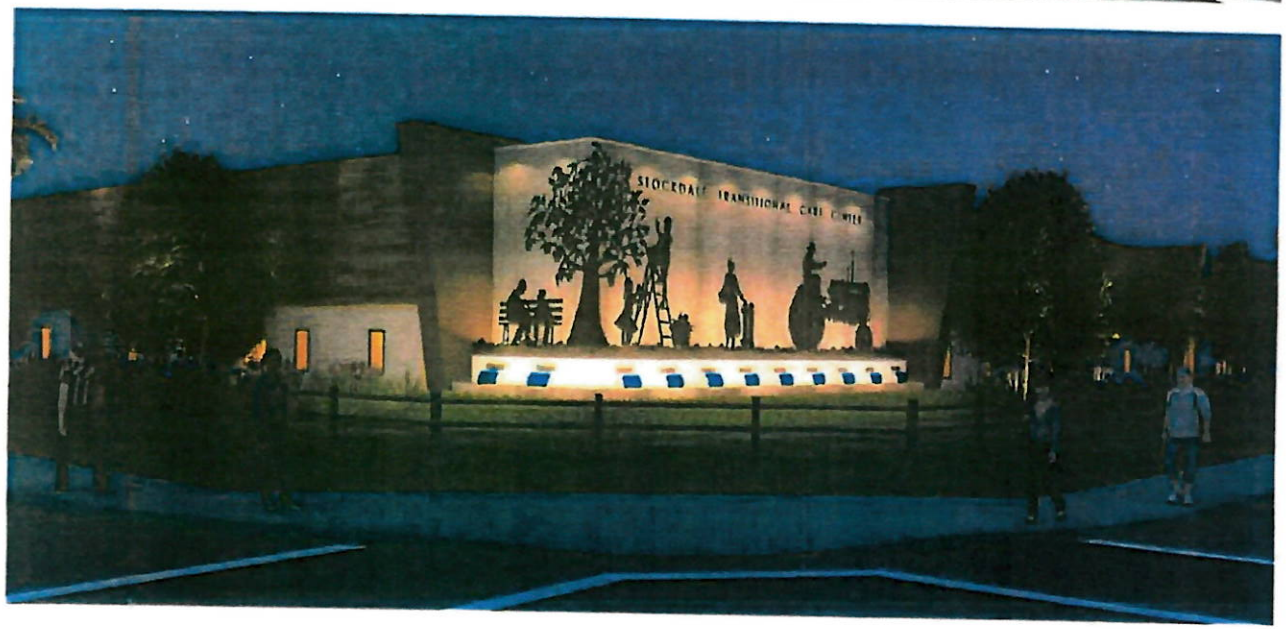
Attachment 7

PORTE COCHERE DAY RENDERING

STOCKDALE TRANSITIONAL CARE CENTER

NEW 170-BED SKILLED NURSING FACILITY - Pursue Health, LLC

Day



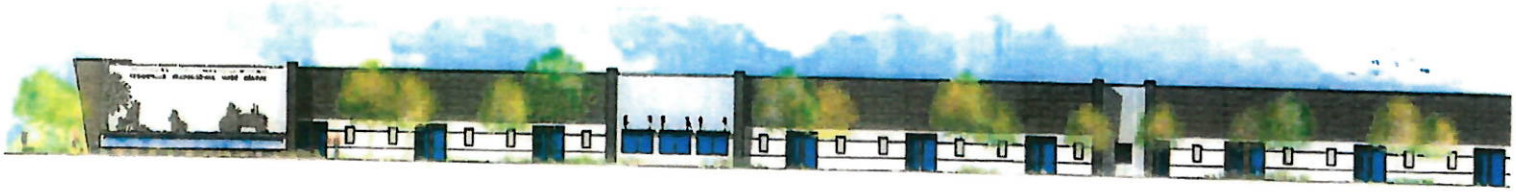
Night

ILLUSTRATIVE SITE PLAN

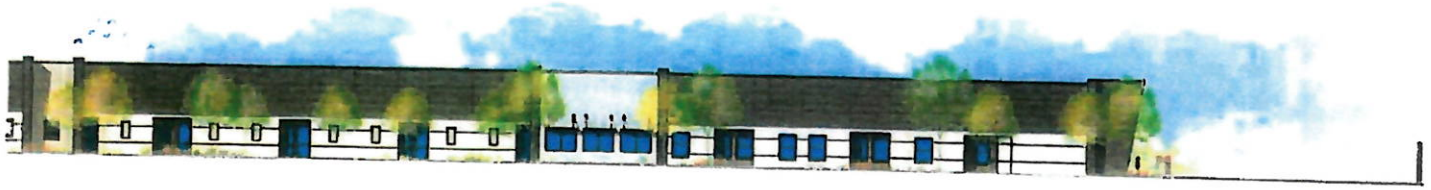
STOCKDALE TRANSITIONAL CARE CENTER

NEW 170-BED SKILLED NURSING FACILITY - Petaluma Health, LLC

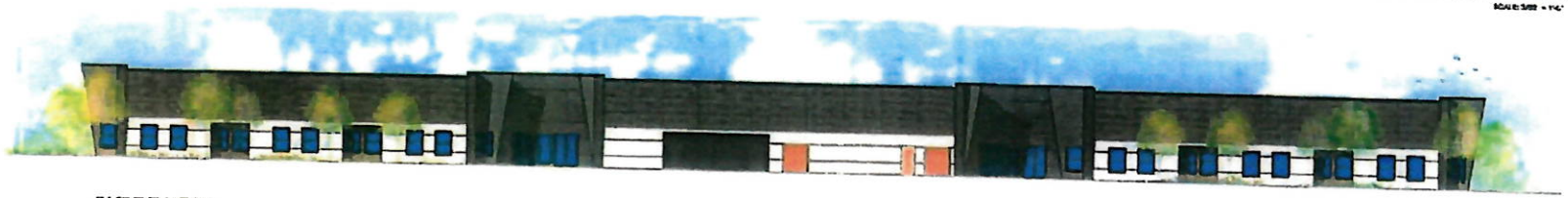
WEST ELEVATION



SOUTH ELEVATION - SUB-ACUTE CARE WING



SOUTH ELEVATION - LONGTERM CARE WING



EAST ELEVATION

ELEVATIONS

STOCKDALE TRANSITIONAL CARE CENTER

NEW 170-BED SKILLED NURSING FACILITY - Pursuit Health, LLC

Background Attachment E:
Site Plan Review Draft Conditions

CONDITIONS AND ORDINANCE COMPLIANCE

The following are specific items that you need to resolve before you can obtain a building permit or be allowed occupancy. These items include conditions and/or mitigation required by previous site entitlement approvals (these will be specifically noted), changes or additions that need to be shown on the final building plans, alert you to specific fees, and other conditions for your project to satisfy the City's development standards.

The items listed below will usually need to be shown on the final building plans or completed before a building permit is issued. As part of the building permit submittal, identify the location of your response by using the *APPLICANT'S RESPONSE* line provided directly below the item (example: sheet number, detail, etc.).

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

   APPLICANT'S RESPONSE:_____

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.

   APPLICANT'S RESPONSE:_____

3. An approved site utilities plan is required prior to final plan approval.

   APPLICANT'S RESPONSE:_____

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4. Show on the final building plan pedestrian access from the public way and accessible parking. Private streets are not the public way.

   APPLICANT'S RESPONSE:_____

5. The developer shall include fire resistive wall construction details with the final building plans for all exterior walls of any building that is within the distance as set forth in Table 602 of the California Building Code.

   APPLICANT'S RESPONSE:_____

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.

   APPLICANT'S RESPONSE:_____

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.

   APPLICANT'S RESPONSE:_____

8. Buildings or structures shall require installation of an automatic fire sprinkler system where required by current California Building Code and City ordinance.

   APPLICANT'S RESPONSE:_____

9. The Building Division will calculate and collect the appropriate school district impact fee at the time they issue a building permit.

   APPLICANT'S RESPONSE:_____

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.

    APPLICANT'S RESPONSE:_____

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

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is, you may contact the City of Bakersfield Water Resources Department (1000 Buena Vista Road, Bakersfield, CA, phone: 661-326-3715).

APPLICANT'S RESPONSE:_____

12. Show on the final building plan, electric vehicle supply equipment to facilitate future installation as required by the California Green Code.

APPLICANT'S RESPONSE:_____

B. DEVELOPMENT SERVICES - PLANNING (1715 Chester Avenue)

(Staff contact - Wayne Lawson; 661-326-3976 or WLawson@bakersfieldcity.us)

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

Proposed Use	Square Footage	Parking Ratio	Required Parking
Transitional care facility (170 beds)	82,014 ft^2	½ space per bed	85 spaces
Offices	12, 721 ft^2	1 space / 200 ft^2	64 spaces
		Required Parking:	149 spaces

(**Note:** 168 parking spaces are shown on the proposed site plan; Staff notes 80 employees are proposed on the largest shift. By ordinance, compact and tandem spaces cannot be counted towards meeting minimum parking requirements. For commercial development containing a multi-tenant pad, any change in use where 50 percent or more of the pad requires additional parking pursuant to Bakersfield Municipal Section 17.58.110, the Planning Director may require parking commensurate with the new use.)

APPLICANT'S RESPONSE:_____

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.

APPLICANT'S RESPONSE:_____

3. All parking lots, driveways, drive aisles, loading areas, and other vehicular access ways, shall be paved with concrete, asphaltic concrete, or other paved street surfacing material in accordance with the Bakersfield Municipal Code (Sections 15.76.020 and 17.58.060.A.).

APPLICANT'S RESPONSE:_____

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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.

   (**Note 1:** Staff can require additional adjustments to installed lighting after occupancy to resolve glare or other lighting problems if they negatively affect adjacent properties.)

   (**Note 2:** Call out the height of the light poles and fixtures on buildings. Fixtures must be in a sealed box.)

   APPLICANT'S RESPONSE:_____

5. Because parking and/or access is being shared with adjacent properties, the developer shall file with the Planning Division before any building permits are issued a copy of a recorded map, CC&Rs, or other instrument that ensures that drive aisles, parking, and access is legally shared in common with adjoining properties as depicted on the site plan for the life of the project.

   APPLICANT'S RESPONSE:_____

6. 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 1:** 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.)

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APPLICANT'S RESPONSE:_____

7. 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.

   APPLICANT'S RESPONSE:_____

8. 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.

   (**Note:** In your building plan set, include an elevation that shows the required information to the site plan and grading plan. Only fencing that allows view of the landscaping beyond it are allowed within the 15-ft street frontage planter.)

   APPLICANT'S RESPONSE:_____

9. Evidence is required to determine that your parcel was legally created. Please provide a copy of a parcel map, tract map, or certificate of compliance.

   (**Note:** An Assessor's map is not acceptable since it is only for tax purposes and does not verify legal parcel status. If a map is not available, a copy of a deed that includes the parcel's current legal description dated March 4, 1972, or earlier is acceptable; however, you may be required to apply for a Certificate of Compliance before a building permit can be issued. If you need additional information, please contact the Public Works Department at 661-326-3566 regarding this application.)

   APPLICANT'S RESPONSE:_____

10. 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. Please contact the Karl Davisson at 661-326-3594 for further information.

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(**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.)

APPLICANT'S RESPONSE:_____

11. Business identification signs are **neither considered nor approved** under this review (e.g. wall, monument, pylon, etc.). 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.)

APPLICANT'S RESPONSE:_____

12. 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 https://bakersfieldcity.us/gov/depts/community_development/habitat.htm.

    The current MBHCP expires on February 28, 2022. To ensure take of covered species does not occur after the expiration date, fees must be paid no later than August 31, 2021 and all covered activities must be completed by the MBHCP expiration date of February 28, 2022. As determined by the City, only projects ready to be issued an urban development permit, grading plan approval, or building permit 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 2022 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 & Wildlife Service and the California Department of Fish and Wildlife.

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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.

(Note: Direct any questions regarding the MBHCP to Steve Esselman in Advance Planning 661-326-3786 or sesselman@bakersfieldcity.us.)

APPLICANT'S RESPONSE:_____

13. 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.

APPLICANT'S RESPONSE:_____

14. 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.

APPLICANT'S RESPONSE:_____

15. 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.

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APPLICANT'S RESPONSE:_____

16. In the event a previously undocumented oil/gas well is uncovered or discovered on the project, the developer is responsible to contact the California Geologic Energy Management Division (CalGEM). The developer is responsible for any remedial operations on the well required by CalGEM. The developer shall also be subject to provisions of BMC Section 15.66.080.B.

APPLICANT'S RESPONSE:_____

17. 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).

APPLICANT'S RESPONSE:_____

18. 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.

APPLICANT'S RESPONSE:_____

ADDITIONAL PLANNING COMMENTS

19. This project must comply with conditions of approval and mitigation measures set forth in **Zone Change No. 20-0055.**

APPLICANT'S RESPONSE:_____

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.

APPLICANT'S RESPONSE:_____

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.

APPLICANT'S RESPONSE:_____

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.

APPLICANT'S RESPONSE:_____

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

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temporary) to and around any building under construction must be a 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.

APPLICANT'S RESPONSE:_____

5. Turning Radius: The minimum turning radius shall be thirty-seven feet.

APPLICANT'S RESPONSE:_____

6. The minimum gate width shall be 20 feet and a minimum vertical clearance of thirteen (13) feet six (6) inches is required when the gate is at full open position. Where there is more than one gate and two or more driveways separated by islands, a minimum horizontal clearance of fifteen (15) feet for each driveway and a minimum vertical clearance of thirteen (13) feet six (6) inches is required when gates are at full open position. Horizontal distance shall be measured perpendicular to the direction of travel on the driveway. Vertical distance shall be measured from the highest elevation of the driveway to the lowest overhead obstruction.

APPLICANT'S RESPONSE:_____

7. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. All new construction of access gates shall be equipped with an automatic opening device which is activated through the wireless activation system utilized on City of Bakersfield owned vehicles for traffic preemption. Installation and maintenance of the wireless activation system on access gate(s) shall be completed by the gate owner. The gate opening device shall have a disconnect feature for manual operation of the gate when the power fails.

APPLICANT'S RESPONSE:_____

8. The developer shall submit two (2) sets of plans for permits and approvals from the Fire Department for fuel tanks or related facilities before they are installed on the site. Please contact the Prevention Services Division at 661-326-3979 for further information.

APPLICANT'S RESPONSE:_____

9. 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.

APPLICANT'S RESPONSE:_____

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10. 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.

APPLICANT'S RESPONSE:_____

11. All projects must comply with the current California Fire Code and current City of Bakersfield Municipal Code.

APPLICANT'S RESPONSE:_____

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

(Staff contact - Tylor Hester; 661-326-3715 or THester@bakersfieldcity.us)

1. Developer shall submit two (2) sets of utility plans signed by a California Registered Civil Engineer to the Water Resources Department showing all offsite and onsite improvements, including connections to the existing water main and underground fire waterlines and related apparatuses. Include any 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. <u>Plans shall comply with current City Standards and Specifications, California Fire Code, and City of Bakersfield Municipal Code.</u> City Standards and Specifications and the current Fee Schedule are available for download from the City's website at www.bakersfieldcity.us/gov/depts/water_resources/fees.htm

APPLICANT'S RESPONSE:_____

2. The Contractor responsible for construction of waterlines and appurtenances within the City's right of way or easement, shall have an active Class "A" or "C-34" License from the State of California.

APPLICANT'S RESPONSE:_____

3. Developer shall complete and submit to the Water Resources Department the *Application for Water Service*. The application is available for download from the City's website at www.bakersfieldcity.us/gov/depts/water_resources.

APPLICANT'S RESPONSE:_____

4. Developer shall submit to the Water Resources Department the Contractor's itemized construct cost for all off-site water improvements within the City's right of way or easement. Inspection fees are calculated as five percent (5%) of the approved Contractor's water construction cost. The construction costs are subject to review and approval by the Water Resources Department.

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APPLICANT'S RESPONSE:_____

5. Developer shall pay the required domestic inspection fees and request an inspection from the California Water Company at least two (2) full business days before permanent construction within the City's right of way or easement. The California Water Company may be contacted at 661-837-7200.

APPLICANT'S RESPONSE:_____

6. Developer shall pay the required Water Resources Fire Service Inspection Fees and submit an *Inspection Request Form* for any underground fire waterlines and their apparatuses 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/fees.htm

APPLICANT'S RESPONSE:_____

E. PUBLIC WORKS - ENGINEERING (1501 Truxtun Avenue)

Staff contact - Susanna Kormendi; 661-326-3997 or skormendi@bakersfieldcity.us)

1. The developer shall install streetlights along Stockdale Highway and Coffee Road. 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. Contact the Public Works Department at 661-326-3584 for street light location and street light number.

APPLICANT'S RESPONSE:_____

2. 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.

APPLICANT'S RESPONSE:_____

3. Show on the final building plans all existing connection(s) to the public sewer system.

APPLICANT'S RESPONSE:_____

4. 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.

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APPLICANT'S RESPONSE:_____

5. 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.

APPLICANT'S RESPONSE:_____

6. 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). If any project runoff is allowed to drain to an existing city maintained sump, a note shall be placed on the grading plan "Prior to Notice of Completion, the entire storm drain system, including the sump, shall be inspected and fully cleaned to the satisfaction of the Water Resources Department."

APPLICANT'S RESPONSE:_____

7. 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.

APPLICANT'S RESPONSE:_____

8. 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 prior to submitting a grading plan. Any off-site/frontage improvements or repairs required during the site inspection shall be shown on the grading plan.

APPLICANT'S RESPONSE:_____

9. A street permit from the Public Works Department shall be obtained before any work can be done within the public right-of-way (streets, alleys, easements). Please include a copy of this site plan review decision to the department at the time you apply for this permit.

APPLICANT'S RESPONSE:_____

10. 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.

APPLICANT'S RESPONSE:_____

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11. 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 (SWRCB Order No. 2009-009-DWQ as amended by Order No. 2010-0014-DWQ and 2012-0006-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.

    APPLICANT'S RESPONSE:_____

12. 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.

    APPLICANT'S RESPONSE:_____

13. 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 If there are questions, contact Louis Rodriguez at 661-326-3571.

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

    APPLICANT'S RESPONSE:_____

14. The developer shall install a full-sized manhole in each sewer line except residential development before it connects to the sewer main. This manhole is to be located within the property being developed and must be easily accessible by City workers.

    APPLICANT'S RESPONSE:_____

15. 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.

    APPLICANT'S RESPONSE:_____

16. 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.

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APPLICANT'S RESPONSE:_____

17. 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.

APPLICANT'S RESPONSE:_____

F. PUBLIC WORKS - TRAFFIC (1501 Truxtun Avenue)

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

1. Street return type approaches, if used, shall have 20-foot minimum radius returns with a 25-foot throat width. All dimensions shall be shown on the final building plans.

APPLICANT'S RESPONSE:_____

2. Two-way drive aisles shall be a minimum width of 24 feet. If perpendicular (90º) 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.

APPLICANT'S RESPONSE:_____

3. 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).

APPLICANT'S RESPONSE:_____

4. 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.

APPLICANT'S RESPONSE:_____

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

APPLICANT'S RESPONSE:_____

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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

   APPLICANT'S RESPONSE:_____

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, 8, 3-cubic yard front loading type refuse/recycle bin(s) shall be placed within the required enclosure(s).

   ☐ _____6' deep x 8' wide (1 bin) ☐ _____8' deep x 15' wide (3 bins)
   ☐ _____8' deep x 10' wide (2 bins) ☑ two, 8' deep x 20' wide (4 bins)
   ☐ _____8' deep x 10' wide; on skids for direct stab only (1-6 yard recycling bin)

   (**Note: <u>All measurements above are curb-to-curb dimensions inside the enclosure</u>**. 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.)**

   APPLICANT'S RESPONSE:_____

3. Examples of enclosure styles can be found on (Detail # ST-32).

   APPLICANT'S RESPONSE:_____

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4. **Optional Item:** Show on the final building plans 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.

   (Note: Even with the use of a compactor, the facility will still need to provide bins for recycling and organic materials.)

   APPLICANT'S RESPONSE:_____

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.

   APPLICANT'S RESPONSE:_____

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. If a grease interceptor is to be used instead of a grease containment bin, the plans must still show the location of an adequately sized enclosure should a grease containment bin be required at a future date. The grease containment bin shall not share the same enclosure as the refuse/recyclable/organic bin enclosure.

   APPLICANT'S RESPONSE:_____

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.

   APPLICANT'S RESPONSE:_____

8. If utilities are incorporated into the enclosure design, they shall not interfere with space provided for refuse bins and must provide sufficient protection measures to guard the utilities from damage.

   APPLICANT'S RESPONSE:_____

9. Enclosures shall not be located in an area that would cause refuse trucks to interfere with drive thru traffic flow entering or exiting the site, drive thru lanes, etc.

   APPLICANT'S RESPONSE:_____

10. Businesses are required to have sufficient capacity of refuse/recycling/organic material storage to go without service for 1 day (Sunday). At any time refuse/recycling/organic services become

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an issue, businesses shall construct a second refuse enclosure to meet the demand. The second enclosure shall be approved by the City prior to construction.

APPLICANT'S RESPONSE:_____

11. Revise the site plan to make the trash enclosure accessible to the refuse truck. City trucks may not drive down dead end corridors, nor back-up long distances; therefore, a turn-around area shall be provided.

APPLICANT'S RESPONSE:_____

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COVER SHEET
PLANNING DEPARTMENT
STAFF REPORT

MEETING DATE: November 5, 2020 **ITEM NUMBER:** Public Hearings6.(b.)

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Kassandra Gale, Principal Planner

DATE:

WARD: Ward 3

SUBJECT:
Conditional Use Permit No. 20-0179: Casa Esperanza Transitional Home for Women & Children is proposing a conditional use permit to allow a roominghouse (B.M.C. Section 17.10.025) to accommodate six residents (women) and their minor children, and one on-site Resident Assistant in the R-1 (One-Family Dwelling Zone) district, located at 1421 Panorama Drive. Notice of Exemption on file.

APPLICANT: Casa Esperanza Transitional Home for Women & Children

OWNER: Martin & Carol J. Gonzalez

LOCATION: 1421 Panorama Drive

STAFF RECOMMENDATION:
Staff recommends approval.

ATTACHMENTS:

Description	Type
Staff Report	Staff Report
Draft Resolution	Resolution
Attachment A: Operating Statement	Backup Material
Attachment B: Mission	Backup Material
Attachment C: History	Backup Material
Attachment D: House Rules & Resident Agreement	Backup Material
Attachment E: Applicant Justification	Backup Material
Attachment F: Public Support	Backup Material
Attachment G: Public Opposition	Backup Material
Attachment H: Existing Site Photos	Backup Material
Attachment I: KCHC Cost Benefit Analysis	Backup Material
Attachment J: Landscape Plan	Backup Material

BAKERSFIELD
THE SOUND OF *Something Better*

CITY OF BAKERSFIELD
PLANNING DIVISION
STAFF REPORT

TO: Chair Koman and Members of the Planning Commission AGENDA ITEM 6.b.

FROM: Paul Johnson, Planning Director APPROVED PJ

DATE: November 5, 2020

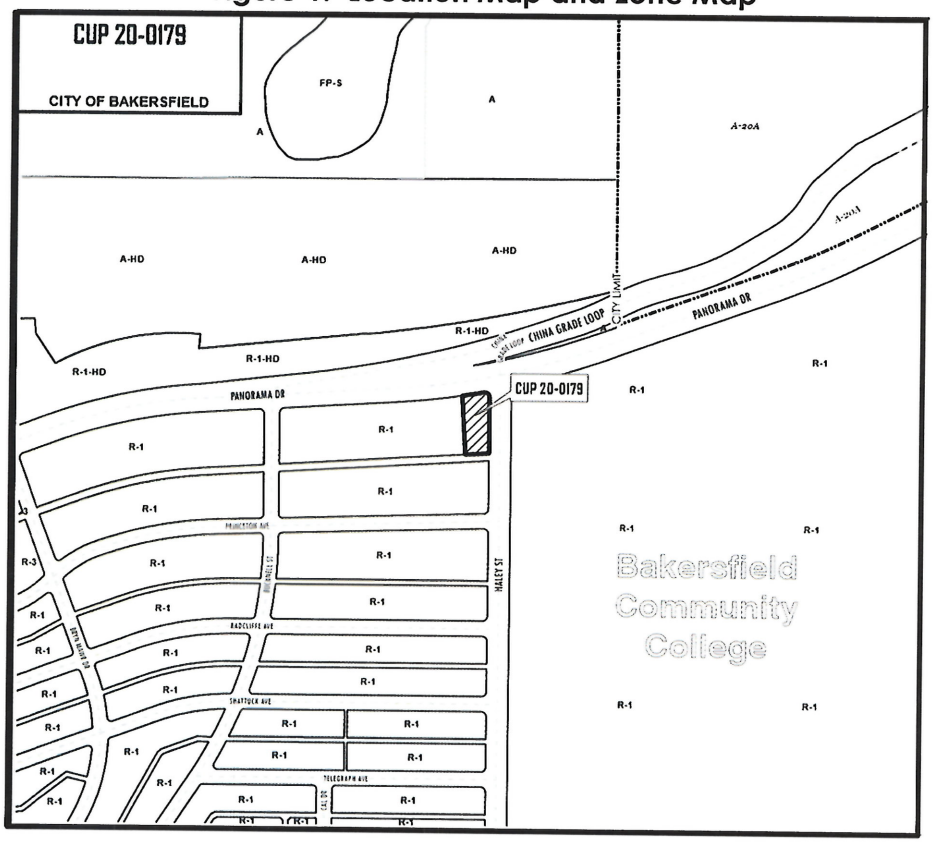
SUBJECT: **Conditional Use Permit; File No. 20-0179 (WARD 3)**

APPLICANT: Casa Esperanza Transitional
Home for Women & Children
P.O. Box 13104
Bakersfield, CA 93389

OWNER: Martin & Carol Gonzalez
1421 Panorama Drive
Bakersfield, CA 93305

LOCATION: 1421 Panorama Drive | APN: 021-130-07

Figure 1. Location Map and Zone Map



RECOMMENDATION: Adopt Resolution and suggested findings **APPROVING** Conditional Use Permit No. 20-0179, 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 roominghouse to accommodate six residents (women) and their minor children, and one on-site resident assistant in the R-1 (One-Family Dwelling Zone) district.

Figure 2. Site Aerial

SURROUNDING LAND USES:

The 0.55-acre project site is developed with an existing single-family home. 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	Single-Family Residential
North	OS	R-1-HD	Open Space
East	PS	R-1	Bakersfield College
South	LR	R-1	Single-Family Residential
West	LR	R-1	Single-Family Residential

General Plan Key
LR: Low Density Residential
OS: Open Space
PS: Public/Private Schools

Zone District Key
R-1: One Family Dwelling
R-1-HD: One Family Dwelling – Hillside Development Overlay

ANALYSIS:

Existing Site. The project site is located on the northeastern corner of an existing single-family neighborhood. As noted above, there are single-family residents to the south and west, with open space to the north and Bakersfield College to the east. The existing two-story 3,652 square foot home has seven bedrooms, a family room, a playroom, an office, and a kitchen/dining area (see Figures 3 and 4). According to the property owner, they utilized the home for foster care since May 1999 with an average 16 individuals residing in the home.

Figure 3. Site Plan

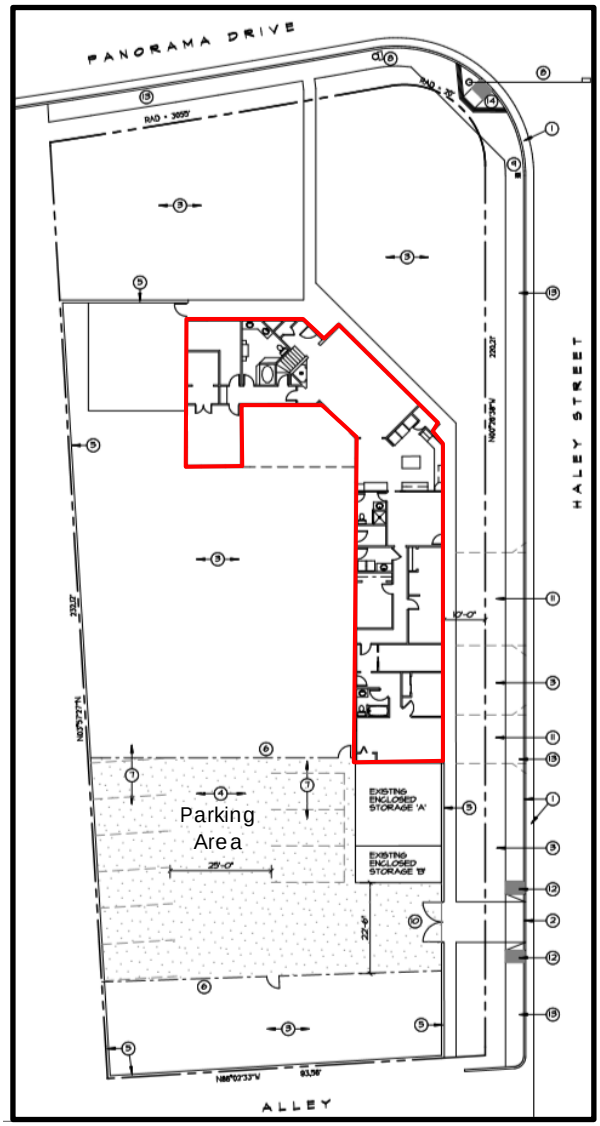
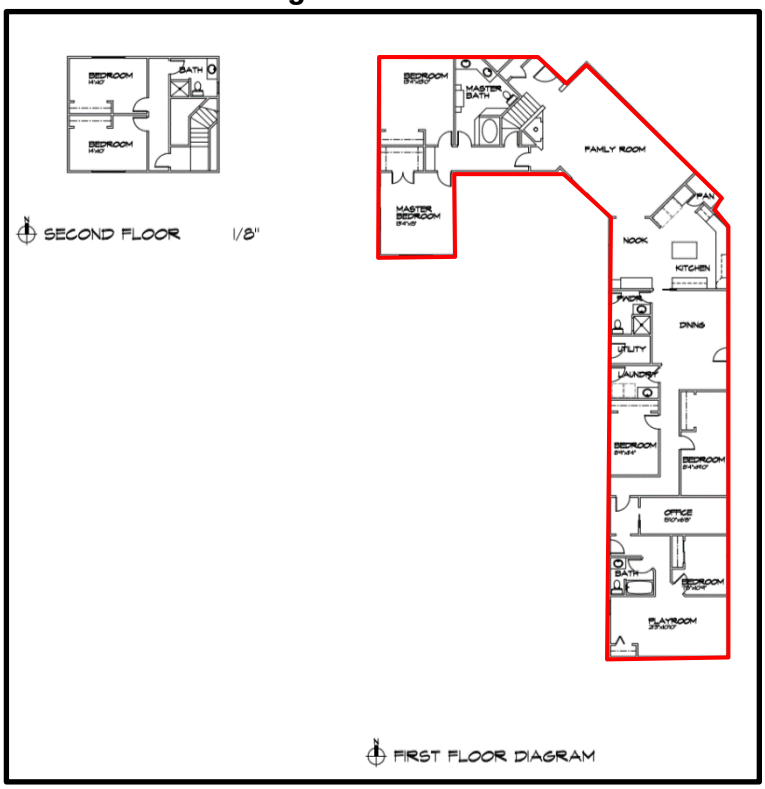


Figure 4. Floor Plan



Permitted Uses. In any residential zone, a homeowner can legally rent up to two rooms (one person in each room) as a permitted use within a primary residence. Furthermore, with recent changes in State law, a homeowner can also construct a 1,200 square foot Accessory Dwelling Unit (ADU), and convert a 500 square foot portion of the primary home into a Junior Accessory Dwelling Unit (Jr. ADU), thereby, renting to multiple individuals/families to provide income producing revenue. Additionally, a homeowner is allowed to operate a "residential facility" for six or fewer persons if licensed by the state of California.

Conditionally Permitted Uses. A roominghouse is a permitted use in the R-4 (High Density Multiple-Family Dwelling Zone) district; however, requires the approval of a conditional use permit in all other residential zones. The Bakersfield Municipal Code defines a roominghouse as:

> *"a building containing three or more guestrooms, used, designed, or intended to be used, let or hired, to be occupied or which are occupied by three or more individuals with or without meals, for compensation, as permanent guests pursuant to a previous arrangement for compensation for definite periods, by the month or greater term, and in which rooms are not occupied by, nor meals served, to transients."*

Project Overview. As proposed, Casa Esperanza Transitional Home for Women & Children ("Casa Esperanza") will operate a roominghouse as a residential housing program providing support for up to six homeless women and their minor children while transitioning to economic stability and permanent housing. The project is designed to be a home where residents live in a family-like setting while acquiring the counseling, and job/life skills necessary for a sustainable transition to the job market and permanent housing.

Site Improvements. If approved, the applicant will be required to submit for building permits to facilitate the interior remodel of the home to accommodate the roominghouse. The applicant is also proposing improvements that will consist of cosmetic enhancements to the exterior while maintaining the character of the home, installing fencing, and enhanced landscaping (see Figures 5 and 6). Additionally, new sidewalks will be required along a portion of the Panorama Drive and Haley Street frontages. Through the building permit process, the improvements will be required to address any outstanding code violations or unpermitted conversions that may have occurred on site.

Project Parking. Roominghouses require 1 parking space per sleeping unit. As proposed, two of the three existing driveways located on the east side of the property along Haley Street will be removed, with one remaining to provide access to the seven required parking spaces. As proposed, 9 parking spaces will be located on the southern portion of the property and screened from public view by a block wall.

Figure 5. Existing Conditions

Figure 6. Architectural Rendering

Project Operations. The applicant notes that Casa Esperanza is not a temporary shelter, a drug and alcohol rehabilitation facility, or a safehouse/sanctuary for women fleeing domestic violence. According to the Operations Statement, residents must be referred to the program and walk-ins are not permitted. Referrals are generally made from the local homeless services providers, court system, school districts, and clergy.

Upon referral into the program, the resident will be required to sign the House Rules and Resident Agreement Form acknowledging termination if they do not abide by the expectations of the program (see support documentation; Attachment D). The rules include, but are not limited to the following:

- Residents must participate in verifiable daily activities, including work, job search, and/or classes and training that are designed to lead to stable employment, a steady income and permanent housing.

- Residents must participate in a structured program of individual counseling/therapy and provide verification of attendance.

- Residents must develop a monthly budget and track all expenses and all income each month; at least 60% of the resident's income must be saved.

- Residents shall contribute 20% of income to the Home each month as program fees to help meet operating expenses.

- Residents shall participate in weekly house meetings and must agree to be present for family dinner Monday through Thursday.

- Residents are responsible for the supervision of their children and must not leave children unattended at any time. Children are only permitted to play in the backyard. Children of school age must be enrolled and attending school on a regular basis.

- Visitation hours are permitted 8:00am - 8:00pm daily by appointment only; visitors are only allowed in the common areas.

- Curfew is 10:00pm Sunday through Thursday, and 12:00am (midnight) on Friday and Saturday.

- Residents must agree to sign-in and sign-out when arriving and leaving the property. Residents must agree to be home every night unless they have obtained prior approval from staff in advance.

- Smoking is prohibited on the premises; no lighted candles, incense burning, or open flames of any kind are permitted in the rooms.

- Drugs and alcohol are prohibited on the premises; legally prescribed medication and small amounts of over-the-counter medicines are permitted.

- No guns or objects intended as weapons, including toy guns, swords, etc. are permitted.

Should your Commission approve the proposed request, staff is recommending the operation rules, regulations, and eligibility criteria for the project be adopted as conditions of approval.

Once enrolled in the program, the residents will work with Casa Esperanza staff members in developing a life plan with feasible and attainable goals enabling residents to obtain stable employment and permanent housing. The applicant specified most training will occur off-site and they will partner with outside organizations for provision of services as needed (i.e. medical, dental, child care). The residents typically will stay for a period of 12 to 24 months; however, some residents may stay longer depending on circumstances such as completion of an educational degree.

Casa Esperanza Model. According to the applicant, Casa Esperanza's objective is to break the intergenerational impact for homeless women by providing a privately funded alternative to the government-sponsored housing-first approach. Referencing the Kern County Homeless Collaborative's 2018 Cost Benefit Analysis (see support documentation; Attachment I), the applicant specified that one "casa" serving six homeless women saves an estimated $50 million in societal cost over 20-years (assuming $28,000/year average societal cost of a single homeless person).

To make this happen, Casa Esperanza is directly modeled after a similar project, the Alexandria House located in Los Angeles. As support for this model, the Alexandria House provided the following data from their 22 years of operation to the applicant:

- More than 92% of the families that have transitioned through the Alexandria House program remain in permanent housing.

- Approximately 200 families and single women have established financial security and moved into permanent housing.

- Less than 1% of participants were terminated from the program for non-compliance.

NEIGHBORHOOD OUTREACH AND PUBLIC NOTIFICATION:

Neighborhood Outreach. As part of their neighborhood outreach, Casa Esperanza conducted two Zoom meetings on June 12, 2020, and July 6, 2020, with neighbors in the vicinity of the proposed project.

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.

Signs are required as part of the public notification process and must be posted between 20 to 60 days before the public hearing date. The required signs were placed on the project site on October 16, 2020 giving public notice of the November 5, 2020 meeting. Photographs of the posted signage and the Declaration of Posting Public Hearing Notice signed by the applicant are on file at the Planning Division.

Prior to and in response to the public hearing notices, City staff received written correspondence from individuals in support and in opposition to the project. The comments are summarized below, and all correspondence received at the time of preparation of this report is attached.

Public Comments (Support). As of this writing, City staff received comments from two individuals and 244 form letters in support of the project.

A comment was provided by the existing homeowner stating the home has been used as foster care for the past 20+ years with no complaints about children, noise, or vehicles. It was stated there was an average of 16 individuals in the home. Additionally, the homeowner noted that programs like Casa Esperanza are necessary to help individuals obtain a "brighter future."

A comment was provided by a former 32-year Deputy District Attorney. The letter stated Casa Esperanza would benefit the community by providing a stable home life for children to succeed and housing for women who may have come from a domestic violent setting.

The form letters stated that Casa Esperanza provides a holistic program that will serve one of the most vulnerable segments of Bakersfield's homeless population; women and children. It will be complementary to existing efforts to alleviate homelessness and holds the promise of breaking the cycle of homelessness for families. Casa Esperanza is a home, not a shelter or rehab facility. A home belongs in a residential setting.

Public Comments (Opposition). As of this writing, City staff received 17 letters and a petition with 100 signatures in opposition to the project. The topics discussed in the comments are summarized and responded to as follows:

Number of Persons:

Comment - The property and abutting neighborhood is designated for single-family homes. A precedent may be set if disregarding the adopted zoning ordinance. There is also potential that as occupancy increases, the risk for accidental fires increase.

Response - The Bakersfield Municipal Code allows roominghouses in the R-1 (One-Family Dwelling Zone) subject to approval of a conditional use permit. One of the purposes of the conditional use permit process is to ensure compatibility with the surrounding neighborhood through conditions of approval. If the project is approved, staff recommends specific conditions of approval as listed in Exhibit A of the Draft Resolution to include prohibiting smoking on the premises and that no lighted candles, incense burning, or open flames of any kind are permitted in the rooms. Additionally, the project will utilize an existing single-family structure and is not proposing any expansion. By virtue of the required Building permits, all work will be inspected for conformance with California Building and Fire Code.

Supervision & Rules/Household Management:

Comment - The policies and rules established will not be followed and will be difficult to enforce.

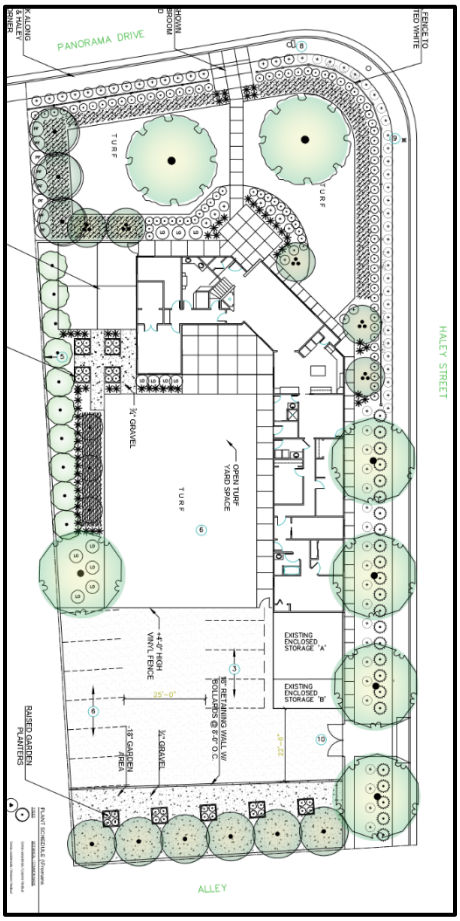
Response - In order to ensure the roominghouse is operated in the manner proposed, a condition of approval is recommended that requires the applicant continuously comply with the operating statement, house rules, and resident agreement. Staff also recommends a condition of approval that staff be on-site 24 hours per day, seven days per week, or while any resident is staying within the facility. Additionally, the rights granted by approval of the conditional use permit may be revoked with good cause pursuant to Bakersfield Municipal Code Section 17.64.060 if the applicant fails to comply with the conditions approved as part of this permit.

Safety & Security:

Comment - The project will negatively affect the privacy, safety, and security of the neighborhood and existing families.

Response - If the project is approved, specific conditions of approval are being recommended to assure compliance with the intent and purpose of the zoning regulations and protect the public health, safety, convenience, and welfare. Additionally, the proposed enhanced landscaping will act as a buffer between the project site and adjacent neighbors providing for additional privacy (see Figure 7 and support document; Draft Resolution Exhibit D).

Figure 7. Landscape Plan



Children's Wellbeing:

Comment - Children will be playing outside the confines of the backyard area which could raise potential safety issues near the busy intersection. Children will need constant supervision and this cannot be accomplished while the mothers join the work force.

Response - As part of the site improvements, the applicant will install a 42-inch tall split rail fence along Panorama Drive and portion of Haley Street to assist in limiting the potential safety concerns for the children. Additionally, within the House Rules and Resident

Agreement, the individual resident is responsible for supervision of their children at all times and the children are only permitted to play outside in the backyard. School age children shall be enrolled in school and attending on a regular basis. Child care may be provided off-site if the resident is at work.

Parking:

Comment - Parking will be limited to the driveways and on-street parking if future expansion of the outdoor play area occurs.

Response - Roominghouses require 1 space per sleeping unit. Therefore, the 6 bedrooms (residents) and 1 bedroom (on-site resident assistant) requires 7 spaces. As previously noted, two of the existing driveways will be removed so no parking will occur in these areas. The applicant is providing 9 spaces to be located on-site (off-street parking). The applicant also noted that most residents rely on public transportation due to costs associated with owning vehicles.

Guests:

Comment - The past circumstances these women face may lead to potential uninvited guests causing individual and public safety concerns.

Response - As previously noted above, part of that House Rules and Resident Agreement states that visitors are only welcome by appointment between the hours of 8:00am and 8:00pm and are only permitted in the common areas. Visitors must also abide by the same rules and policies as the residents to ensure safety on-site.

Property Values:

Comment - The project may have a negative impact on adjacent property values.

Response - There are a large number of factors that influence property values such as:

- Current housing markets;
- Interest rates;
- Employment opportunities; and
- Faith in the current economy.

The applicant did not provide a market analysis or other information related to real estate values in the area. However, no information has been submitted to demonstrate that utilization of this site as a roominghouse would negatively impact adjacent property values.

Unpermitted Conversions:

Comment - The existing home has two unpermitted garage conversions that do not comply with California Building Code requirements.

Response - As previously noted, the applicant will be obtaining building permits for home improvements. At that time, the Building Inspector will verify all improvements and any existing structures are permitted. Nonetheless, staff is recommending a condition of approval that prior to commencement of operations, the City of Bakersfield Development Services Department/Building Division and Fire Department/Prevention Services be contacted for any necessary inspections and/or permits.

The submitted petition states that the residents around 1421 Panorama Drive [project site] oppose a conditional use permit for the Casa Esperanza project. Those signing the petition feel the single-family zoned property that they [Casa Esperanza] have selected is not intended to be used for such a project and the impact on the neighborhood would be substantial.

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, *New Construction or Conversion of Small Structures*. This exemption includes Class 3 projects consisting of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. A Notice of Exemption has been prepared.

CONCLUSION:

Required Findings. Section 17.64.060.C contains specific findings that must be made in order for your Commission 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.

Finding #1. In accordance with these required findings, and as conditioned, Staff finds: (1) the roominghouse would offer a stable living environment for women and their minor children; (2) the roominghouse would provide housing to reduce the number of un-housed individuals in the community; and (3) the roominghouse would result in a development project that is consistent with the intent of the Bakersfield Municipal Code to protect the public health, safety, convenience, or welfare.

According to the 2020-2025 Consolidated Plan for HUD (U.S. Department of Housing and Urban Development) funds for the City of Bakersfield, overpayment is the most common housing problem throughout the City. A discrepancy currently exists between the median income of female-headed, single-family households ($26,549, less than half of the overall median income of $57,095) and availability of affordable housing units. For example, at this income, an individual would need to spend no more than $663 per month on housing to avoid cost burden; however, the median rent in the City is $1,035 or 56% greater than these households can afford. Thus, increasing the supply of affordable housing for lower income households, including single-family, female-headed households, is a high priority for the City of Bakersfield as identified in the Consolidated Plan. Roominghouses such as the proposed project provide

an additional affordable housing opportunity for a subset of the community that is deemed essential and desirable to the public convenience and welfare.

Finding #2. Staff has reviewed the proposal for compatibility with the various elements, objectives, goals, and policies contained within the *Metropolitan Bakersfield General Plan Land Use Element* and finds the roominghouse is in harmony. Specifically:

Goal 2 *Accommodate new development which provides a full mix of uses to support its population.*

The proposed roominghouse provides an additional housing option other than single family or multiple-family developments available for rent or purchase, that is aimed at providing support for women and children. The program also provides counseling as well as job and life skills training for the residents.

Goal 3 *Accommodate new development which is compatible with and complements existing land uses.*

The Casa Esperanza program is designed to be a home where residents live in a family-like setting while acquiring the counseling and skills necessary to transition to permeant housing. This is not a short-term facility as most residents typically stay for a period of 12 to 24 months, or longer depending on the circumstances. The proximity to higher education (Bakersfield College) and public transit is consistent with the proposed use. The project has been designed to be compatible and complement the single-family residential neighborhood to the west and south by improving the aesthetics of the property, providing adequate off-street parking, and implementing operational rules for the residents that would be included as conditions of approval for the project.

Goal 7 *Establish a built environment which achieves a compatible functional and visual relationship among individual buildings and sites.*

The property would be enhanced with cosmetic improvements to the home and open space area. The project has been designed to be consistent with a single-family residential neighborhood, and does not reflect any commercial or other uses such as through the use of signage.

Policy 3 *Ensure that residential uses are located in proximity to commercial services, employment centers, public services, transportation routes, and recreational and cultural resources.*

The proposed roominghouse is adjacent to Bakersfield Community College, which includes a public transit station providing six different Golden Empire Transit (GET) bus routes. Additionally, recreational areas (e.g., Panorama Park) are located nearby to the north.

Policy 4 *Encourage maintenance of the residential character of specially identified neighborhoods through such mechanisms as architectural design, landscape, and property setbacks.*

The exterior of the home will be improved and landscaping added to the project site to align with the visual character of the residential neighborhood.

Policy 6 *Retain existing residential neighborhoods as designated on the Land Use Plan, and allow for the infill of residential land uses which are compatible with the scale and character of the surrounding neighborhood.*

Roominghouses are a permitted use in the R-1 (One-Family Dwelling Zone) district subject to securing a conditional use permit to ensure compatibility with the surrounding neighborhood through conditions of approval. Since the project will utilize an existing single-family structure with no proposed expansion, and with compliance to conditions, the roominghouse should remain compatible with the character of the surrounding neighborhood.

Policy 82 *Preserve existing significant sound residential neighborhoods, commercial districts, and industrial areas.*

Since a roominghouse is a permitted use in the R-1 (One-Family Dwelling Zone) district subject to securing a conditional use permit, there is no requirement for re-zoning the property to accommodate the use. The applicant states their intent is to operate a roominghouse that maintains the character of the existing residential neighborhood.

Policy 85 *Encourage the revitalization of deteriorated land uses and buildings.*

To revitalize the site, the applicant is proposing site improvements that consist of cosmetic enhancements to the exterior of the home, providing sidewalks along the Panorama Drive and Haley Street frontages, installing fencing, and enhanced landscaping.

Planning Commission Options: After considering information presented in the record, public testimony, and deliberations, your Commission could make a motion on one of the following options:

- Approve the Project. Your Commission could approve the project subject to applicable conditions of approval.

- Deny the Project. Your Commission could deny the project for specific reasons determined and made known by the Commission.

- Continue the Project to a Later Date. Your Commission may have unanswered questions and/or request additional information unavailable at the time of the hearing that is needed to make an informed decision. Therefore, your Commission could continue the hearing to a date certain to provide additional time to obtain the requested information.

- Refer the Project Back to Staff. Your Commission may have substantial concerns that require an undetermined amount of time to resolve. In which case, it may warrant the project be referred back to staff for re-advertisement and reconsideration at a later date.

Staff's Recommendation. Based on the foregoing, and available information at time of writing, Staff concludes the request sufficiently demonstrates compliance with the necessary findings and, therefore, recommends your Commission adopt Resolution and suggested findings approving Conditional Use Permit No. 20-0179, as depicted in the project description and subject to the listed conditions of approval.

RESOLUTION NO. _____

RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT TO ALLOW A ROOMINGHOUSE (B.M.C. SECTION 17.10.025) TO ACCOMMODATE SIX RESIDENTS (WOMEN) AND THEIR MINOR CHILDREN, AND ONE ON-SITE RESIDENT ASSISTANT IN THE R-1 (ONE-FAMILY DWELLING ZONE) DISTRICT, LOCATED AT 1421 PANORAMA DRIVE. (CUP NO. 20-0179)

WHEREAS, Casa Esperanza Transitional Home for Women and Children filed an application with the City of Bakersfield Development Services Department for a conditional use permit to allow a roominghouse (B.M.C. Section 17.10.025) to accommodate six residents (women) and their minor children, and one on-site resident assistant in the R-1 (One-Family Dwelling Zone) district, located at 1421 Panorama Drive (the "Project"); and

WHEREAS, the Secretary of the Planning Commission set Thursday, November 5, 2020, at 5:30 p.m. in City Council Chambers, City Hall South, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the Planning Commission to consider the proposed conditional use permit, and notice of the public hearing was given in the manner provided in Title 17 of the Bakersfield Municipal Code; and

WHEREAS, at the public hearing testimony was received in support and opposition of the Project; and

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

WHEREAS, the above described project is exempt from the requirements of CEQA in accordance with Section 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 the conversion of an existing small structure from one use to another and does not have the potential to cause a significant effect on the environment.

3. The proposed use is essential and desirable to the public convenience and welfare.

4. The proposed use is in harmony with the various elements and objectives of the Metropolitan Bakersfield General Plan.

5. The project would result in a development that is consistent with the intent of both the Metropolitan Bakersfield General Plan and the Bakersfield Municipal Code.

NOW, THEREFORE, BE IT RESOLVED by the Bakersfield Planning Commission as follows:

1. The above recitals, incorporated herein, are true and correct.

2. This project is exempt from the requirements of CEQA.

3. Conditional Use Permit No. 20-0179 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 Planning Commission of the City of Bakersfield at a regular meeting held on the 5th day of November 2020, on a motion by Commissioner _____ and seconded by Commissioner _____, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED

_____
LARRY KOMAN, CHAIR
City of Bakersfield Planning Commission

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. 20-0179

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

- The project shall be in accordance with all approved plans, conditions of approval, and other required permits and approvals. All construction shall comply with applicable building codes.

- All conditions imposed shall be diligently complied with at all times and all construction authorized or required shall be diligently prosecuted to completion before the premises shall be used for the purposes applied for under this approval.

- This approval will not be effective until ten (10) days after the date upon which it is granted by the Planning Commission to allow for appeal to the City Council. Any permit or license for any approval granted shall not be issued until that effective date.

- This approval shall automatically be null and void two (2) years after the effective date unless the applicant or successor has actually commenced the rights granted, or if the rights granted are discontinued for a continuous period of one (1) year or more. This time can be extended for up to one (1) additional year by the approving body.

- The Planning Commission may initiate revocation of the rights granted if there is good cause, including but not limited to, failure to comply with conditions of approval, complete construction or exercise the rights granted, or violation by the owner or tenant of any provision of the Bakersfield Municipal Code pertaining to the premises for which the approval was granted. The Planning Commission may also consider adding or modifying conditions to ensure the use complies with the intent of City ordinances.

- Unless otherwise conditioned, this approval runs with the land and may continue under successive owners provided all the above-mentioned provisions are satisfied.

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

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 roominghouse to accommodate six residents (women) and their minor children, and one on-site resident assistant in the R-1 (One-Family Dwelling Zone) district located at 1421 Panorama Drive as depicted on attached Exhibits B and C.

3. The roominghouse operating under the conditions allowed by this permit, shall continuously adhere to the following conditions while in operation:

   a. Visiting hours are Monday thru Sunday 8:00 am to 8:00 pm by appointment only; visitors shall only be allowed in the common areas.

   b. The resident assistant and/or facility staff shall be on-site 24 hours per day, seven days per week, or while any tenant is staying within the facility.

   c. The residents shall adhere to a curfew of 10:00pm Sunday through Thursday, and 12:00am (midnight) on Friday and Saturday.

   d. Residents must participate in verifiable daily activities, including work, job search, and/or classes and training that are designed to lead to stable employment, a steady income and permanent housing.

   e. Residents shall sign in and out of the facility upon leaving and returning for verifiable activities. In the event a resident must be gone outside of allowable hours, they must agree to complete a “Permission to Stay Out Late” form with program Staff and obtain approval in advance.

   f. Residents must participate in a structured program of individual counseling/therapy and provide verification of attendance.

   g. Residents must develop a monthly budget and track all expenses and all income each month; subject to the supervision of the program staff.

   h. Residents shall contribute 20% of income to the Home each month as program fees to help meet operating expenses.

   i. Residents shall participate in weekly house meetings and must agree to be present for family dinner Monday through Thursday. If not available to attend, residents shall coordinate and receive approval from program staff as needed.

   j. Residents are responsible for the supervision of their children and must not leave children unattended at any time. Children are only permitted to play in the backyard. Children of school age must be enrolled and attending school on a regular basis.

   k. Smoking is prohibited on the premises; no lighted candles, incense burning, or open flames of any kind are permitted in the rooms.

   l. Drugs and alcohol are prohibited on the premises; legally prescribed medication and small amounts of over-the-counter medicines are permitted.

m. No guns or objects intended as weapons, including toy guns, swords, etc. are permitted.

n. The resident assistant and/or facility staff shall enforce the facility's policies as stated in the following documents associated with this Conditional Use Permit:

i. Operating Statement

ii. House Rules and Resident Agreement

d. The program shall maintain a valid certification through the Kern County Behavioral Health & Recovery Services as a Housing Provider, or other program as deemed applicable by Staff.

e. The applicant shall not allow the number of occupants inside the premise building to exceed the establishment's maximum occupant load, as determined by the Building Director or their designee and/or the Fire Chief or their designee.

4. The property owner shall be responsible for maintaining the premises free of litter, trash, and graffiti; any graffiti painted or marked upon the premises shall be removed or painted over within 72 hours after discovery.

5. Loitering is prohibited on the premises or area under the control of the permit holder.

6. Prior to commencement of operations as allowed by this Conditional Use Permit, the applicant shall:

a. Contact the City of Bakersfield Development Services Department/Building Division for any necessary inspections and/or permits.

b. Contact the City of Bakersfield Fire Department/Prevention Services for any necessary inspections and/or permits.

III. The following are specific items that you need to resolve before you can obtain a building permit or be allowed occupancy. These items include conditions and/or mitigation required by previous site entitlement approvals (these will be specifically noted), changes or additions that need to be shown on the final building plans, alert you to specific fees, and other conditions for your project to satisfy the City's development standards.

The items listed below will usually need to be shown on the final building plans or completed before a building permit is issued. As part of the building permit submittal, identify the location of your response by using the *APPLICANT'S RESPONSE* line provided directly below the item (example: sheet number, detail, etc.).

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

1. Show on the final building plan how and where water will be drained from the property.

   APPLICANT'S RESPONSE:_____

2. Show on the final building plan pedestrian access from the public way and accessible parking. Private streets are not the public way.

   APPLICANT'S RESPONSE:_____

3. The developer shall include fire resistive wall construction details with the final building plans for all exterior walls of any building that is within the distance as set forth in Table 602 of the California Building Code.

   APPLICANT'S RESPONSE:_____

4. 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.

   APPLICANT'S RESPONSE:_____

5. Buildings or structures shall require installation of an automatic fire sprinkler system where required by current California Building Code and City ordinance.

   APPLICANT'S RESPONSE:_____

6. The Building Division will calculate and collect the appropriate school district impact fee at the time they issue a building permit.

   APPLICANT'S RESPONSE:_____

7. 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.

   APPLICANT'S RESPONSE:_____

B. DEVELOPMENT SERVICES - PLANNING (1715 Chester Avenue)
(Staff contact – Ryder Dilley; 661-326-3616 or RDilley@bakersfieldcity.us)

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

Proposed Use	Square Footage	Parking Ratio	Required Parking
Rooming House	6 beds	1 space per bed	6 spaces
Resident Advisor	1 bed	1 space per bed	1 space
		Required Parking:	7 spaces

(**Note:** 9 parking spaces are shown on the proposed site plan. By ordinance, compact and tandem spaces cannot be counted towards meeting minimum parking requirements.)

APPLICANT'S RESPONSE:_____

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.

APPLICANT'S RESPONSE:_____

3. All parking lots, driveways, drive aisles, loading areas, and other vehicular access ways, shall be paved with concrete, asphaltic concrete, or other paved street surfacing material in accordance with the Bakersfield Municipal Code (Sections 15.76.020 and 17.58.060.A.).

APPLICANT'S RESPONSE:_____

4. 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. 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 1:** 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.)

APPLICANT'S RESPONSE:_____

5. 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).

APPLICANT'S RESPONSE:_____

6. 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.

APPLICANT'S RESPONSE:_____

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

1. Show on the final building plans the following items:

   a. All fire hydrants, both offsite (nearest to site) and on-site. *Include flow data on all hydrants.* Hydrants shall be in good working condition and are subject to testing for verification. Fire flow requirements must be met prior to construction commencing on the project site. Please provide two (2) sets of the water plans stamped by a licensed Registered Civil Engineer to the Fire Department and two (2) sets to the Water Resources Department (1000 Buena Vista Road, Bakersfield, CA. 93311; 661-326-3715).

   (**Note:** Show: 1) distance to the nearest hydrant; and 2) distance from that hydrant to the farthest point of the project site.)

2. All projects must comply with the current California Fire Code and current City of Bakersfield Municipal Code.

APPLICANT'S RESPONSE:_____

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

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

E. PUBLIC WORKS - ENGINEERING (1501 Truxtun Avenue)
(Staff contact – Susanna Kormendi; 661-326-3997 or SKormendi@bakersfieldcity.us)

1. The developer shall construct curbs, gutters, cross gutters, sidewalks, and street/alley paving along Panorama Drive and Haley Street 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.

   APPLICANT'S RESPONSE:_____

2. The developer shall construct standard accessible ramps at the southwest corner of Panorama Drive and Haley Street 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.

   APPLICANT'S RESPONSE:_____

3. Show on the final building plans all existing connection(s) to the public sewer system.

   APPLICANT'S RESPONSE:_____

4. 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.

   APPLICANT'S RESPONSE:_____

5. 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.

   APPLICANT'S RESPONSE:_____

6. 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 prior to submitting a grading plan. Any off-site/frontage improvements or repairs required during the site inspection shall be shown on the grading plan.

   APPLICANT'S RESPONSE:_____

7. 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.

   APPLICANT'S RESPONSE:_____

8. Prior to the issuance of each building permit, or if no building permit is required, the first required City approval prior to construction, the developer/owner shall pay a Transportation Impact Fee (TIF) for regional facilities. This fee will be based on the rate in effect at the time the applicable approval is issued or in accordance with the Subdivision Map Act, as applicable. The Public Works Department will calculate an estimate of the total fee upon submittal of construction plans for the project.

   APPLICANT'S RESPONSE:_____

9. 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 Louis Rodriguez at 661-326-3571.

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

   APPLICANT'S RESPONSE:_____

10. 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.

    APPLICANT'S RESPONSE:_____

11. 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.

    APPLICANT'S RESPONSE:_____

12. 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.

    APPLICANT'S RESPONSE:_____

F. PUBLIC WORKS - TRAFFIC (1501 Truxtun Avenue)

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

1. Show on the final building plans min. 25' wide (top-to-top) drive approach(es). Drive approaches must be centered on drive aisles. All dimensions shall be shown on the final building plans.

   APPLICANT'S RESPONSE:_____

2. Two-way drive aisles shall be a minimum width of 24 feet. If perpendicular (90º) 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.

   APPLICANT'S RESPONSE:_____

3. 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).

   APPLICANT'S RESPONSE:_____

4. 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.

   APPLICANT'S RESPONSE:_____

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

   APPLICANT'S RESPONSE:_____

2. 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.

   APPLICANT'S RESPONSE:_____

3. Facilities are required to have sufficient capacity of refuse/recycling/organic material storage to go without service for 1 day (Sunday). At any time that refuse/recycling/organic services become

an issue, facilities shall construct a second refuse enclosure to meet the demand. The second enclosure shall be approved by the City prior to construction.

APPLICANT'S RESPONSE:_____

Exhibit B

(Location Map)

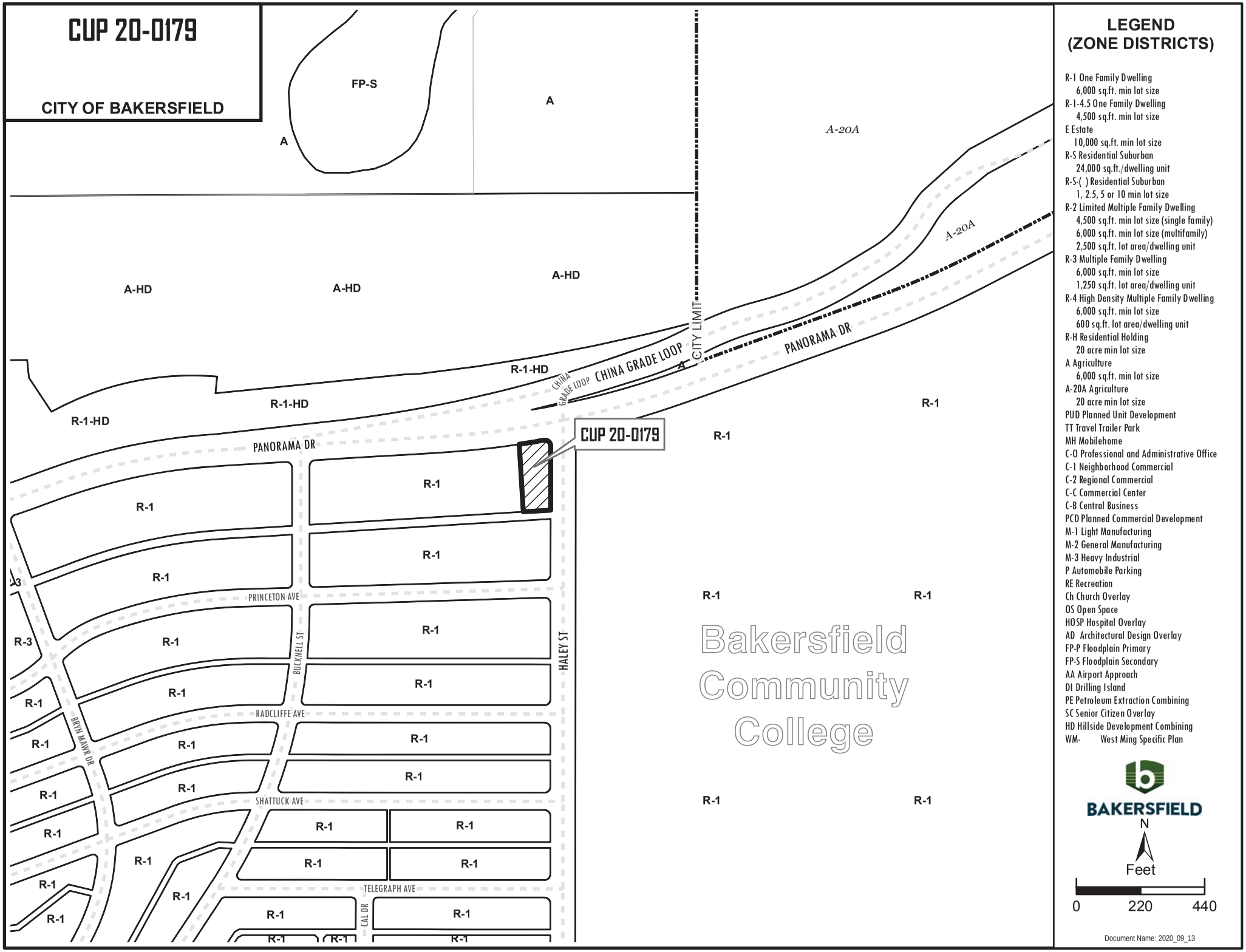
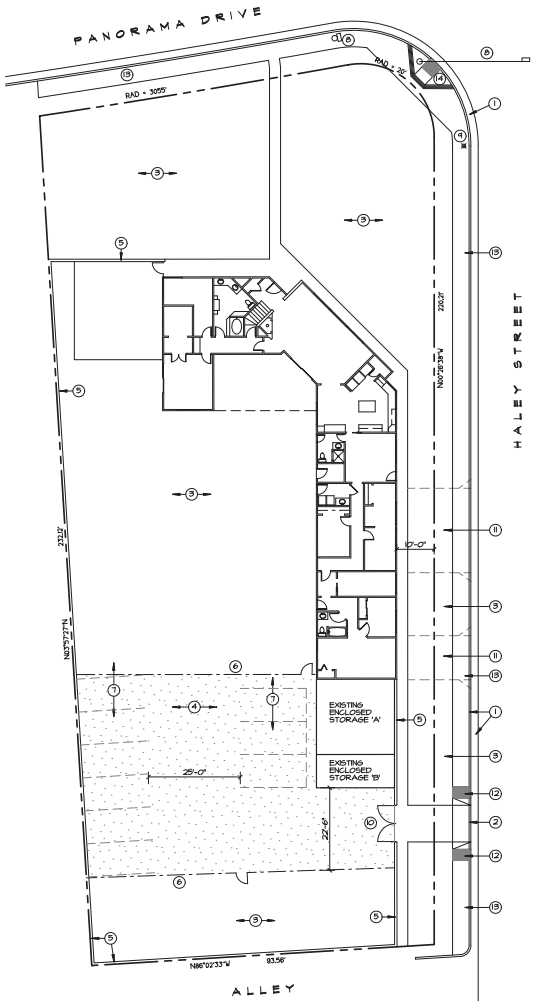

CUP 20-0179
CITY OF BAKERSFIELD
FP-S
A
A-20A
A-HD
R-1-HD
CHINA GRADE LOOP
CITY LIMIT
PANORAMA DR
CUP 20-0179
R-1
R-3
PRINCETON AVE
BUCKNELL ST
HALEY ST
RADCLIFFE AVE
BRYN MAWR DR
SHATTUCK AVE
TELEGRAPH AVE
CAL DR
Bakersfield Community College
LEGEND (ZONE DISTRICTS)
R-1 One Family Dwelling
6,000 sq.ft. 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 Ming Specific Plan
BAKERSFIELD
N
Feet
0
220
440
Document Name: 2020_09_13

Exhibit C

(Site Development Plan)



N

SITE DIAGRAM 1/16"

N

VICINITY MAP NS

PROJECT ANALYSIS

TRACT MAP:	TRACT MAP 1691-02 PARCEL 17
ZONE:	R-1
ZONING SETBACKS	
FRONT YARD:	25'-0"
SIDE YARD:	5'-0"
SIDE YARD CORNER LOT:	10'-0"
REAR YARD:	0'-0"
SITE AREA:	23,839' / 0.5472 ACRES
BUILDING AREA:	
FIRST FLOOR RESIDENCE:	+/-3,150 SF
SECOND FLOOR RESIDENCE:	+/-502 SF
ENCLOSED STORAGE 'A':	+/-436 SF
ENCLOSED STORAGE 'B':	+/-412 SF

PROPOSED USE	SQUARE FOOTAGE	PARKING RATION	REQUIRED PARKING
ROOMING HOUSE	6 BEDS	1 SPACE / BED	6 SPACES
ADVISOR UNIT	1 BED	1 SPACE / BED	1 SPACE
EMPLOYEES	2 STAFF	1 SPACE / EMPLOYEE	2 SPACES
REQUIRED PARKING:			9 SPACES
PROVIDED PARKING:			9 SPACES

KEYNOTES

1. EXISTING CURB AND GUTTER
2. EXISTING CONCRETE DRIVE BREAK
3. EXISTING LANDSCAPE AREA
4. HATCHED AREA DENOTES EXTENT OF EXISTING ASPHALT PARKING AREA
5. EXISTING CONCRETE BLOCK WALL
6. EXISTING CHAIN LINK FENCE
7. DASHED LINE DENOTES FUTURE 9'x18' PARKING STALL PER CITY STANDARDS
8. EXISTING TRAFFIC SIGNAL
9. EXISTING FIRE HYDRANT
10. EXISTING DRIVE GATE
11. EXISTING DRIVE APPROACH TO BE REMOVED
12. NEW TRUNCATED DOME TILES FOR FULL WIDTH OF WALK AT EXISTING DRIVE APPROACH PER CITY STANDARDS
13. NEW SIDEWALK PER CITY STANDARDS-CROSS SLOPE NOT TO EXCEED 2%
14. NEW ACCESSIBLE CURB RAMP PER CITY STANDARDS WITH RAISED TRUNCATED DOME TILES FOR THE FULL WIDTH OF BOTTOM LANDING

PAUL DHANENS • ARCHITECT

ARCHITECT

LICENSED ARCHITECT PAUL DHANENS NO. C-23843 RENEWAL STATE OF CALIFORNIA

5100 CALIFORNIA AVE, SUITE 107
BAKERSFIELD, CALIFORNIA 93309
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NOTICE TO CONTRACTORS
Written dimensions on these drawings shall take precedence over scaled dimensions. Contractor shall verify and be responsible for confirming all dimensions and shall notify the architect immediately of any discrepancies or field variations discovered.

PROJECT

Casa ESPERANZA

1421 PANORAMA DR
BAKERSFIELD, CA

DATE	ISSUED FOR
7-13-20	SITE PLAN REVIEW
9-28-20	SITE PLAN REVIEW

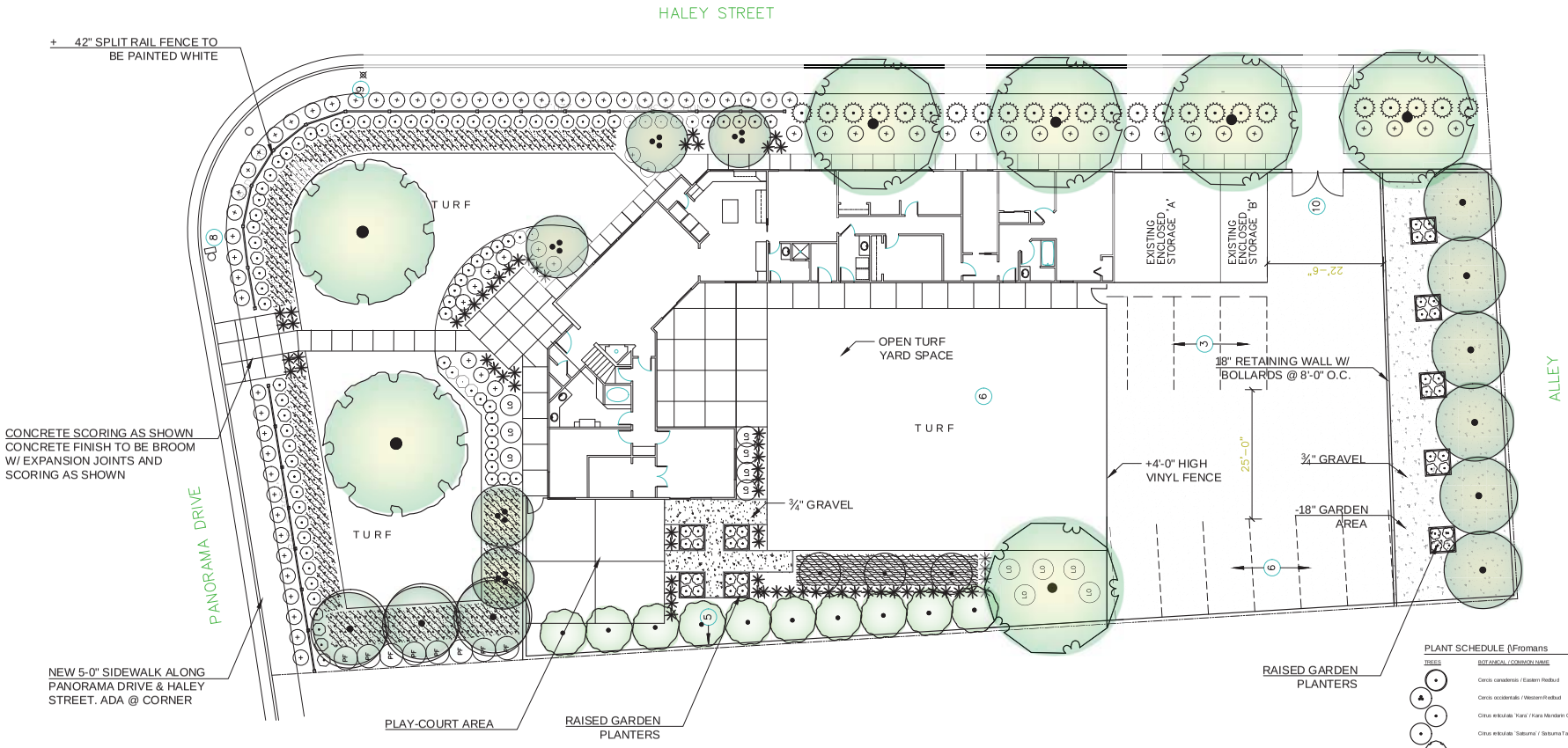
NO.	REVISIONS
1	
2	
3	
4	

SITE PLAN REVIEW

FILE NAME: 2539SPR1-0

SHEET

SPR-1.0



PLANT SCHEDULE (\Fromans

TREES	BOTANICAL / COMMON NAME	CONT	WUCOL	QTY
	Cercis canadensis / Eastern Redbud	15 gal		3
	Cercis occidentalis / Western Redbud	15 gal		5
	Citrus reticulata 'Kara' / Kara Mandarin Orange	15 gal		6
	Citrus reticulata 'Satsuma' / Satsuma Tangerine	15 gal		3
	Platanus x acerifolia 'Bloodgood' / London Plane Tree	15 gal		5
	Prunus caroliniana 'Compacta' / Carolina Cherry std.	15 gal		10
	Quercus agrifolia / Coast Live Oak	15 gal	LOW	2

SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOL	QTY
	Dianella tasmanica / Flax Lily	5 gal		67
	Ligustrum texanum 'Compacta' / Texas Privet	5 gal		88
	Loropetalum chinense 'Ruby' / Ruby Loropetalum	5 gal		12
	Muhlenbergia capillaris 'Regal Mist' TM / Regal Mist Pink Muhly Grass	5 gal		24
	Photinia x fraseri / Red Tip Photinia	5 gal		8
	Rosa floribunda 'Iceberg' / Iceberg Rose	5 gal		79

GROUNDCOVERS	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING	QTY
	Lantana montevidensis / Trailing Lantana	1 gal		18" o.c.	210 sf
	Myoporum parvifolium / Trailing Myoporum	1 gal		48" o.c.	946 sf

NORTH

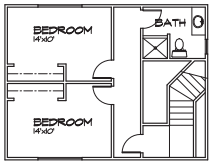
SCALE
1" = 10'-0"
30' 0' 5' 10' 20'

CASA ESPERANZA

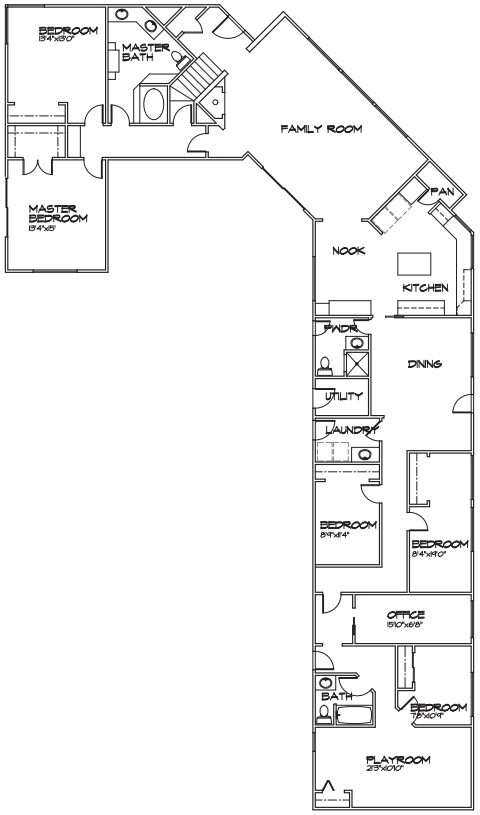
Conceptual Landscape Plan

DESIGN STUDIOS
LANDSCAPE DEVELOPMENT, LLC

DATE: 9/28/2020



SECOND FLOOR 1/8"



FIRST FLOOR DIAGRAM 1/8"

PAUL DHANENS • ARCHITECT

ARCHITECT

LICENSED ARCHITECT PAUL DHANENS NO. C-23843 RENEWAL STATE OF CALIFORNIA

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PROJECT

Casa ESPERANZA

1421 PANORAMA DR
BAKERSFIELD, CA

DATE	ISSUED FOR
7-21-20	SITE PLAN REVIEW
10-16-20	SITE PLAN REVIEW

NO.	REVISIONS
1	
2	
3	
4	

FLOOR PLANS

FILE NAME: 2539SPR2-0

SHEET

SPR-2.0

Attachment A:
Operating Statement

OPERATING STATEMENT

CASA ESPERANZA – TRANSITIONAL HOME FOR WOMEN & CHILDREN

Revised 10/21/20

What Casa Esperanza **IS**: A transitional home for homeless women ("Residents") and their minor children. It is transitional residential housing program, a "Home" where Residents live in a family-like setting while acquiring the counseling, job skills and life skills required to sustainably transition to the job market and permanent housing. Resident referrals will likely come from local homeless services providers (e.g. Bakersfield Homeless Center), school districts, courts, clergy, etc. Casa Esperanza is currently debt-free and privately funded. See our Mission and History, attached as Exhibits A & B.

What Casa Esperanza **IS NOT**: A temporary shelter, a drug and alcohol rehabilitation facility, a safe-house/sanctuary for women actively fleeing domestic violence. Casa Esperanza has no religious requirements or affiliation.

Number of Occupants & Length of Stay: The Home is 3,652 square feet, has 7 bedrooms and will safely and adequately accommodate six Residents and their minor children. Most, but not all, of the Residents will have one or more children with them. Residents will generally stay for a period of 12 to 24 months[1]. A Resident Assistant will live in the Home.

Daily Operation: House operations will be managed by a Program Manager who will also provide individual case management to ensure each Resident is progressing toward achievement of their Life Plan goals. A part-time Administrative Assistant will support the Program Manager several days per week. A Resident Assistant will live in the home. The Program Manager, Administrative Assistant and Resident Assistant constitute the initial "Staff". Residents will come and go based on their school, job training, or work schedules. Family dinner will be served Monday through Thursday. Attendance at family dinners is mandatory unless excused for illness or work. Curfew is 10:00pm weekdays and Midnight on weekends. Visitors will be allowed 8 am – 8 pm every day by appointment and are only permitted to be in the main living room, dining room, kitchen, and backyard areas.

Programming: Our mission is to equip Residents with the skills they need to live independently and sustainably so that they can successfully re-integrate into the job market, permanent housing, and the community. Each Resident will develop her own Life Plan based on the programming outlined below. Residents must sign a House Rules and Resident Agreement wherein they promise to follow House Rules and participate in the program as designed. A copy of the House Rules and Resident Agreement is attached as Exhibit C.

Program elements include:

a. Individual counseling
b. Group counseling

[1] Some Residents may stay longer than 24 months depending upon unique circumstances, such as completion of a degree program.

c. Weekly house meetings
d. Household chores (rotating cooking & cleaning)
e. Work
    i. Working
    ii. Looking for work
    iii. Closing gaps in job skills
    iv. Closing gaps in education
    v. Combination of some or all of the above
    vi. Job search, application and interviewing skills
f. Financial
    i. Personal finance/budget stewardship training
    ii. Contributing 20% of all income to the program
    iii. Saving 35-60% of all income for transition to permanent housing
    iv. Smart-Shopping
g. Parenting classes
h. Self-Care
    i. Diet & Exercise
    ii. Self-Image
    iii. Healthy Cooking

Outside Services: Casa Esperanza will partner with outside organizations for the provision of services where it makes sense to do so. Most services will be provided off-site, such as job skills training, medical and dental care, counseling and child care.

Parking: Onsite parking is ample for Residents, Staff and Visitors. The property is over ½ Acre in size and currently contains 16 parking spaces. After renovations and removal of two concrete driveway aprons on Haley Street, there will be 9 paved parking spaces on-site. Staff and Visitors will park in these paved spaces. Since transportation is a large household budget expense, many of our formerly homeless Residents may, but most likely will not, have their own vehicles.

Casa Esperanza is Essential and Desirable for the Public Convenience and Welfare of the City of Bakersfield

Casa Esperanza is a structured, residential transitional housing program aimed at making intergenerational impact for homeless women and children in Bakersfield. Our objective is the break the cycle of homelessness and poverty one family at a time. We provide a complementary, privately funded alternative to the government-sponsored housing-first approach. Casa Esperanza blends rights with responsibilities, providing a hand-up versus a hand-out, and requiring participants to generate a Life Plan for themselves and their children. One "casa" serving 6 homeless women and their minor children saves an estimated $50 Million in societal cost over 20-years[2]. Most of these savings will be realized by the city and county.

[2] Assumes $28,000/yr average societal cost of a single homeless person (from 2018 Cost/Benefit Study) with 50% of women transitioning out every 12-months. Detailed economic analysis available upon request.

Attachment B:
Mission

Casa ESPERANZA

TRANSITIONAL HOME FOR WOMEN & CHILDREN

MAKE A DIFFERENCE BY DONATING!

OUR MISSION

To provide homeless women and children in the Bakersfield area with innovative and holistic services in a sustainable model that supports their transition to permanent housing and stable employment.

OUR PUPOSE

- Break the cycle of homelessness and poverty one family at a time
- We are out to make inter-generational change; the children will have different futures available to them
- We are first and foremost a "home", not a shelter, not a substance abuse recovery facility
- We have no religious affiliation

HEALING

- We are a place where women and their children can pick up the pieces, heal, and begin anew
- We are modeled after Alexandria House in L.A., which has a 22-year track record of successfully transitioning women from homelessness to independence

TRAINING

- We help women get the toolkit they need to reintegrate into the job market and to live sustainably in permanent housing
- The women will receive counseling, integrated case management, job training, personal financial coaching, childcare when at work, and take their turn cooking and cleaning

RESPONSIBILITIES

- We couple rights with responsibilities; a true hand-up versus a hand-out
- The women will contribute a small portion of their income to the household budget, and save between 30% and 60% for when they transition into permanent housing

SUSTAINABILITY

- We are a sustainable alternative to the government sponsored housing-first model
- With the permanent endowment in place, we will be sustainable over decades; the endowment is a one-and-forever investment

P.O. Box 13104, Bakersfield, CA 93389-7197
Like us on Facebook - Casa Esperanza Transitional Home for Women-Homeless • Follow us on Instagram - casaesperanzabakersfield
www.esperanzabakersfield.org

Attachment C:
History

Casa ESPERANZA
TRANSITIONAL HOME FOR WOMEN & CHILDREN

Brief History and Purpose

In 2014, several Bakersfield women entertained the possibility of establishing a home for women transitioning from homelessness to economic stability and permanent housing. They did so recognizing that the population of homeless women is the largest growing segment of our society.

After several visits to *Alexandria House,* a highly successful transitional home in Los Angeles, efforts went forward to establish *Casa Esperanza Transitional Home for Women*, modeling its program after that of *Alexandria House*. *Casa Esperanza Transitional Home for Women* was Incorporated in December 2014, and is a 501(c)3 tax exempt public benefit corporation.

With five founding members, efforts were made to identify individuals who, together, would become a robust Board of Directors capable of "standing in the future-fulfilled" and committed to moving that vision forward into reality. *Casa Esperanza* is blessed with a Board whose members exemplify that same vision, passion and commitment.

Casa Esperanza is in the process of raising funds not only for the purchase of a suitable dwelling for prospective residents, but also to establish an endowment in order to ensure its ongoing mission.

In every aspect of its operation, *Casa* Esperanza will honor the inherent dignity and personal worth of the home's resident women and children. A positive self-image and sense of worth are operative factors toward one's success in dealing with adversity, hence, the physical dwelling itself will reflect the dignity of its residents.

Innovative and holistic in nature, the program at *Casa Esperanza* will enable in residents an awareness of their own abilities, and assist them in acquiring the relational and job skills necessary for employment with a sustainable wage and accompanying benefits, all of which contributes highly to a healthy self-concept as a person of dignity and individual worth.

Casa Esperanza is out to make intergenerational impact, breaking the cycle of homelessness and poverty in Bakersfield, one family at a time. While the immediate need and focus of Casa Esperanza's efforts is on homeless women, it is lives of their children that will become the living legacy of the transformative and sustainable impact made by Casa Esperanza.

Attachment D:
House Rules & Resident Agreement

CASA ESPERANZA
Transitional Home for Women

HOUSE RULES AND RESIDENT AGREEMENT

I, _____, ("You", or "Resident") agree to abide by and comply with the following rules and expectations ("House Rules") set forth by Casa Esperanza ("We", or "Home"). Furthermore, I understand and agree that any violation of this House Rules and Resident Agreement ("Agreement") is reason for the Home to terminate me from the program.

LIFE PLAN and GOAL-SETTING

Working with Casa Esperanza staff members ("Staff"), You agree to develop a Life Plan with feasible goals that will enable You to move from transitional housing at *Casa Esperanza* to economic stability and permanent housing. To achieve these goals, You must participate in verifiable daily activities, including work, job search, and/or classes and training that are designed to lead to stable employment, a steady income and permanent housing.

You will review your goals weekly with a designated Staff person. Your length of stay at the Home will be determined based on progress made toward completing goals, saving money, providing verification and documentation of goal achievement, compliance with rules of the program and contributing toward the social and financial well-being of the Home.

COUNSELING/THERAPY

You must participate in a structured program of individual counseling/therapy and provide verification of attendance. Staff will provide a list of local therapists upon request. Residents who are recovering from drug and alcohol dependency issues must provide verification that they have been clean and sober for at least two years to be eligible to reside at Casa Esperanza. You agree to remain clean and sober during the entirety of your stay at Casa Esperanza.

60% SAVINGS GOAL

You must participate in a structured savings program and may elect to save money through a program offered by Casa Esperanza. If You choose to save in another account, You must provide documentation each month of funds availability/account balances. You must develop a monthly budget and track all expenses and all income each month, with the goal of saving as much money as possible for your transition to permanent housing.

Staff will review your budget with You each month. The primary goal of *Casa Esperanza* is to help You improve your life circumstances such that You can afford to acquire permanent housing. You are required to save at least 60% of your income, which includes wages, earnings, welfare checks, child support payments, social security and disability payments and any other money You receive. If there are special circumstances that makes it infeasible for You to save at least 60% of your income, You must disclose the circumstances to Staff and create an alternative savings plan. Any alternative plan must be structured to save a minimum of 35% of income.

PROGRAM FEES

You will contribute twenty percent (20%) of your income to the Home each month as program fees to help meet operating expenses. Income includes wages, earnings, welfare checks, child support payments, social security and disability payments and any other money You receive. Staff will help you establish a payment schedule.

HOUSE MEETINGS

You agree to attend a weekly House meeting. These meetings create a supportive environment and provide an opportunity to discuss any issues or concerns related to House governance and operation.

MEALS

You agree to be present for family dinner each Monday through Thursday. If for some reason You cannot be present for dinner, due to school, work or an appointment, You must inform Staff in advance. You agree to sign-out on the Notice Board so the person preparing the meal knows how many to expect.

You agree to take your turn preparing weekday dinner on a rotating basis, and participate in the clean-up after each dinner. If you cook, You are responsible for cleaning the stove. You are responsible for preparing yours and your family's own breakfast and lunch every day, and your weekend dinners.

Grocery shopping is done each week by Staff/volunteers. You agree to note any needed items on the shopping list. If basic household food items are needed at other times (for ex. milk, bread, eggs), You agree to pick up these items if asked, and receive reimbursement from the Home. All food that

enters the Home is for everyone residing in the Home.

HOSPITALITY

Casa Esperanza is a house of hospitality. Everyone who lives and works here is expected to contribute to a welcoming and caring atmosphere for those who come to the house. The use of profanity and inappropriate or derogatory language does not contribute to an atmosphere of respect and hospitality and will not be tolerated. You agree to speak and interact respectfully with Staff and all Residents.

OCCUPANCY AND HOUSE MAINTENANCE

You are responsible for keeping your room(s) and the rest of the Home in good, clean condition. You agree to be assigned specific household chores each week on a rotating basis. Room-checks and chore-checks will be performed by Staff on a regular basis. **NO FOOD** is allowed in the bedrooms. You agree to be responsible for and fix any damage to the property caused by You or your family members due to misuse or neglect.

LIABILITY

You agree that Casa Esperanza is not liable for injury to You or your family members residing in the Home, or to any guest or property of yours temporarily on the real property occupied by the Home (the "Premises).

RIGHT OF ENTRANCE

Staff will be respectful of your privacy. You agree that, in case of emergency or concerns relating to the health and safety of the Home's occupants and your compliance with House Rules, Staff will have immediate access to your room(s).

CHILD CARE

If You are a parent or guardian, You are responsible for the supervision of the children in your care (your "Children") and agree to know the whereabouts of your Children at all times. You agree not to leave your Children unattended at any time. Your Children under 10 years of age must be within an adult's eyesight at all times. Your Children may not be in another family's room without an adult present. Your Children age 10 years and older may use the microwave with your permission. Your

Children age 12 and older may use the stove with your permission and you agree to ensure an adult is present in the kitchen at all times during such use. You agree that your Children will be in their room(s) and quiet no later than 9:00 p.m. each night Sunday through Thursday. On Friday and Saturday nights your Children must be in their room(s) and quiet by 10:00 p.m.

SCHOOL / EDUCATION

You agree that your school age Children will be enrolled in school and attending school on a regular basis. Staff will work with You to arrange resources to assist with tutoring and academic achievement upon request.

VISITORS / DINNER GUESTS

Visitors are welcome at the Home 8:00am – 8:00 p.m. every day by appointment only. Visitors are only allowed in the main living room, dining room, kitchen and back yard areas of the Premises. If You are inviting guests for dinner, You agree to put the names of your guests on the Notice Board in the morning. Dinner guests are expected to leave the property by 8:00 p.m. You are responsible for ensuring that your visitors and dinner guests abide by the House Rules.

CURFEW

You are expected to be home by 10:00 p.m. each evening, Sunday through Thursday, and by Midnight on Friday and Saturday evenings. In the event of an emergency causing you to be late, you agree to notify Staff prior to the curfew time. Coming home late, after curfew, is considered a serious breach of House Rules, and grounds for termination of your participation in the program.

SIGNING IN/OUT AND EXTENDED ABSENCES

You agree to sign-in, and sign-out, on the Notice Board. You agree to be home every night. If you must stay out past curfew or overnight for any reason, you agree to complete a "Permission to Stay out Late" form and obtain Staff approval in advance.

SMOKING

Smoking of any kind is prohibited in the Home and on the Premises. No lighted candles, incense burning or open flame of any kind is permitted in your room(s).

CASA ESPERANZA
Transitional Home for Women

DRUGS AND ALCOHOL

You will not be allowed to enter the Home and/or remain on the Premises if you exhibit signs of intoxication. No drugs of any kind are allowed in the Home and on the Premises except for legally prescribed medication and small amounts of over-the-counter medicines. Alcoholic beverages are not allowed on the Premises.

SAFETY

Verbal and physical violence is prohibited in the Home and on the Premises. No guns or objects intended as weapons, including toy guns, swords, etc. are allowed in the Home or on the Premises. Your Children may play outside in the backyard only. You agree to participate in routine fire evacuation and earthquake drills and any other safety related training provided to Residents regarding living safely in the Home.

TERMINATION FROM PROGRAM

I understand and acknowledge that my failure to follow the House Rules, and in particular those listed below, is justification for the Home to terminate my participation in the program.

1. My engaging in violence against another Resident or person in the Home or on the Premises.
2. Deliberate destruction or theft of property by me, my family member(s) or my visitors or dinner guests;
3. The use or distribution of drugs or alcohol by me, my family member(s) or my visitors or dinner guests; and
4. The possession of weapons or articles of any kind that would create a hazard, by me, my family member(s) or my visitors or dinner guests.
5. Intentional threats of violence made by me, my family member(s) or my visitors or dinner guests which Staff reasonably believes endangers the life, safety or well-being of others in the Home or on the Premises.

CASA ESPERANZA
Transitional Home for Women

I have read and understand the House Rules of Casa Esperanza as listed above. I agree to abide by the House Rules and understand that my failure to do so at any time may result in termination of my participation in the program.

Resident: _____ Date: _____

Staff: _____ Date: _____

Departure date: _____

Reason for departure: _____

Forwarding address: _____

_____

_____

Attachment E:
Applicant Justification

ESSENTIAL & DESIRABLE TO THE PUBLIC CONVENIENCE & WELFARE OF THE CITY OF BAKERSFIELD

CASA ESPERANZA – TRANSITIONAL HOME FOR WOMEN & CHILDREN

07/29/20

Casa Esperanza is Essential and Desirable for the Public Convenience and Welfare of the City of Bakersfield

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[1] Assumes $28,000/yr average societal cost of a single homeless person (from 2018 Cost/Benefit Study) with 50% of women transitioning out every 12-months. Detailed economic analysis available upon request.

Attachment F:
Public Support

From:	Coleen Peters
To:	Jim P. Mosher
Cc:	Casa Julie Ceasar Casa Esperanza
Subject:	Fw: Casa Esperanza letter from Carol G.
Date:	Sunday, October 4, 2020 11:03:55 AM

Coleen Peters
661-747-9001

http:buyandsellbakersfield.com/
Coleen & Kevin Peters
9100 Ming Ave Suite 100
Bakersfield, CA 93311
DRE License 829354

COLDWELL BANKER | PREFERRED, REALTORS®

From: Carol Gonzalez <carolg0nzalez@yahoo.com>
Sent: Friday, October 2, 2020 1:20 PM
To: Coleen Peters <cpeters@cbbakersfield.com>
Subject: Re: Casa Esperanza

Our home at 1421 Panorama Drive, has never been only three or four people. We've been foster parents since 1985, here in Bakersfield / Kern County. Since, we have lived here on Panorama Drive since, May of 1999, we were one of only ten homes that took teenagers and only one home of five that took Native American children. We've had about one hundred children share our Foster Home since 1985. We've had some guardianship's and one adoption. At no time has there ever been only four of us living in any residence, especially Panorama Drive .... our average count was sixteen (16) but we've had up to (20) twenty, with room and beds for everyone. I love telling people everyone should have almost (4,000) four-thousand square feet of living space. Some stayed long term, but sadly only two sets of children went back home. But, all graduated high school, went on to BC and Cal-State Bakersfield.

We've never been loud, carried on, or disrupted any of our neighbors. We bought our house to accommodate all our kids and their cars. Through the years we have had no complaints about any of our foster children, loud noise or their cars. It makes me sad that no one wants this project in their own back yard. People need a hand up and help for a brighter future. We all need to be the difference and make the difference. Where have you been the past 21 years, what have you done to make Kern County a better place to live? I've been right here, tending to all my children both past and present, and making a difference in someone's life, because it is the right thing to do. Kern County is such a giving town with many beautiful people and opportunities. We tried, buying a house at Brighton over in the Stockdale area, so all our kids could go to Stockdale High School. We would of had the biggest house + a seven car garage to accommodate all of us, Castle and Cook wanted to know why we wanted such a large house & garage, We told them, for our Foster children. Their solution was, selling our lot from under us, not once but twice, and they would never give is a final price. I was mad and sad at such discrimination of foster families. I could of sued, but we decided to look around for something that would be right for us and our unique family and Panorama Drive was perfect to fit our unique needs. Now, since we are raising our last child, along with about 8 of his teen age friends, who are constantly here due to their own home situations, no food, being kicked out with no place to go, We make the difference in every child's life even if they are not our own, because it is the right thing to do. I could add more, but, I'm going to stop here. Thank you for your time.

Carol Gonzalez, Homeowner.
On Thursday, September 24, 2020, 8:45:16 PM PDT, Carol Gonzalez <carolg0nzalez@yahoo.com> wrote:

----- Forwarded Message -----
From: Coleen Peters <cpeters@cbbakersfield.com>
To: Coleen Peters <cpeters@cbbakersfield.com>
Sent: Thursday, September 24, 2020, 8:36:53 PM PDT
Subject: Casa Esperanza

Hi friends,
As most of you are aware, I have become very involved with Casa Esperanza, Transitional Home for Women and Children. We are out to make permanent changes in the lives of these women and children, breaking the cycle of homelessness. We are a home, not a shelter or rehab facility and it is imperative that we are in a neighborhood. The address is 1421 Panorama Dr located right across from Bakersfield College.

We finally have the house in escrow and are working with the city to get our Conditional Use Permit (CUP). It is very important that the city knows that we have strong community support. I'm asking you to please fill out a form by clicking on this link https://www.EsperanzaBakersfield.org/letter-of-support/ or you can reply to this email and write your own personal story, just make sure that it includes your name and a physical address. All letters will be collected and sent to the City of Bakersfield Development Services Department on your behalf.

If you would like to become involved or have questions please do give me a call 661-747-9001
Thank you

Coleen Peters
Casa Esperanza (House of Hope)

Coleen Peters
661-747-9001

http:buyandsellbakersfield.com/
Coleen & Kevin Peters
9100 Ming Ave Suite 100
Bakersfield, CA 93311
DRE License 829354

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Wire Fraud is on the Rise Before wiring any money, call the intended recipient at a number you know is valid and confirm the instructions.

and understand the need for a stable home life for children to succeed.
Bakersfield needs Casa Esperanza the program will benefit the community.
Thank you for your time. I hope you recommend the conditional use permit.

Sincerely,
Cynthia L. Norris
14321 Cedar Creek Avenue
Bakersfield, Ca. 93314

Dear Ms. Gale—
I am writing in support of the conditional use permit for Casa Esperanza Transitional Home for Women and Children.
As a former deputy district attorney for 32 years and having worked with numerous domestic violence victims; I know the need for programs and housing such as this. I also worked for several years in our juvenile division

Cynthia C. Norris
14321 Cedar Creek Ave
Bakersfield, CA 93314

SANTA CLARITA CA 913

6 OCT 2020 PM 5 L

Energy Awareness Month

FOREVER / USA

City of Bakersfield
Development Services Dept.
Attn: Kassandra Gale
Principal Planner
Project No. 20-0179
1715 Chester Avenue
Bakersfield, Ca.
93301

93301-521015

Casa Esperanza

From: Al Sandrini <wordpress@esperanzabakersfield.org>
Sent: Sunday, September 27, 2020 6:03 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Al Sandrini

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

Casa Esperanza provides a holistic program that will serve one of the most vulnerable segments of Bakersfield's homeless population; women and children. It will be complementary to existing efforts to alleviate homelessness and holds the promise of breaking the cycle of homelessness for families. Casa Esperanza is a home, not a shelter or rehab facility. A home belongs in a residential setting.

Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Al Sandrini
4616 Aviara Drive
Bakersfield, CA, 93312

Casa Esperanza

From: Alan Wade <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 8:02 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Alan Wade

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Alan Wade
11901 Tilbury Way
Bakwrsfield, Ca, 93312

Casa Esperanza

From: Allison Russom <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 15, 2020 8:30 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Allison Russom

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Allison Russom
5706 Danbury Ct
Bakersfield, CA, 93312

Casa Esperanza

From: Alyssa Cavazos <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 15, 2020 6:50 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Alyssa Cavazos

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Alyssa Cavazos
209 Emerald Isle Way
Bakersfield, CA, 93314

Casa Esperanza

From: Amanda Carlton <wordpress@esperanzabakersfield.org>
Sent: Friday, September 25, 2020 11:07 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Amanda Carlton

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Amanda Carlton
11606 Champions Avenue
Bakersfield, CA, 93312

Casa Esperanza

From: Andrea Allen <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 9:40 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Andrea Allen

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Andrea Allen
12605 Lanai Ave
Bakersfield, CA, 93312
6615878586

Casa Esperanza

From: Ann Marie Duquette <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 15, 2020 6:51 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Ann Marie Duquette

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Ann Marie Duquette
11827 Kettering Drive
Bakersfield, Ca, 93312
6615992511

Casa Esperanza

From: Anna Wells <wordpress@esperanzabakersfield.org>
Sent: Friday, September 25, 2020 11:33 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Anna Wells

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Anna Wells
13140 Arboretum Avenue
Bakersfield, CA, 93314

Casa Esperanza

From: Arturo Flores <wordpress@esperanzabakersfield.org>
Sent: Friday, September 25, 2020 4:21 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Arturo Flores

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Arturo Flores
1112 Soria View Ave
Bakersfield, California, 93307
6613193323

Casa Esperanza

From: Aubrey Antongiovanni <wordpress@esperanzabakersfield.org>
Sent: Friday, September 25, 2020 9:11 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Aubrey Antongiovanni

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Aubrey Antongiovanni
7813 Calle Espada
Bakersfield, California, 93309

Casa Esperanza

From: Barri Giumarra <wordpress@esperanzabakersfield.org>
Sent: Wednesday, September 16, 2020 9:38 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Barri Giumarra

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Barri Giumarra
6505 Yosemite place
Bakersfield, Ca, 93309
6617474948

Casa Esperanza

From: Beth Brookhart Pandol <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 6:38 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Beth Brookhart Pandol

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Beth Brookhart Pandol
6612 Iron Oak Dr
Bakersfield, CA, 93312-5045
6613028171

Casa Esperanza

From: Billie Jo Medders <wordpress@esperanzabakersfield.org>
Sent: Thursday, September 24, 2020 1:07 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Billie Jo Medders

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Billie Jo Medders
8005 Cofte Rey
Bakersfield, CA, 93309
661-827-8704

Casa Esperanza

From: Boylan <wordpress@esperanzabakersfield.org>
Sent: Saturday, September 12, 2020 1:09 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Boylan

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Boylan
6500 Mt. Shasta Drive
Bakersfield, CA, 93309

Casa Esperanza

From: Brad & Cindy Webb <wordpress@esperanzabakersfield.org>
Sent: Friday, September 18, 2020 7:26 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Brad & Cindy Webb

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Brad & Cindy Webb
1908 Haggin Oaks Blvd
Bakersfield, CA, 93311
6618096481

Casa Esperanza

From: Brent Morel <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 15, 2020 6:56 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Brent Morel

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Brent Morel
13511 Phoenix palm ct
Bakersfield, CA, 93314

Casa Esperanza

From: Brianne jackson <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 15, 2020 6:53 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Brianne jackson

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Brianne jackson
9409 oak hills Ave
Bakersfield, California, 93312
6613316117

Casa Esperanza

From: Carlena Russom <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 15, 2020 8:47 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Carlena Russom

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Carlena Russom
5706 Danbury Ct
Bakersfield, CA, 93312

Casa Esperanza

From: Carol Bowman <wordpress@esperanzabakersfield.org>
Sent: Saturday, September 12, 2020 1:41 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Carol Bowman

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Carol Bowman
307 Vista Verde Way
Bakersfield, CA, 93309
6618311307

Casa Esperanza

From: Carol Lynn Montsinger <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 22, 2020 1:06 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Carol Lynn Montsinger

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

Casa Esperanza provides a holistic program that will serve one of the most vulnerable segments of Bakersfield's homeless population; women and children. It will be complementary to existing efforts to alleviate homelessness and holds the promise of breaking the cycle of homelessness for families. Casa Esperanza is a home, not a shelter or rehab facility. A home belongs in a residential setting.

Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Carol Lynn Montsinger
11704 Leigh River
Bakersfield, CA, 93312
9497351201

Casa Esperanza

From: Catherine Buckley <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 9:36 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Catherine Buckley

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Catherine Buckley
2517 Encina St
Bakersfield, CA, 93301

Casa Esperanza

From: Charlotte Vaughan <wordpress@esperanzabakersfield.org>
Sent: Thursday, September 17, 2020 1:14 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Charlotte Vaughan

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Charlotte Vaughan
7012 Mesa Verde Way
Bakersfield, CA, 93309

Casa Esperanza

From: Chris Romanini <wordpress@esperanzabakersfield.org>
Sent: Thursday, September 17, 2020 4:41 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Chris Romanini

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Chris Romanini
12107 Hurst Park Dr
Bakersfield, CA, 93311-8573
6616648171

Casa Esperanza

From: Christina Ubing <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 10:14 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Christina Ubing

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Christina Ubing
155 Ocean Lane Dr apt512
Key Biscayne, Fl, 33149

Casa Esperanza

From: Christine Moore <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 9:22 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Christine Moore

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Thank you!

Christine Moore
2307 Snowdrop
Bakersfield, CA, 93311
6613332125

Casa Esperanza

From: Christy Rudnick <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 9:27 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Christy Rudnick

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Christy Rudnick
13405 PHOENIX PALM CT
BAKERSFIELD, CA, 93314
6615494094

Casa Esperanza

From: Cindy McCann <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 8:01 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Cindy McCann

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Cindy McCann
5100 California Ave, Suite 201
Bakersfield, CA, 93309

Casa Esperanza

From: Coleen Peters <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 15, 2020 10:21 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Coleen Peters

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Coleen Peters
3204 Estes way
Bakersfield, California, 93309

Casa Esperanza

From: Curtis Lutje <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 15, 2020 6:42 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Curtis Lutje

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Curtis Lutje
2800 Oakley St.
Bakersfield, Ca, 93311

Casa Esperanza

From: Cynthia Cardoza <wordpress@esperanzabakersfield.org>
Sent: Friday, September 25, 2020 6:43 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Cynthia Cardoza

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Cynthia Cardoza
10304 Blythe Ct
Bakersfield, CA, 93311

Casa Esperanza

From: Dan Drake <wordpress@esperanzabakersfield.org>
Sent: Saturday, September 12, 2020 11:17 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Dan Drake

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Dan Drake
10302 Coram Dr
Bakersfield, Ca, 93311

Casa Esperanza

From: David Bell <wordpress@esperanzabakersfield.org>
Sent: Saturday, September 12, 2020 6:33 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: David Bell

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

David Bell
3324 El Encanto Court
Bakersfield, CA, 93301
6612052439

Casa Esperanza

From: David M. and Lois M. Hess <wordpress@esperanzabakersfield.org>
Sent: Saturday, September 12, 2020 8:34 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: David M. and Lois M. Hess

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

David M. and Lois M. Hess
1705 Aubusson Court
Bakersfield, CA, 93311

Casa Esperanza

From: Debbie Ross- Smith <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 9:24 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Debbie Ross- Smith

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Debbie Ross- Smith
652 Paseo Grande
San Lorenzo, Ca, 94580
5104153338

Casa Esperanza

From: Debi Besenfelder <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 8:30 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Debi Besenfelder

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Debi Besenfelder
13700 Cedar Creek Avenue
Bakersfield, California, 93314
6615878274

Casa Esperanza

From: Deborah Fabos <wordpress@esperanzabakersfield.org>
Sent: Monday, September 28, 2020 7:35 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Deborah Fabos

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Deborah Fabos
18200 Ghost Town St
Tehachapi, California, 93561
8185998618

Casa Esperanza

From: Deborah Johnson <wordpress@esperanzabakersfield.org>
Sent: Wednesday, September 30, 2020 2:31 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Deborah Johnson

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Deborah Johnson
1400 Easton Dr. Suite 102
Bakersfield, CA, 93309
6614557400

Casa Esperanza

From: DeeDee Hayslett <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 15, 2020 7:55 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: DeeDee Hayslett

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

DeeDee Hayslett
9110 Birch Creek Ct
Bakersfield, CA, 93312

Casa Esperanza

From: Delaney cavazos <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 15, 2020 10:10 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Delaney cavazos

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Delaney cavazos
11016 martingale dr
Bakersfield, Ca, 93312
6618053091

Casa Esperanza

From: Diane Goltz <wordpress@esperanzabakersfield.org>
Sent: Sunday, September 13, 2020 5:48 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Diane Goltz

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Diane Goltz
10025 Palm Avenue
Bakersfield, CA, 93312
661-204-4886

Casa Esperanza

From: Diann Moody <wordpress@esperanzabakersfield.org>
Sent: Thursday, September 24, 2020 8:40 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Diann Moody

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Diann Moody
416 Copinsay Ct
Bakersfield, Ca, 93312
9492448892

Casa Esperanza

From: Dianne Riley <wordpress@esperanzabakersfield.org>
Sent: Friday, September 25, 2020 5:49 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Dianne Riley

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Dianne Riley
15821 Black Hawk Ave
Bakersfield, CA, 93314

Casa Esperanza

From: Dolores Whitley <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 3:49 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Dolores Whitley

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Dolores Whitley
210 El Rio Drive
Bakersfield, California, 93309

Casa Esperanza

From: DON HOFFMANN <wordpress@esperanzabakersfield.org>
Sent: Thursday, September 17, 2020 9:08 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: DON HOFFMANN

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

Casa Esperanza provides a holistic program that will serve one of the most vulnerable segments of Bakersfield's homeless population; women and children. It will be complementary to existing efforts to alleviate homelessness and holds the promise of breaking the cycle of homelessness for families. Casa Esperanza is a home, not a shelter or rehab facility. A home belongs in a residential setting.

Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

DON HOFFMANN
3917 BRAEBURN DR
BAKERSFIELD, CA, 93306

Casa Esperanza

From: Donna Miller <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 10:00 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Donna Miller

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Donna Miller
12505 Grand Teton Dr
Bakersfield, CA, 93312

Casa Esperanza

From: Doris Milner <wordpress@esperanzabakersfield.org>
Sent: Monday, September 28, 2020 7:12 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Doris Milner

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Doris Milner
5705 N.W. 64th St
Warr Acres, OK, 73132
4054744883

Casa Esperanza

From: Drew Cesare <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 15, 2020 11:03 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Drew Cesare

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Drew Cesare
12213 Jacksonville Ave
Bakersfield, CA, 93312

Casa Esperanza

From: Edith cazares <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 9:56 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Edith cazares

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Edith cazares
6101 Dartmoor Wood Ave
Bakersfield, Ca, 93314

Casa Esperanza

From: EDNA DRAKE <wordpress@esperanzabakersfield.org>
Sent: Monday, September 14, 2020 10:40 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: EDNA DRAKE

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

EDNA DRAKE
1301 NEW STINE A2
BAKERSFIELD, CALIFORNIA, 93309

Casa Esperanza

From: Eileen Lindsay <wordpress@esperanzabakersfield.org>
Sent: Friday, September 25, 2020 5:01 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Eileen Lindsay

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Eileen Lindsay
3608 Stone Creek Ave.
Bakersfield, CA, 93313

Casa Esperanza

From: Elizabeth Ming <wordpress@esperanzabakersfield.org>
Sent: Monday, September 14, 2020 9:52 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Elizabeth Ming

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Elizabeth Ming
2 Fairlane Road
Bakersfield, CA, 93309
6618057434

Casa Esperanza

From: Emily Ioppini-House <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 15, 2020 6:59 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Emily Ioppini-House

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Emily Ioppini-House
5600 Bayshore Dr.
Bakersfield, Ca, 93312

Casa Esperanza

From: Emily Jones <wordpress@esperanzabakersfield.org>
Sent: Wednesday, September 16, 2020 6:35 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Emily Jones

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Emily Jones
11612 Morgan Hill Drive
Bakersfield, CA, 93312

Casa Esperanza

From: Evan Kartinen <wordpress@esperanzabakersfield.org>
Sent: Wednesday, September 23, 2020 1:17 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Evan Kartinen

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Evan Kartinen
109 Myrtle St
Bakersfield, California, 93304

Casa Esperanza

From: Fawn Dessy <wordpress@esperanzabakersfield.org>
Sent: Friday, September 25, 2020 11:25 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Fawn Dessy

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Fawn Dessy
1301 L Street
Bakersfield, CA, 93301
6612043011

Casa Esperanza

From: Fred Carlisle <wordpress@esperanzabakersfield.org>
Sent: Thursday, September 17, 2020 9:57 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Fred Carlisle

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Fred Carlisle
6515 Mt. Shasta Drive
Bakersfield, California, 93309

Casa Esperanza

From: Gail DeWitt <wordpress@esperanzabakersfield.org>
Sent: Saturday, September 12, 2020 10:28 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Gail DeWitt

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Gail DeWitt
8415 Northshore Dr
Bakersfield, CA, 93312

Casa Esperanza

From: Garrett Bresson <wordpress@esperanzabakersfield.org>
Sent: Wednesday, September 16, 2020 6:28 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Garrett Bresson

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Garrett Bresson
5400 Spring Canyon Ct.
Bakersfield, CA, 93308

Casa Esperanza

From: George Duguid <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 2:33 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: George Duguid

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

George Duguid
8612 Bridlewood Lane
Bakersfield, California, 93311
6616641789

Casa Esperanza

From: Georgie Atkison <wordpress@esperanzabakersfield.org>
Sent: Thursday, September 17, 2020 6:50 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Georgie Atkison

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Thank you!

Georgie Atkison
11916 April Ann Ave.
Bakersfield, Ca., 93312

Casa Esperanza

From: Georgina R Lorenzi <wordpress@esperanzabakersfield.org>
Sent: Friday, September 18, 2020 1:35 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Georgina R Lorenzi

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Georgina R Lorenzi
9708 Mesa Oak Drive
Bakersfield, CA, 93311
6615994006

Casa Esperanza

From: Gianna Lutje <wordpress@esperanzabakersfield.org>
Sent: Thursday, September 10, 2020 6:16 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Gianna Lutje

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Gianna Lutje
2800 Oakley St.
Bakersfield, CA, 93311

Casa Esperanza

From: Gita Labrentz <wordpress@esperanzabakersfield.org>
Sent: Monday, September 28, 2020 2:48 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Gita Labrentz

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Gita Labrentz
34 Rincon Vista Road
Santa Barbara, CA, 93103
805-570-8000

Casa Esperanza

From: Gregory DeWitt <wordpress@esperanzabakersfield.org>
Sent: Thursday, September 10, 2020 5:53 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Gregory DeWitt

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Thank you!

Gregory DeWitt
8415 Northshore Drive
Bakersfield, CA, 93312
6613045934

Casa Esperanza

From: Isabelle Roch <wordpress@esperanzabakersfield.org>
Sent: Thursday, September 24, 2020 5:17 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Isabelle Roch

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Isabelle Roch
605 Grange Hill Court
Franklin, TN, 37067
(408) 206-8079

Casa Esperanza

From: Jack Romain <wordpress@esperanzabakersfield.org>
Sent: Thursday, September 17, 2020 4:18 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Jack Romain

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Jack Romain
7604 Feather River Dr
Bakersfield, CA, 93308

Casa Esperanza

From: James George <wordpress@esperanzabakersfield.org>
Sent: Thursday, September 17, 2020 10:26 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: James George

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

James George
2008 Calle Las Brisas
Bakersfield, 93309, 93309

Casa Esperanza

From: Jamie Bacon <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 9:34 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Jamie Bacon

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

Casa Esperanza provides a holistic program that will serve one of the most vulnerable segments of Bakersfield's homeless population; women and children. It will be complementary to existing efforts to alleviate homelessness and holds the promise of breaking the cycle of homelessness for families. Casa Esperanza is a home, not a shelter or rehab facility. A home belongs in a residential setting.

Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Jamie Bacon
8518 SUN HARBOR DR
BAKERSFIELD, CA, 93312

Casa Esperanza

From: Jan Webster <wordpress@esperanzabakersfield.org>
Sent: Thursday, September 17, 2020 9:42 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Jan Webster

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Jan Webster
9506 Lake Superior
Bakersfield, CA, 93312
6616153692

Casa Esperanza

From: Jason Kosareff <wordpress@esperanzabakersfield.org>
Sent: Wednesday, September 16, 2020 5:29 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Jason Kosareff

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Jason Kosareff
15716 Marty Ave
Bakersfield, Ca, 93314
6618081671

Casa Esperanza

From: Jeanne C. Austin <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 10:56 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Jeanne C. Austin

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Jeanne C. Austin
6720 Iron Oak Drive
Bakersfield, CA, 93312

Casa Esperanza

From: Jeanne Maxwell <wordpress@esperanzabakersfield.org>
Sent: Friday, September 18, 2020 7:47 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Jeanne Maxwell

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Jeanne Maxwell
708 Polson Ct
Bakersfield, CA, 93314

Casa Esperanza

From: Jeff Burleson <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 15, 2020 7:39 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Jeff Burleson

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Jeff Burleson
15001 Cotton blossom Ave
Bakersfield, Ca, 93314

Casa Esperanza

From: Jenna moore <wordpress@esperanzabakersfield.org>
Sent: Friday, September 25, 2020 10:32 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Jenna moore

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Jenna moore
4301 elder court
Bakersfield, Ca, 93306

Casa Esperanza

From: Jennifer Drake <wordpress@esperanzabakersfield.org>
Sent: Saturday, September 12, 2020 8:26 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Jennifer Drake

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Jennifer Drake
10302 Coram Drive
Bakersfield, CA, 93311
6616651677

Casa Esperanza

From: Jennifer Sherrell <wordpress@esperanzabakersfield.org>
Sent: Wednesday, September 16, 2020 10:58 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Jennifer Sherrell

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Jennifer Sherrell
7635, Jenica St
Bakersfield, CA, 93314
6615994016

Casa Esperanza

From: Jerene Stephenson <wordpress@esperanzabakersfield.org>
Sent: Thursday, September 24, 2020 9:24 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Jerene Stephenson

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Jerene Stephenson
7229 Lindsay Road
Bakersfield, Ca, 93313

Casa Esperanza

From: Jim Cesare <wordpress@esperanzabakersfield.org>
Sent: Thursday, September 17, 2020 7:29 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Jim Cesare

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Jim Cesare
6756 iron oak dr
Bakersfield, CA, 93312

Casa Esperanza

From: Jim Mosher <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 10:14 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Jim Mosher

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Jim Mosher
11600 FINSBURY CT
BAKERSFIELD, CA, 93312

Casa Esperanza

From: Jo Ellen Mosher <wordpress@esperanzabakersfield.org>
Sent: Saturday, September 12, 2020 5:44 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Jo Ellen Mosher

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Jo Ellen Mosher
11600 Finsbury Ct.
Bakersfield, CA, 93312

Casa Esperanza

From: Jodi champlin <wordpress@esperanzabakersfield.org>
Sent: Friday, September 25, 2020 11:30 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Jodi champlin

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Jodi champlin
288 Sherman peak drive
Bakersfield, Ca, 93308
6614271669

Casa Esperanza

From: Jodi Fringer <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 11:48 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Jodi Fringer

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Jodi Fringer
1401 Suffolk Street
Bakersfield, CA, 93312
6613319497

Casa Esperanza

From: John Moore III <wordpress@esperanzabakersfield.org>
Sent: Friday, September 25, 2020 10:32 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: John Moore III

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

John Moore III
4301 elder court
Bakersfield, Ca, 93306

Casa Esperanza

From: JOHN RUSSELL <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 15, 2020 7:31 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: JOHN RUSSELL

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

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Thank you!

JOHN RUSSELL
3003 Redwood Forest way
Bakersfield, Ca, 93314

Casa Esperanza

From: JP Masuda <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 15, 2020 6:50 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: JP Masuda

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

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Thank you!

JP Masuda
209 Emerald Isle Way
Bakersfield, Ca, 93314

Casa Esperanza

From: Judith Herblet <wordpress@esperanzabakersfield.org>
Sent: Sunday, September 27, 2020 10:39 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Judith Herblet

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Judith Herblet
10108 Merriweather Dr., Unit B
Bakersfield, CA, 93311

Casa Esperanza

From: Judith Noack <wordpress@esperanzabakersfield.org>
Sent: Sunday, September 27, 2020 10:48 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Judith Noack

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Judith Noack
2901 Glenwood Ciecle
Bakersfield, CA, 93306

Casa Esperanza

From: JULIE BLACK <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 4:17 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: JULIE BLACK

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Thank you!

JULIE BLACK
12200 Old Town Road
Bakersfield, CA, 93312

Casa Esperanza

From: julie cesare <wordpress@esperanzabakersfield.org>
Sent: Thursday, September 10, 2020 6:47 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: julie cesare

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

julie cesare
6756 iron oak dr
Bakersfield, CA, 93312
6612036022

Casa Esperanza

From: Justin Hayslett <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 15, 2020 7:47 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Justin Hayslett

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Justin Hayslett
11312 Champions Ave
Bakersfield, CA, 93312

Casa Esperanza

From: Karen Thompson <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 9:55 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Karen Thompson

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Karen Thompson
13115 Monarch Palm Ave
Bakersfield, CA, 93314

Casa Esperanza

From: Kassi Chudy <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 15, 2020 4:59 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Kassi Chudy

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Kassi Chudy
9015 Belmac Ave
Bakersfield, CA, 93312

Casa Esperanza

From: Kathleen Fenn <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 15, 2020 2:28 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Kathleen Fenn

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Kathleen Fenn
15320 Folsom Lake Ct
Bakersfield, CA, 93314
7607022133

Casa Esperanza

From: Kathy Jo Carlisle <wordpress@esperanzabakersfield.org>
Sent: Thursday, September 17, 2020 7:45 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Kathy Jo Carlisle

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Kathy Jo Carlisle
6702 Edmund Way
Bakersfield, CA, 93309

Casa Esperanza

From: Kathy Langston-Boyce <wordpress@esperanzabakersfield.org>
Sent: Sunday, September 13, 2020 12:54 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Kathy Langston-Boyce

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Kathy Langston-Boyce
4400 Country Club Drive, Unit 9
Bakersfield, CA, 93306
661-871-4133

Casa Esperanza

From: kathy torchia <wordpress@esperanzabakersfield.org>
Sent: Wednesday, September 23, 2020 1:02 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: kathy torchia

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

kathy torchia
7110 Hanover Cir
Bakersfield, CA, 93309

Casa Esperanza

From: Kayla Morel <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 15, 2020 6:53 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Kayla Morel

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Kayla Morel
13511 Phoenix palm ct.
Bakersfield, CA, 93314
6617474411

Casa Esperanza

From: Kelly Cesare <wordpress@esperanzabakersfield.org>
Sent: Wednesday, September 16, 2020 9:20 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Kelly Cesare

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Kelly Cesare
3800 Stine Rd
Bakersfield, Ca, 93309

Casa Esperanza

From: Kim Ivarie <wordpress@esperanzabakersfield.org>
Sent: Friday, September 18, 2020 7:29 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Kim Ivarie

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Kim Ivarie
17048 Anelura Ct
Bakersfield, CA, 93314

Casa Esperanza

From: Kim Schmidt <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 15, 2020 9:40 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Kim Schmidt

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Kim Schmidt
4708 Gorbett Lane
Bakersfield, CA, 93311-1829
(661) 487-4723

Casa Esperanza

From: Kristie Coons <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 29, 2020 4:44 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Kristie Coons

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Kristie Coons
2208 A street
Bakersfield, CA, 93301
6612032528

Casa Esperanza

From: Kristina Funderburk <wordpress@esperanzabakersfield.org>
Sent: Friday, September 25, 2020 1:33 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Kristina Funderburk

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Kristina Funderburk
3817 Abbott dr
BAKERSFIELD, California, 93312
6613774354

Casa Esperanza

From: Laura Moog <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 29, 2020 7:57 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Laura Moog

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Laura Moog
9600 Lea Oak Rd
Bakersfield, CA, 93311

Casa Esperanza

From: Lauraine Cook <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 12:32 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Lauraine Cook

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Lauraine Cook
1809 Nantes Way
Bakersfield, California, 93311

Casa Esperanza

From: Linda Mailer <wordpress@esperanzabakersfield.org>
Sent: Thursday, September 17, 2020 7:16 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Linda Mailer

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Linda Mailer
7504 Eastdumfries Court
Bakersfield, CA, 93309
6618322147

Casa Esperanza

From: Linda Shideler <wordpress@esperanzabakersfield.org>
Sent: Thursday, September 17, 2020 7:51 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Linda Shideler

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Linda Shideler
11907 Hannah Denise Ave
Bakersfield, Ca, 93312

Casa Esperanza

From: Lisa King <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 4:31 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Lisa King

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Thank you!

Lisa King
28324 Merced Avenue
WASCO, CA, 93280
6613326455

Casa Esperanza

From: Louis Gill <wordpress@esperanzabakersfield.org>
Sent: Monday, September 28, 2020 8:31 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Louis Gill

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Thank you!

Louis Gill
1600 E. Truxtun Ave
Bakersfield, CA, 93305
6613229199

Casa Esperanza

From: Luanne Jones <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 9:56 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Luanne Jones

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Luanne Jones
2512 Oak View Ct
Bakersfield, CA, 93311
661-664-1323

Casa Esperanza

From: Lynn Del Mundo <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 4:16 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Lynn Del Mundo

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Lynn Del Mundo
11106 Hilaire Blaise Dr., Bakersfield, CA 93311
Bakersfield, CALIFORNIA, 93311
16613304843

Casa Esperanza

From: Mandy Friesen <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 15, 2020 7:03 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Mandy Friesen

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Mandy Friesen
115 Calle Avenida
Bakersfield, Ca, 93314
6612013448

Casa Esperanza

From: Margaret MELLON <wordpress@esperanzabakersfield.org>
Sent: Friday, September 25, 2020 5:19 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Margaret MELLON

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Margaret MELLON
8329 Brimhall RD. Suite 801
Bakersfield, 7, 93312
6616958385

Casa Esperanza

From: Margaret Mellon <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 22, 2020 7:12 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Margaret Mellon

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Margaret Mellon
11804 Torcross Ave.
Bakersfield, California, 93312
6617038905

Casa Esperanza

From: Margaret Webb <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 4:11 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Margaret Webb

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Margaret Webb
7725 Okanagan Ct
Bakersfield, CA, 93308

Casa Esperanza

From: Margi Davis <wordpress@esperanzabakersfield.org>
Sent: Wednesday, September 23, 2020 10:55 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Margi Davis

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Margi Davis
7301 El Roble Ct.
Bakersfield, CA, 93309

Casa Esperanza

From: Marilyn Gifford <wordpress@esperanzabakersfield.org>
Sent: Friday, September 25, 2020 2:17 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Marilyn Gifford

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

Casa Esperanza provides a holistic program that will serve one of the most vulnerable segments of Bakersfield's homeless population; women and children. It will be complementary to existing efforts to alleviate homelessness and holds the promise of breaking the cycle of homelessness for families. Casa Esperanza is a home, not a shelter or rehab facility. A home belongs in a residential setting.

Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Marilyn Gifford
3200 Woodhaven Ct
Bakersfield, California, 93309

Casa Esperanza

From: Marissa Orozco <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 2:05 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Marissa Orozco

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Marissa Orozco
6319 Smoky Quartz drive
Bakersfield, CA, 93313

Casa Esperanza

From: Mark Ritchie <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 15, 2020 8:01 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Mark Ritchie

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Mark Ritchie
6304 Blue Tee Court
Bakersfield, CA, 93312

Casa Esperanza

From: Marta Borzuchowski <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 1:45 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Marta Borzuchowski

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Marta Borzuchowski
7857 W Manchester Ave, Unit 105
Playa Del Rey, CA, 90293
4242755936

Casa Esperanza

From: Martha Steinman <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 12:42 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Martha Steinman

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Martha Steinman
4172 Pinewood Lake Drive
Bakersfield, California, 93309
661-472-7904

Casa Esperanza

From: Mary Page <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 4:43 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Mary Page

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Mary Page
7004 Pointer ct
Bakersfield, Ca, 93309-1267

Casa Esperanza

From: Megan Dutto <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 15, 2020 9:08 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Megan Dutto

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Megan Dutto
6714 Aretino Way
Bakersfield, Ca, 93306
6614280888

Casa Esperanza

From: Melissa Fortune <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 29, 2020 12:57 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Melissa Fortune

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Melissa Fortune
1202 Fairway Drive
Bakersfield, CA, 93309

Casa Esperanza

From: Michael Gifford <wordpress@esperanzabakersfield.org>
Sent: Friday, September 25, 2020 2:16 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Michael Gifford

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Michael Gifford
3200 Woodhaven Ct
Bakersfield, California, 93309
6618108131

Casa Esperanza

From: Michael Grigg <wordpress@esperanzabakersfield.org>
Sent: Thursday, September 17, 2020 9:24 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Michael Grigg

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Michael Grigg
12506 Tule River Way
Bakersfield, CA, 93312

Casa Esperanza

From: Mike Campbell <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 5:15 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Mike Campbell

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Mike Campbell
1004 Halterio Court
Bakersfield, Ca, 93309

Casa Esperanza

From: Mitch Cesare <wordpress@esperanzabakersfield.org>
Sent: Wednesday, September 16, 2020 6:20 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Mitch Cesare

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Mitch Cesare
10904 bahia ct
Bakersfield, California, 93311
6612036023

Casa Esperanza

From: Msgr Perry Kavookjian <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 9:55 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Msgr Perry Kavookjian

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Msgr Perry Kavookjian
12300 Reina Rd.
Bakersfield, CA, 93312
661 587-3626

Casa Esperanza

From: Nancy Brady <wordpress@esperanzabakersfield.org>
Sent: Wednesday, September 16, 2020 8:41 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Nancy Brady

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Nancy Brady
8808 O'Meara
Bakersfield, California, 93311

Casa Esperanza

From: Nancy Mandoky <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 5:27 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Nancy Mandoky

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Nancy Mandoky
681 Mildred Avenue
Venice, CA, 90291

Casa Esperanza

From: Nicole vigil <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 15, 2020 7:17 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Nicole vigil

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Nicole vigil
2813 Oakley St
Bakersfield, CA, 93311
9162767731

Casa Esperanza

From: Pam Dougherty <wordpress@esperanzabakersfield.org>
Sent: Wednesday, September 16, 2020 7:00 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Pam Dougherty

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Pam Dougherty
12904 Hillary Way
Bakersfield, CA, 93314

Casa Esperanza

From: Pamela Valdez <wordpress@esperanzabakersfield.org>
Sent: Sunday, September 27, 2020 12:09 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Pamela Valdez

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Pamela Valdez
14229 Cedar Creek Ave
Bakersfield, Ca, 93314

Casa Esperanza

From: Pat Cowles <wordpress@esperanzabakersfield.org>
Sent: Monday, September 28, 2020 8:32 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Pat Cowles

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Pat Cowles
2410 Buena Vista St.
Bakersfield, Ca., 93304

Casa Esperanza

From: Pat Cowles <wordpress@esperanzabakersfield.org>
Sent: Thursday, September 17, 2020 9:05 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Pat Cowles

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Thank you!

Pat Cowles
2410 Buena Vista St.
Bakersfield, Ca., 93304

Casa Esperanza

From: Patricia Campbell <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 5:13 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Patricia Campbell

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Patricia Campbell
1004 Halterio Court
Bakersfield, CA, 93308

Casa Esperanza

From: Patricia Young <wordpress@esperanzabakersfield.org>
Sent: Thursday, September 24, 2020 9:14 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Patricia Young

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Patricia Young
7608 Avenida Valedor
Bakersfield, CA, 93309
6618369927

Casa Esperanza

From: Patrick Marchbanks <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 10:23 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Patrick Marchbanks

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Patrick Marchbanks
2402 Exton
Bakersfield, Ca, 93311

Casa Esperanza

From: Patrick MELLON <wordpress@esperanzabakersfield.org>
Sent: Friday, September 25, 2020 5:19 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Patrick MELLON

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Patrick MELLON
11804 Torcross Ave
Bakersfield, CA, 93312
16617038904

Casa Esperanza

From: Phil and Diane Frailey <wordpress@esperanzabakersfield.org>
Sent: Saturday, September 12, 2020 6:18 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Phil and Diane Frailey

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Phil and Diane Frailey
3530 Sewell Street
Bakersfield, CA, 93314

Casa Esperanza

From: Raymonda Burnham Marquez <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 3:39 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Raymonda Burnham Marquez

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Raymonda Burnham Marquez
9707 Harvey Court
Bakersfield, California, 93312

Casa Esperanza

From: Richard A Young <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 2:19 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Richard A Young

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Richard A Young
7608 Avenida Valedor
Bakersfiel, CA, 93309
6618369927

Casa Esperanza

From: Robert Campbell-Taylor <wordpress@esperanzabakersfield.org>
Sent: Thursday, September 17, 2020 10:22 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Robert Campbell-Taylor

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Robert Campbell-Taylor
1241 Tam O Shanter Dr.
Bakersfield, ca, 93309

Casa Esperanza

From: Robert William Hawkes <wordpress@esperanzabakersfield.org>
Sent: Thursday, September 24, 2020 7:45 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Robert William Hawkes

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Robert William Hawkes
14120 Ebrington Drive
Bakersfield, CA, 93311
6613646134

Casa Esperanza

From: Rochelle Anzaldo <wordpress@esperanzabakersfield.org>
Sent: Thursday, September 24, 2020 7:12 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Rochelle Anzaldo

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Rochelle Anzaldo
905 Calzada Court
Bakersfield, California, 93309
6613031354

Casa Esperanza

From: Ron Black <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 4:18 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Ron Black

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Ron Black
12200 Old Town Road
Bakersfield, CA, 93312

Casa Esperanza

From: Roy Stephenson <wordpress@esperanzabakersfield.org>
Sent: Thursday, September 24, 2020 9:25 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Roy Stephenson

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Roy Stephenson
7229 Lindsay Road
Bakersfield, Ca, 93313

Casa Esperanza

From: Sandy DeMartino Kiesel <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 11:39 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Sandy DeMartino Kiesel

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Sandy DeMartino Kiesel
300 Montalvo Drive
Bakersfield, CA, 93309
6618342047

Casa Esperanza

From: Scott Crosby <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 15, 2020 8:30 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Scott Crosby

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Scott Crosby
5706 Danbury Ct
Bakersfield, CA, 93312

Casa Esperanza

From: Sharon Borradori <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 12:11 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Sharon Borradori

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Sharon Borradori
600 Browning Ct
Bakersfield, CA, 93309
6613192098

Casa Esperanza

From: Sharon Lutje <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 15, 2020 12:13 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Sharon Lutje

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Sharon Lutje
3033 W 9650 N
Deweyville, Utah, 84309

Casa Esperanza

From: Shirley Castro <wordpress@esperanzabakersfield.org>
Sent: Thursday, September 24, 2020 7:39 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Shirley Castro

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Shirley Castro
9917 Stockholm Place
Bakersfield, CA, 93306

Casa Esperanza

From: Shirley Eide <wordpress@esperanzabakersfield.org>
Sent: Saturday, September 12, 2020 6:32 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Shirley Eide

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Shirley Eide
3324 El Encanto Court
Bakersfield, California, 93301

Casa Esperanza

From: Sister Sherry Dolan <wordpress@esperanzabakersfield.org>
Sent: Thursday, September 17, 2020 5:21 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Sister Sherry Dolan

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Sister Sherry Dolan
19180 Wimbledon Way
Bakersfield, CA – California, 93306-9723
6507039821

Casa Esperanza

From: Staci Allison <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 10:41 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Staci Allison

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Staci Allison
6952 Iron Oak Dr
Bakersfield, CA, 93312

Casa Esperanza

From: Steve and Kathy Crawford <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 1:01 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Steve and Kathy Crawford

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Steve and Kathy Crawford
2105 Sully Ct
Baketsfield, ca, 93311
6616647568

Casa Esperanza

From: Steve Holloway <wordpress@esperanzabakersfield.org>
Sent: Saturday, September 12, 2020 6:35 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Steve Holloway

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Steve Holloway
3701 Crest Dr
Bakersfield, California, 93306

Casa Esperanza

From: Steven cavazos <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 15, 2020 10:10 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Steven cavazos

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Steven cavazos
11016 martingale dr
Bakersfield, Ca, 93312

Casa Esperanza

From: Susan Anspach <wordpress@esperanzabakersfield.org>
Sent: Saturday, September 12, 2020 5:43 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Susan Anspach

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Susan Anspach
13111 Induran Drive
Bakersfield, CA, 93314

Casa Esperanza

From: Talia Rubino <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 15, 2020 6:56 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Talia Rubino

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Talia Rubino
1327 Grand Ave
San Diego, CA, 92109

Casa Esperanza

From: Terri Jamieson <wordpress@esperanzabakersfield.org>
Sent: Thursday, September 17, 2020 4:07 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Terri Jamieson

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Terri Jamieson
7600 Calle Cerca
Bakersfield, CA, 93309

Casa Esperanza

From: Toni Harper <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 12:25 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Toni Harper

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Toni Harper
15701 Tradition CT
Bakersfield, CA, 93314
6614446979

Casa Esperanza

From: Tony Urzanqui <wordpress@esperanzabakersfield.org>
Sent: Tuesday, September 22, 2020 7:45 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Tony Urzanqui

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Tony Urzanqui
13104 Fall River Place
Bakersfield, CA, 93314

Casa Esperanza

From: Tracy Burrell <wordpress@esperanzabakersfield.org>
Sent: Wednesday, September 16, 2020 9:41 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Tracy Burrell

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

Casa Esperanza provides a holistic program that will serve one of the most vulnerable segments of Bakersfield's homeless population; women and children. It will be complementary to existing efforts to alleviate homelessness and holds the promise of breaking the cycle of homelessness for families. Casa Esperanza is a home, not a shelter or rehab facility. A home belongs in a residential setting.

Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Tracy Burrell
7401 Hilton Head Way #20
Bakersfield, Ca., 93309

Casa Esperanza

From: Vicki Li <wordpress@esperanzabakersfield.org>
Sent: Thursday, September 17, 2020 8:03 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Vicki Li

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Vicki Li
2403 Crocus Drive
Bakersfield, California, 93311
6616659979

Casa Esperanza

From: Virginia Hall <wordpress@esperanzabakersfield.org>
Sent: Friday, September 11, 2020 11:46 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Follow Up Flag: Follow up
Flag Status: Completed

From: Virginia Hall

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Virginia Hall
10201 Glenn Street
Bakersfield, California, 93312

Casa Esperanza

From: adam holtz <wordpress@esperanzabakersfield.org>
Sent: Friday, October 09, 2020 9:38 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: adam holtz

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

adam holtz
7604 Darrin Ave
Bakersfield, CA, 93308

Casa Esperanza

From: Albert Juarez <wordpress@esperanzabakersfield.org>
Sent: Friday, October 09, 2020 9:10 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Albert Juarez

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Albert Juarez
4608 Chinta Drive
Bakersfield, Ca, 93313

Casa Esperanza

From: Ann Rosales <wordpress@esperanzabakersfield.org>
Sent: Friday, October 16, 2020 8:02 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Ann Rosales

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Ann Rosales
7008 Sugarmill Court
Bakersfield, Ca, 93306
6618575844

Casa Esperanza

From: Ashley Anne Anchordoquy <wordpress@esperanzabakersfield.org>
Sent: Thursday, October 15, 2020 8:49 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Ashley Anne Anchordoquy

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Ashley Anne Anchordoquy
3 Greenfair Ct
Bakersfield, California, 93309
8056373990

Casa Esperanza

From: Benjamin Jones <wordpress@esperanzabakersfield.org>
Sent: Sunday, October 04, 2020 1:43 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Benjamin Jones

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Benjamin Jones
2815 22nd St
Bakersfield, CA, 93301
6612056009

Casa Esperanza

From: BOB COLFAX <wordpress@esperanzabakersfield.org>
Sent: Monday, October 12, 2020 10:54 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: BOB COLFAX

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

BOB COLFAX
5700 Sundale Ave.
Bakersfield, CA, 93309

Casa Esperanza

From: Bob Liske <wordpress@esperanzabakersfield.org>
Sent: Monday, October 05, 2020 10:17 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Bob Liske

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Bob Liske
9213 Totem Ave.
Bakersfield, CA, 93312

Casa Esperanza

From: Brittany Fiske <wordpress@esperanzabakersfield.org>
Sent: Saturday, October 03, 2020 10:37 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Brittany Fiske

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Brittany Fiske
6900 Klamath Way
Bakersfield, Ca, 93309

Casa Esperanza

From: Cameron DeWitt <wordpress@esperanzabakersfield.org>
Sent: Monday, October 19, 2020 9:23 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Cameron DeWitt

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Cameron DeWitt
4509 Blossom Valley Lane
Bakersfield, California, 93313
6613845478

Casa Esperanza

From: Carol Gonzalez <wordpress@esperanzabakersfield.org>
Sent: Friday, October 02, 2020 12:00 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Carol Gonzalez

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Carol Gonzalez
1421 Panorama Dr
Bakersfield, CA, 93305
6618594426

Casa Esperanza

From: Carolyn Cox <wordpress@esperanzabakersfield.org>
Sent: Wednesday, October 14, 2020 3:15 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Carolyn Cox

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Carolyn Cox
12011 Dakota Hills Ave
Bakersfield, CA, 93312

Casa Esperanza

From: Cathleen Colbert <wordpress@esperanzabakersfield.org>
Sent: Sunday, October 04, 2020 8:26 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Cathleen Colbert

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Cathleen Colbert
1213 Ridgeview St.
Bakersfield, CA, 93306
6618050469

Casa Esperanza

From: Cheryl L. Miller <wordpress@esperanzabakersfield.org>
Sent: Friday, October 09, 2020 7:33 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Cheryl L. Miller

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Cheryl L. Miller
516 Portsmouth Street
Bakersfield, California, 93311
16616641123

Casa Esperanza

From: Cheryl Miller <wordpress@esperanzabakersfield.org>
Sent: Friday, October 09, 2020 7:34 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Cheryl Miller

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Cheryl Miller
516 Portsmouth Street
Bakersfield, CA, 93311
661 664-1123

Casa Esperanza

From: Christine Gamboa <wordpress@esperanzabakersfield.org>
Sent: Sunday, October 04, 2020 8:37 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Christine Gamboa

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Christine Gamboa
173 Schnaidt st.
Shafter, California, 93263
6614441791

Casa Esperanza

From: Dave Faiella <wordpress@esperanzabakersfield.org>
Sent: Monday, October 05, 2020 12:48 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Dave Faiella

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Dave Faiella
13615 Monarch Palm Ave
Bakersfield, California, 93314

Casa Esperanza

From: Dave Temple <wordpress@esperanzabakersfield.org>
Sent: Saturday, October 03, 2020 11:20 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Dave Temple

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Dave Temple
9116 Cripple Creek Ave
Bakersfield, CA, 93312

Casa Esperanza

From: Diane Tiede <wordpress@esperanzabakersfield.org>
Sent: Sunday, October 04, 2020 11:54 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Diane Tiede

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Diane Tiede
10319 Polo Glen Drive
Bakersfield, California, 93312
6613199703

Casa Esperanza

From: Dominic Mascola <wordpress@esperanzabakersfield.org>
Sent: Monday, October 05, 2020 8:19 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Dominic Mascola

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Dominic Mascola
8728 Rollingbay Dr
Bakersfiled, CA, 93312

Casa Esperanza

From: Donna Eckels <wordpress@esperanzabakersfield.org>
Sent: Monday, October 05, 2020 12:16 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Donna Eckels

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Donna Eckels
6551 Halleluiah Street
Bakersfield, California, 93307

Casa Esperanza

From: Dr. Mary Sawyer, CCIM <wordpress@esperanzabakersfield.org>
Sent: Tuesday, October 13, 2020 4:06 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Dr. Mary Sawyer, CCIM

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Dr. Mary Sawyer, CCIM
4420 Easton Dr
Bakersfield, CA, 93309
16612822246

Casa Esperanza

From: Edwin Youngstrom <wordpress@esperanzabakersfield.org>
Sent: Sunday, October 04, 2020 1:37 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Edwin Youngstrom

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Edwin Youngstrom
12717 Medallion Drive
Bakersfield, CA, 93311
5169784070

Casa Esperanza

From: Ernesto Munoz <wordpress@esperanzabakersfield.org>
Sent: Monday, October 12, 2020 1:31 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Ernesto Munoz

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Ernesto Munoz
11607 Marazion Hill Ct
Bakersfield, CA, 93311

Casa Esperanza

From: Eryn Urban <wordpress@esperanzabakersfield.org>
Sent: Monday, October 05, 2020 9:38 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Eryn Urban

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Eryn Urban
1411 Alta Vista Dr
Bakersfield, Ca, 93305

Casa Esperanza

From: Frances Peterson <wordpress@esperanzabakersfield.org>
Sent: Saturday, October 03, 2020 5:34 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Frances Peterson

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Frances Peterson
19453 Stallion Way
Bakersfield, CA, 93314
16613459556

Casa Esperanza

From: Genevieve Sheridan <wordpress@esperanzabakersfield.org>
Sent: Friday, October 09, 2020 10:53 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Genevieve Sheridan

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Genevieve Sheridan
7604 Darrin Ave
Bakersfield, CA, 93308

!	From	Subject	Received	Size	Categor...	Mention
Today						
	Michael J...	Letter of Support for Casa Esperanza Bakersfield	Wed 10/2...	54 KB		
	From: Michael James City of Bakersfield Development Services Department					
	Marla Roa...	Letter of Support for Casa Esperanza Bakersfield	Wed 10/2...	54 KB		
	From: Marla Roach City of Bakersfield Development Services Department					
Yesterday						
	Isaac God...	Letter of Support for Casa Esperanza Bakersfield	Tue 10/20...	53 KB		
	From: Isaac Godinez City of Bakersfield Development Services Department					
	Geoff King	Letter of Support for Casa Esperanza Bakersfield	Tue 10/20...	54 KB		
	From: Geoff King City of Bakersfield Development Services Department					
	Vanessa ...	**Letter of Support for Casa Esperanza Bakersfield**	**Tue 10/2...**	**54 ...**		
	From: Vanessa Morales City of Bakersfield Development Services Department					
	Stevi Lea...	**Letter of Support for Casa Esperanza Bakersfield**	**Tue 10/2...**	**54 ...**		
	From: Stevi Leanne Travis City of Bakersfield Development Services Department					
	Selene M...	**Letter of Support for Casa Esperanza Bakersfield**	**Tue 10/2...**	**53 ...**		
	From: Selene Muniz City of Bakersfield Development Services Department					
	Jim Mos...	**FW: Letter of support**	**Tue 10/2...**	**80 ...**		
	CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the					
Monday						
	Cameron...	**Letter of Support for Casa Esperanza Bakersfield**	**Mon 10/1...**	**51 ...**		
	From: Cameron DeWitt City of Bakersfield Development Services Department					
	Tom Bur...	**Letter of Support for Casa Esperanza Bakersfield**	**Mon 10/1...**	**53 ...**		
	From: Tom Burke Chancellor Kern Community College District City of Bakersfield Development Services Department					
Last Week						
	Ron and ...	**Letter of Support for Casa Esperanza Bakersfield**	**Fri 10/16...**	**51 ...**		
	From: Ron and Lynne Eid City of Bakersfield Development Services Department					
	Ron and ...	**Letter of Support for Casa Esperanza Bakersfield**	**Fri 10/16...**	**51 ...**		
	From: Ron and Lynne Eid City of Bakersfield Development Services Department					
	Ann Ros...	**Letter of Support for Casa Esperanza Bakersfield**	**Fri 10/16...**	**51 ...**		
	From: Ann Rosales City of Bakersfield Development Services Department					
	Ashley A...	**Letter of Support for Casa Esperanza Bakersfield**	**Thu 10/1...**	**52 ...**		
	From: Ashley Anne Anchordoquy City of Bakersfield Development Services Department					
	Thomas ...	**Letter of Support for Casa Esperanza Bakersfield**	**Thu 10/1...**	**51 ...**		
	From: Thomas Webb City of Bakersfield Development Services Department					
	Carolyn ...	**Letter of Support for Casa Esperanza Bakersfield**	**Wed 10/1...**	**51 ...**		
	From: Carolyn Cox City of Bakersfield Development Services Department					
	Jean Arri...	**Letter of Support for Casa Esperanza Bakersfield**	**Wed 10/1...**	**51 ...**		
	From: Jean Arriaga City of Bakersfield Development Services Department					
	Maria Pa...	**Letter of Support for Casa Esperanza Bakersfield**	**Wed 10/1...**	**51 ...**		
	From: Maria Paine City of Bakersfield Development Services Department					
	Irene Val...	**Letter of Support for Casa Esperanza Bakersfield**	**Wed 10/1...**	**51 ...**		
	From: Irene Valos City of Bakersfield Development Services Department					
	Nancy o...	**Letter of Support for Casa Esperanza Bakersfield**	**Tue 10/1...**	**51 ...**		
	From: Nancy oneil City of Bakersfield Development Services Department					
	Dr. Mary...	**Letter of Support for Casa Esperanza Bakersfield**	**Tue 10/1...**	**51 ...**		
	From: Dr. Mary Sawyer, CCIM City of Bakersfield Development Services Department					

Casa Esperanza

From: Gerard Brochu <wordpress@esperanzabakersfield.org>
Sent: Saturday, October 03, 2020 10:45 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Gerard Brochu

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

Casa Esperanza provides a holistic program that will serve one of the most vulnerable segments of Bakersfield's homeless population; women and children. It will be complementary to existing efforts to alleviate homelessness and holds the promise of breaking the cycle of homelessness for families. Casa Esperanza is a home, not a shelter or rehab facility. A home belongs in a residential setting.

Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Gerard Brochu
5203 Molise Ct.
Bakersfield, CA, 93308

Casa Esperanza

From: Irene Valos <wordpress@esperanzabakersfield.org>
Sent: Wednesday, October 14, 2020 8:09 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Irene Valos

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Irene Valos
2814 Panorama Dr.
Bakersfield, CA, 93306
6618727501

Casa Esperanza

From: Isaac Godinez <wordpress@esperanzabakersfield.org>
Sent: Tuesday, October 20, 2020 11:59 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Isaac Godinez

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Isaac Godinez
722 Bates ave
Bakersfield, CA, 93307
5303073721

Casa Esperanza

From: Jean Arriaga <wordpress@esperanzabakersfield.org>
Sent: Wednesday, October 14, 2020 12:17 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Jean Arriaga

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Jean Arriaga
9033 Snowy River Drive
Bakersfield, CA, 93311
19092639880

Casa Esperanza

From: Jeanette Ramirez <wordpress@esperanzabakersfield.org>
Sent: Friday, October 09, 2020 10:35 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Jeanette Ramirez

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Jeanette Ramirez
4608 Chinta Dr
Bakersfield, CA, 93313
6614874074

Casa Esperanza

From: Jerry Cook <wordpress@esperanzabakersfield.org>
Sent: Saturday, October 03, 2020 7:15 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Jerry Cook

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Jerry Cook
1809 Nantes Way
BakersfieldBakersfield, California, 93311
6617066123

Casa Esperanza

From: Jessica Castaneda <wordpress@esperanzabakersfield.org>
Sent: Friday, October 09, 2020 10:32 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Jessica Castaneda

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Thank you!

Jessica Castaneda
4608, Chinta Drive
Bakersfield, CA, 93313
2134798965

Casa Esperanza

From: Joan Keavy <wordpress@esperanzabakersfield.org>
Sent: Sunday, October 04, 2020 11:06 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Joan Keavy <35ggmaof5@gmail.com>

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Joan Keavy
8200 N. Laurelglen Bl. #609
Bakersfield, CA, 93311
16613322729

Casa Esperanza

From: John B Rozo <wordpress@esperanzabakersfield.org>
Sent: Friday, October 02, 2020 8:01 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: John B Rozo

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

John B Rozo
4911 Native Dancer Drive
BAKERSFIELD, California, 93312-7601
6618589110

Casa Esperanza

From: Jonathan D Thomas <wordpress@esperanzabakersfield.org>
Sent: Friday, October 09, 2020 9:08 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Jonathan D Thomas

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Jonathan D Thomas
8507 Alonso Court
Bakersfield, CA, 93314
6612046850

Casa Esperanza

From: Justin Anspach <wordpress@esperanzabakersfield.org>
Sent: Saturday, October 03, 2020 4:43 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Justin Anspach

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Justin Anspach
12203 Lotus Vine St
Bakersfield, CA, 93311

Casa Esperanza

From: Karrie Camp <wordpress@esperanzabakersfield.org>
Sent: Monday, October 05, 2020 9:11 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Karrie Camp

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Karrie Camp
9158 Laramie Ave
Bakersfield, CA, 93314

Casa Esperanza

From: Kasey Lozano <wordpress@esperanzabakersfield.org>
Sent: Saturday, October 03, 2020 9:42 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Kasey Lozano

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Kasey Lozano
11310 Presidential Road
Bakersfield, CA, 93312

Casa Esperanza

From: Keely Lopez <wordpress@esperanzabakersfield.org>
Sent: Saturday, October 03, 2020 10:29 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Keely Lopez

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Keely Lopez
3801 Celine Court
Bakersfield, California, 93309
6615563503

Casa Esperanza

From: Kelly Youngstrom <wordpress@esperanzabakersfield.org>
Sent: Sunday, October 04, 2020 11:36 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Kelly Youngstrom

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Thank you!

Kelly Youngstrom
12717 Medallion Drive
Bakersfield, CA, 93311
5174889955

Casa Esperanza

From: Kent Halley <wordpress@esperanzabakersfield.org>
Sent: Saturday, October 03, 2020 6:39 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Kent Halley

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Kent Halley
6633 Kane way
Bakersfield, California, 93309
6613316672

Casa Esperanza

From: Kirby Conway <wordpress@esperanzabakersfield.org>
Sent: Saturday, October 10, 2020 10:30 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Kirby Conway

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

Casa Esperanza provides a holistic program that will serve one of the most vulnerable segments of Bakersfield's homeless population; women and children. It will be complementary to existing efforts to alleviate homelessness and holds the promise of breaking the cycle of homelessness for families. Casa Esperanza is a home, not a shelter or rehab facility. A home belongs in a residential setting.

Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Kirby Conway
6905 Savannah Falls dr.
Bakersfield, CA, 93312
661-496-8511

Casa Esperanza

From: Kristin Digirolamo <wordpress@esperanzabakersfield.org>
Sent: Friday, October 02, 2020 9:18 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Kristin Digirolamo

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Kristin Digirolamo
2103 Redmire St
Bakersfield, Ca, 93311
6612469044

Casa Esperanza

From: Lynda Homen <wordpress@esperanzabakersfield.org>
Sent: Monday, October 05, 2020 10:35 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Lynda Homen

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Lynda Homen
11106 Coachlight Ct.
Bakersfield, Ca, 93312

Casa Esperanza

From: Maggie mosher <wordpress@esperanzabakersfield.org>
Sent: Monday, October 05, 2020 5:24 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Maggie mosher

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Maggie mosher
11600 Finsbury ct
Bakersfield, Ca, 93312

Casa Esperanza

From: Maria Paine <wordpress@esperanzabakersfield.org>
Sent: Wednesday, October 14, 2020 8:58 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Maria Paine

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Maria Paine
300 Vista Verde Way
Bakersfield, CA, 93309

Casa Esperanza

From: Marla Roach <wordpress@esperanzabakersfield.org>
Sent: Wednesday, October 21, 2020 7:21 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Marla Roach

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Marla Roach
13213 San Simeon Ave.
Bakersfield, CA, 93314

Casa Esperanza

From: Maston Cunningham <wordpress@esperanzabakersfield.org>
Sent: Monday, October 05, 2020 8:23 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Maston Cunningham

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Maston Cunningham
12402 Berriedale Way
Bakersfield, CA, 93312

Casa Esperanza

From: Matt Digirolamo <wordpress@esperanzabakersfield.org>
Sent: Friday, October 02, 2020 9:19 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Matt Digirolamo

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Matt Digirolamo
2103 Redmire St
Bakersfield, Ca, 93311

Casa Esperanza

From: Melissa K Iger <wordpress@esperanzabakersfield.org>
Sent: Saturday, October 03, 2020 8:28 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Melissa K Iger

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Melissa K Iger
14508 Casitas Canyon, Rd
BAKERSFIELD, CA, 93306
6613313785

Casa Esperanza

From: Michael James <wordpress@esperanzabakersfield.org>
Sent: Wednesday, October 21, 2020 11:19 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Michael James

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Michael James
1405 Fieldspring Drive
Bakersfield, California, 93311
3077523968

Casa Esperanza

From: Nancy oneil <wordpress@esperanzabakersfield.org>
Sent: Tuesday, October 13, 2020 8:09 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Nancy oneil

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Nancy oneil
2212 F street
Bakersfield, California, 93301
6617061098

Casa Esperanza

From: Nate Murray <wordpress@esperanzabakersfield.org>
Sent: Friday, October 09, 2020 9:12 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Nate Murray

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Nate Murray
208 N 90TH AVE
YAKIMA, WA, 98908

Casa Esperanza

From: Nicoletta Jones <wordpress@esperanzabakersfield.org>
Sent: Monday, October 05, 2020 4:18 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Nicoletta Jones

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Nicoletta Jones
2815 22nd Street
Bakersfield, CA, 93301
6614312408

Casa Esperanza

From: Nile Kinney <wordpress@esperanzabakersfield.org>
Sent: Friday, October 02, 2020 8:31 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Nile Kinney

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Nile Kinney
4990 Upper River Road
Grants Pass, Oregon, 97526

Casa Esperanza

From: panda saw <wordpress@esperanzabakersfield.org>
Sent: Friday, October 02, 2020 3:18 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: panda saw

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

panda saw
5100 ming avenue
bakersfield, california, 93309

Casa Esperanza

From: Robert Maitia <wordpress@esperanzabakersfield.org>
Sent: Thursday, October 08, 2020 11:13 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Robert Maitia

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Robert Maitia
7524 Calloway Drive
Bakersfield, CA, 93314
661-900-7088

Casa Esperanza

From: Roger Gamboa <wordpress@esperanzabakersfield.org>
Sent: Sunday, October 04, 2020 8:38 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Roger Gamboa

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Roger Gamboa
173 Schnaidt st.
Shafter, California, 93263

Casa Esperanza

From: Ron and Lynne Eid <wordpress@esperanzabakersfield.org>
Sent: Friday, October 16, 2020 7:47 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Ron and Lynne Eid

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Ron and Lynne Eid
4400 Milo Ave.
Bakersfield, CA, 93313

Casa Esperanza

From: Ron and Lynne Eid <wordpress@esperanzabakersfield.org>
Sent: Friday, October 16, 2020 7:45 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Ron and Lynne Eid

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Ron and Lynne Eid
4400 Milo Ave.
Bakersfield, CA, 93313

Casa Esperanza

From: Samantha Mascola <wordpress@esperanzabakersfield.org>
Sent: Monday, October 05, 2020 8:13 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Samantha Mascola

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

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Thank you!

Samantha Mascola
8728 Rollingbay Drive
Bakersfield, CA, 93312

Casa Esperanza

From: Sara Sanborn <wordpress@esperanzabakersfield.org>
Sent: Friday, October 02, 2020 9:15 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Sara Sanborn

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Thank you!

Sara Sanborn
5311 challenger ave
Bakersfield, California, 93312

Casa Esperanza

From: Selene Muniz <wordpress@esperanzabakersfield.org>
Sent: Tuesday, October 20, 2020 2:44 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Selene Muniz

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Selene Muniz
2411 cedar st
Bakersfield, CA, 93301
6614326651

Casa Esperanza

From: Shannon Howlett <wordpress@esperanzabakersfield.org>
Sent: Friday, October 09, 2020 5:03 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Shannon Howlett

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Shannon Howlett
2541 Beech Street
Bakersfield, CA, 93301
6613046621

Casa Esperanza

From: Shawn Tiede <wordpress@esperanzabakersfield.org>
Sent: Sunday, October 04, 2020 11:48 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Shawn Tiede

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Shawn Tiede
10319 Polo Glen Drive
Bakersfield, California, 93312

Casa Esperanza

From: Sister Marie Francis Schroepfer, CSJ <wordpress@esperanzabakersfield.org>
Sent: Monday, October 12, 2020 12:37 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Sister Marie Francis Schroepfer, CSJ

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

Casa Esperanza provides a holistic program that will serve one of the most vulnerable segments of Bakersfield's homeless population; women and children. It will be complementary to existing efforts to alleviate homelessness and holds the promise of breaking the cycle of homelessness for families. Casa Esperanza is a home, not a shelter or rehab facility. A home belongs in a residential setting.

Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Sister Marie Francis Schroepfer, CSJ
8200 N Laurelglen Blvd., #510
Bakersfield, CA, 93311
661 747 3041

Casa Esperanza

From: Stanley Blake <wordpress@esperanzabakersfield.org>
Sent: Monday, October 05, 2020 12:49 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Stanley Blake

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Stanley Blake
707 Meadows Street
Bakersfield, CA, 93306
6612030081

Casa Esperanza

From: Steve Roland <wordpress@esperanzabakersfield.org>
Sent: Friday, October 09, 2020 5:05 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Steve Roland

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Steve Roland
2541 Beech st
Bakersfield, Ca, 93301

Casa Esperanza

From: Steve Sanders, KC Superintendent of Schools Office <wordpress@esperanzabakersfield.org>
Sent: Saturday, October 03, 2020 8:52 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Steve Sanders, KC Superintendent of Schools Office

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Steve Sanders, KC Superintendent of Schools Office
1300 17th Street
Bakersfield, CA, 93301
6616364262

Casa Esperanza

From: Stevi Leanne Travis <wordpress@esperanzabakersfield.org>
Sent: Tuesday, October 20, 2020 2:45 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Stevi Leanne Travis

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Stevi Leanne Travis
6001 Auburn St Apt 251
Bakersfield, Kern, CA
6613724445

Casa Esperanza

From: Susie Martinez <wordpress@esperanzabakersfield.org>
Sent: Sunday, October 04, 2020 10:09 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Susie Martinez

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Susie Martinez
4224 Templeton Street
Bakersfield, California, 93312

Gregory DeWitt

From: Jim Mosher <jim.mosher@esperanzabakersfield.org>
Sent: Tuesday, October 20, 2020 10:28 AM
To: Gregory DeWitt; JULIECESARE@GMAIL.COM
Subject: FW: Letter of support

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please include for submittal to City.

Thanks,

From: Sylvia Cariker <SCariker@buckowens.com>
Sent: Tuesday, October 20, 2020 10:26 AM
To: Jim Mosher <jim.mosher@esperanzabakersfield.org>
Subject: Letter of support

Here it is.

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179
Subject: **Letter in Support of Casa Esperanza Transitional Home for Women & Children**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.
Thank you!

Sylvia Cariker
1501 Sidney Drive, Bakersfield, CA 93304

Casa Esperanza

From: Thomas Reis <wordpress@esperanzabakersfield.org>
Sent: Tuesday, October 06, 2020 12:58 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

Categories: LOGGED

From: Thomas Reis

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Thomas Reis
13401 Atrium Court
Bakersfield, CA, 93314

Casa Esperanza

From: Thomas Webb <wordpress@esperanzabakersfield.org>
Sent: Thursday, October 15, 2020 8:16 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Thomas Webb

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Thomas Webb
11511 Finsbury Ct
Bakersfield, CA, 93312

Casa Esperanza

From: Tiffany Cutler <wordpress@esperanzabakersfield.org>
Sent: Monday, October 12, 2020 11:46 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Tiffany Cutler

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Tiffany Cutler
6203 Arciero St
Bakersfield, CA, 93312
16614405620

Casa Esperanza

From: Tom Burke Chancellor Kern Community College District <wordpress@esperanzabakersfield.org>
Sent: Monday, October 19, 2020 6:57 AM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Tom Burke Chancellor Kern Community College District

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Tom Burke Chancellor Kern Community College District
2100 Chester Avenue
Bakersfield, CA, 93301
6613365104

Casa Esperanza

From: Vanessa Morales <wordpress@esperanzabakersfield.org>
Sent: Tuesday, October 20, 2020 2:45 PM
To: Casa Esperanza; Julie Cesare
Subject: Letter of Support for Casa Esperanza Bakersfield

From: Vanessa Morales

City of Bakersfield
Development Services Department
Attn: Kassandra Gale, Principal Planner
Project No. 20-0179

Subject: **Letter of Support for Casa Esperanza Bakersfield**

Dear Ms. Gale – I am writing in support of the Conditional Use Permit for Casa Esperanza Transitional Home for Women & Children proposed to be located at 1421 Panorama Drive, Bakersfield, CA 93305.

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Bakersfield needs the services of Casa Esperanza. We support the grant of a CUP for the proposed location in a residential neighborhood.

Thank you!

Vanessa Morales
2411 cedar st
Bakersfield, CA, 93301
6614326651

Attachment G:
Public Opposition

From: Sarah Alvarado <sarah.lim@bedrosians.com>
Sent: Friday, September 4, 2020 7:31 AM
To: City_Council <City_Council@bakersfieldcity.us>
Subject: Concerns- 1421 Panorama Drive, 93306

Warning: This email originated from outside the City of Bakersfield. Think before you click!

Councilmen Weir and whomever this may concern,

I am sure you are all aware of the current Casa Esperanza project that is currently being processed for a Conditional Use Permit to allow a transitional housing facility located at 1421 Panorama Drive. Although myself and many others in this neighborhood agree that helping others in need is something we need to do more and many lacking, there are majority of us that also agree that 1421 Panorama Drive is not the ideal location for a transitional home for women and children.

As concerned property owners and neighbors, we have many questions on how this type of housing will operate:

1. Will these mothers and children receive some type of counseling? Is counseling on or off site? How will this business use equate to proper space and allocation of resources on a house that is currently in a single-family residential zone?

2. What type of help and staff will be on-site to help the women and children in need? Will they be certified in their specialty? I am sure we are all aware of situations like disabled adults who are abused regularly because staff is "certified". We are concerned this will become a similar situation, as well. We fear a transitional home will somehow slip through the cracks of oversight on proper certified help, being that it is not necessarily housing or continued help.

3. Going off of that, will there be enough staff to cover all needed/necessary aspects of its clients? I.e. Parenting, self-care, diet and exercise, etcetera. Being that this is a program that is supposed to transition women and children to live independently, there needs to be a strong, continued, proper, and certified support system throughout the stay in the transitional home.

4. Will there be visitors allowed? If so, who deems what kind of visitor is or is not allowed? Will there be certain visitation hours? If so, when? Who will be monitoring these guests?

5. Will there be drug tests? If so, how often? Who administers them?

6. What happens if a mother becomes pregnant with another child and the house is at maximum capacity? I am sure management is not heartless enough to kick them out, since that would defeat the purpose of the mission. Does that allow for other mothers to "break" the rules as well?

7. Will the City of Bakersfield regulate or monitor the amount of persons living within the facility?

8. How long are the transition periods? Will people be in and out of the home within weeks, months, years? Will there be a lot of turnover or foot traffic through the neighborhood?

9. Panorama Drive is a busy street and the intersection with Haley Street is especially busy with traffic from students at Bakersfield College to the east. Are there any safety measures being implemented with the streets (changing speed limits, adding speed bumps) in regards to the children?

As concerned neighbors, we also have many questions on how this space will impact the property owners in the neighborhood. I am going to assume that it is considered less of a neighborhood impact as it is on the periphery, as opposed to being right in the middle, however, this location backs up into an alley. The alley alone does not seem to be beneficial to a transitional home in terms of an ideal location for drug abuse. None the less, this is a prime location for runners and cyclists to view the vistas and panoramic bluffs Bakersfield has to offer. I may be speaking for myself, but it will not feel safe being active (running, cycling, etc.) with this operation on that busy corner lot. The current state of the house has been in shambles, unchanged for so long, on a generally beautiful, well maintained area/street, in a very public setting (i.e. home of the Bakersfield Marathon). I will just conclude that we as the neighbors are concerned and afraid it will get worse and there is definitely a more superior location for a transitional house.

I know we all strive to better Bakersfield; I hope we can all come to a unanimous resolution to helping the ones in need in our city.

310 Magnolia Ave, 93305
1.4 miles from 310 Magnolia Ave, 93305 to 1421 Panorama Drive, 93306.

Thank you,

Sarah Alvarado
Outside Sales, #115
Bedrosians® Tile & Stone
4301 Ashe Road
Bakersfield, CA 93313
T: 661.396.0555
C: 661.805.8551
F: 661.397.1690
bedrosians.com

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City of Bakersfield Planning Division
1715 Chester Avenue
Bakersfield, CA 93301
Attn: Kassandra Gale, Principal Planner

To whom it may concern,

We are writing to express our concern and disapproval of the Conditional Use Permit for 1421 Panorama Drive, Bakersfield, CA 93305. We are residents located two houses to the West and directly across the shared alley and have general concerns with the proposed project from CASA ESPERANZA.

As you are likely aware CASA ESPERANZA would like to use the home in question as a transitional home for women and children – and though this is ultimately a very noble goal: the residents who currently live and own homes in the neighborhood have some extremely pressing concerns that have not been able to be addressed in our virtual meetings we have conducted with the CASA ESPERANZA organization.

On several occasions, the residents have met virtually with Board Members from the organization to discuss concerns – each concern has ultimately been dismissed and overlooked. Group concerns range from the number of residents in a single family household (by CASA ESPERANZA estimates this could be up to 19 residents at any given time), to oversight from the Board (their model often mentions another located in Los Angeles – this site has a live in founder – not a resident advisor, which would likely be a revolving door position.) There has been no care or concern demonstrated to the alteration of neighborhood property values or potential home sale markets. After all, if someone was shopping for a home and had the choice between living next to a single-family unit or one that operates are a transitional home with 19 residents – which home would seem more appealing?

This has led us to the general consensus that though CASA ESPERANZA desires to operate in good faith – they are out of touch with the neighbors' concerns and the general health and safety of their proposed residents and their projects impact upon the currently zoned single family residential neighborhood. The neighborhood residents of the surrounding area or the proposed project are strongly opposed to the plan as proposed by CASA ESPERANZA. This is not a large city-wide conditional use plan or a change in local ordinances, but one that would directly the homeowners of the surrounding neighborhood. Additionally, it places undue concerns on our property values, adds potential for noise and safety concerns, and is a potential general nuisance project in our relatively quiet neighborhood by Bakersfield College.

We sincerely hope the Planning Division will hear the concerns provided by the residents of the surrounding area and deny the Conditional Use Permit for CASA ESPERANZAS proposed project in the neighborhood where we live and own homes.

Respectfully submitted,

Kathleen Armstrong and Ryan Dembosky
1400 Princeton Ave
Bakersfield, CA 93305

City of Bakersfield Planning Division
1715 Chester Avenue
Bakersfield, CA 93301
A@n: Kassandra Gale, Principal Planner
October 5, 2020 To Whom it May Concern,

We are wri ng to oppose the applica on for a Condi onal Use Permit at 1421 Panorama Drive, Bakersfield, CA 93305 by Casa Esperanza. We own our home to the west of this property at the other end of the block. This single-family home should not be granted a CUP to be used to operate a business and run a transitIonal home (roominghouse) because the applicant has not proven that this project is "essentIal or desirable to the public convenience or welfare" and this project would have a tangible nega ve environmental impact on the neighborhood it is being proposed.

Our home has been in the family since 1960 and we have lived here since 1985. We have witnessed the genera onal ownership of these unique proper es and, the subsequent sales to new genera ons of owners who have made the investment here for their families. All of our neighbors, past and current, have invested me and money to ensure this once exclusive neighborhood keeps it's truly one of a kind environment for future genera ons.

Our neighbors that are against this condi onal use change have clearly iden fied mul ple issues with the CUP applica on and we are in agreement that this CUP should be denied for those and other reasons. Our addi onal concerns are listed below:

- **The opera ng statement from Casa Esparanza submi ed with the CUP request states the project will have 7 bedrooms, six for the residents. In a later statement they menmen on a resident manager leaving one to assume the manager will have a bedroom. The site diagram shows 8 bedrooms. This inaccuracy, at best, is ambiguous and raises concern about the opera onal integrity currently and the future a en on to maintaining our neighborhood. At this me the residents of the neighborhood have no idea of the true number of bedrooms or their u liza on.**
- **There is nothing in the CUP that addresses the changes that will happen in the neighborhood with this approval. There is nothing in the submi ed house rules that addresses and requires the residents to respect the sanc ty of the neighborhood. They can't use drugs or alcohol in the house but they can check out. Please review the site plan, the ingress, and egress for this par cular property and alley and consider how easy it would be for those residents and guests who are inclined to break rules outside the home. Then we ask you to consider the impact on our neighborhood.**
- **There is nothing in the CUP applica on that addresses the City of Bakersfield's investment in the Brundage Lane Naviga on Center. Opening soon to address the needs of the homeless this facility will meet the immediate needs of the homeless and facilitate long term placement. Considering the impact the naviga on center will have on our community, does the use of this par cular home in our neighborhood meet the requirements as essen al and desirable to the public convenience and welfare to the City of Bakersfield?**
- **There is nothing about the demise of the CUP should Casa Esparanza no longer own the**

property. Will future property owners be able to change the use of the property without public no fica on?

- How can we have confidence in oversight when the property currently has two unpermi ed addi ons?

We admire and appreciate the mission of Casa Esparanza. We are certain that there are other proper es in the City of Bakersfield that will meet Casa Esparanza's needs without requiring a CUP and disrup ng a unique historical environment such as lower Panorama Drive. This par cular poorly executed project is not a welcome addi on to our neighborhood.

We thank you in advance for your me and considera on of our public comments.

Sincerely,

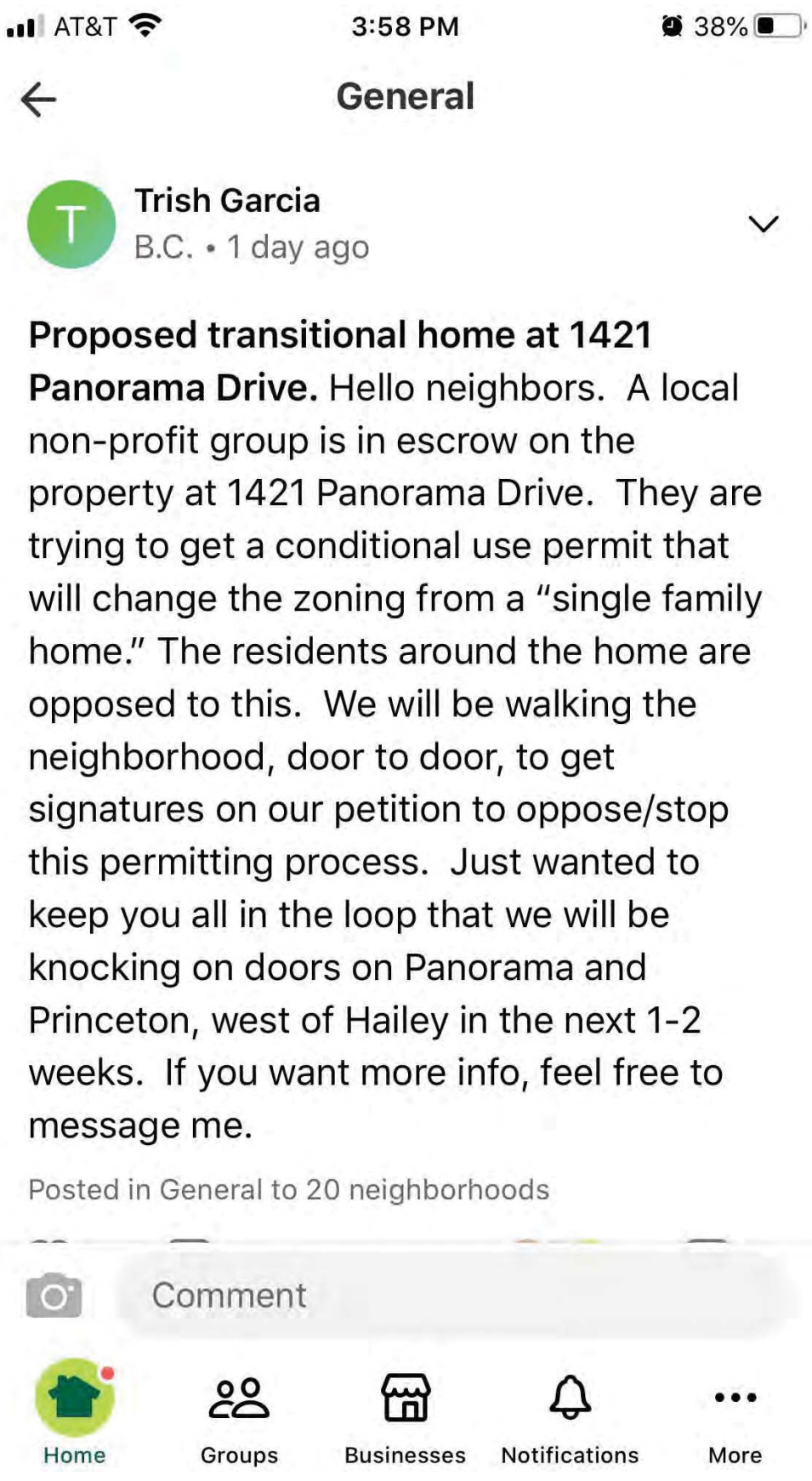
Sco and Mary Charles Hair

1201 Panorama Drive 93305

To Whom it May Concern,

I have strong concerns regarding the Casa Esperanza property on Panorama. To put it in simplest terms, this property and their plans for it will not serve the vulnerable women it hopes to serve in a positive way. I would be supportive if there was more reassurance that their needs will be met sufficiently and that it would be a safe environment for them and their families. Until then, I cannot support this decision.

Regards,
Jessica Hale


AT&T
3:58 PM
38%
General
Trish Garcia
B.C. • 1 day ago
Proposed transitional home at 1421 Panorama Drive. Hello neighbors. A local non-profit group is in escrow on the property at 1421 Panorama Drive. They are trying to get a conditional use permit that will change the zoning from a "single family home." The residents around the home are opposed to this. We will be walking the neighborhood, door to door, to get signatures on our petition to oppose/stop this permitting process. Just wanted to keep you all in the loop that we will be knocking on doors on Panorama and Princeton, west of Hailey in the next 1-2 weeks. If you want more info, feel free to message me.
Posted in General to 20 neighborhoods
Comment
Home
Groups
Businesses
Notifications
More

From: Trish Garcia <peppermintp416@bak.rr.com>
Sent: Monday, August 3, 2020 5:14 PM
To: City_Council <City_Council@bakersfieldcity.us>
Subject: Transitional Housing- 1421 Panorama Drive

Warning: This email originated from outside the City of Bakersfield. Think before you click!

Mr. Weir,

My family and I live at 1301 Panorama Drive in the same block as the proposed Casa Esperanza transitional house. We are adamantly opposed to the project. This area is comprised of single family homes. To allow for a conditional use permit for the property would be such a detriment to the neighborhood. We take great pride in living in this area. We care for our homes, our neighbors. The board of Casa Esperanza has not been able to convince this neighborhood that this "experiment" of a social project would be beneficial to our neighborhood, our families, our livelihood. The board has based the premise of this home on others in Los Angeles and Oakland. First, those cities are not comparable to our small town Bakersfield. Second, those transitional homes are in multi-use areas where they are surrounded by apartment complexes and other multi- use buildings. The safety of our families is of upmost importance. If 6-8 women of varying circumstances/backgrounds and their children are allowed to move in, the safety of our neighborhood and families will certainly be affected. Mr. Weir, as our city councilman, I beseech you to stand with your neighborhood and constituents and oppose this project.

Thank you,
Trish Iturriria-Garcia

Sent from Mail for Windows 10

From: peppermintp416@bak.rr.com <peppermintp416@bak.rr.com>
Sent: Monday, August 31, 2020 12:21 PM
To: Paul Johnson <pjohnson@bakersfieldcity.us>
Subject: Proposed transitional housing at 1421 Panorama Drive

Warning: This email originated from outside the City of Bakersfield. Think before you click!

Mr. Johnson,

My family and I live at 1301 Panorama Drive in the same block as the proposed Casa Esperanza transitional house. We are adamantly opposed to the project. Our neighborhood is comprised of single family homes. To grant a conditional use permit to this non-profit organization would be such a detriment to our neighborhood. It also sets a frightening precedent that single family homes in established neighborhoods can easily be converted into multi-use facilities in said neighborhoods.
We have met, via Zoom, with Board members from Casa Esperanza. Although their intentions are good, they have yet to convince us that this 1st time home and project would be beneficial to our neighborhood, our families, our safety, and our livelihood. In addition, the Casa Esperanza board has based the premise of their 1st transitional home on others in Los Angeles and Oakland. First, these homes are in multi-use areas of these cities. Second, those cities are not comparable to our small town Bakersfield.
Mr. Johnson, I respectfully ask that you listen and take into account our concerns before granting Casa Esperanza the conditional use permit.

Thank you,
Trish Iturriria-Garcia

From: Noriefam <noriefam@yahoo.com>
Sent: Friday, July 10, 2020 2:04 PM
To: City_Council <City_Council@bakersfieldcity.us>
Subject: Casa Esperanza

Warning: This email originated from outside the City of Bakersfield. Think before you click!

Dear Ken Weir,
Many neighbors and myself have tried to reach you regarding a rooming house/women's transitional house planned at the corner of Haley and Panorama Drive. The house has been purchased but will not close escrow until Casa Esperanza gets its conditional use permit. As a large group of neighbors we have met several times and have had 2 Zoom meetings with the Casa group. We have several concerns we would like to share. A major concern is that we are single family residences and this house could have upwards to 20 residents. Please contact me.
Sincerely, Karen Noriega
662-333-2787, 1413 Princeton Ave.

Sent from my iPad

City of Bakersfield Planning Division
1715 Chester Avenue
Bakersfield, CA 93301
Attn: Kassandra Gale, Principal Planner

October 7, 2020

To Whom it May Concern,

Hello. My name is Karen Noriega and I have lived at 1413 Princeton Ave. for 42 years. The proposed Casa Esperanza Transitional Home is not conducive to our single family homes in the area. We love the neighborhood and feel this home would better be suited in a different area.

As a retired teacher, my main concern is for the safety and well-being of the children that would be living there. We've been told that as many as 12 children could be living there. Children need supervision and currently they would be involved with distance learning. If the mothers are going to join the work force, who will be with all the children?

Another concern is the safety of the children. The corner of Haley and Panorama is extremely busy and there are no sidewalks. We've had an increase of homeless in the area as well as an increase in crime. We all have alleys behind our homes and it tends to attract problems.

Please consider our concerns when making your decision on the property. As neighbors, we are not against the idea of a home. We feel it would be better suited in a different location for the benefit of everyone.

Sincerely,
Karen Noriega
1413 Princeton Avenue
Bakersfield, CA 93305

From: Kristen Urquidez <kurquidez@gmail.com>
Sent: Monday, June 8, 2020 9:45 PM
To: Paul Johnson <pjohnson@bakersfieldcity.us>
Subject: Concerns over transitional home proposed for 1421 Panorama Drive

Warning: This email originated from outside the City of Bakersfield. Think before you click!

Mr. Johnson,
I was recently notified that Casa Esperanza, a local non-profit organization, is interested in purchasing the single-family home immediately next to me at 1421 Panorama Drive, 93305 (I live next door at 1411 Panorama Drive) to use as a transitional home for homeless women and children. Several neighbors around this residence are very concerned about this proposed project.

Here is a bulleted list of our concerns:

- The number of occupants is potentially much higher than what would reside in a single family home. The information we received from the nonprofit states they intend on taking in 6 women and any children they have. If each woman brings 2 children, there will be 18 residents, plus the resident caretaker, putting the occupancy at 19. We feel this is much too high for a single residence.
- There are a lot of unknowns with the visitors that may be visiting. We are concerned this could bring about the potential for an increase in crime due to additional activity around this house.
- This is the organization's first transitional home and there are a lot of variables on the implementation of this plan that would determine how successful and smooth their operations would run.
- We are concerned about the validity of their screening tool to select candidates that would not contribute to drug or alcohol abuse or theft in the area.
- We are concerned about the safety for any children that would be residing in a residence on the corner of two very busy streets. Panorama is already congested from students and staff traveling to and from Bakersfield College, as well as being a busy four-lane street for residential and thorough-way travel. Haley is also a busy street for multiple travel uses, and very congested along street curbs for student parking. There are currently no sidewalks along any part of the property and no front-yard fence to protect children playing. There is currently a small area in the back of the property, but this does not seem like it will be large enough for potentially 12 children to play.
- We are concerned about the number of vehicles that would be parked in and around the residence. Even if the women living there do not initially own cars, there is a potential they could eventually purchase a car while they are living there, along with the resident caretaker who would likely have a car, along with any service providers that come to the residence to provide services to the women. Most single family homes do not have more than 2 vehicles. We are concerned the number of vehicles at this residence would likely be more than that.

While we commend the intention of the project, we feel that because every residence on our block (and for several blocks around) are traditional single-family homes, this project will set a precedent for alternate zoning uses other than what this neighborhood has every been used for. We are concerned that if this proposed project occurs and a conditional use permit is authorized our neighborhood and the neighborhood feel would never be the same again. I have two young children and take their safety and

well-being very seriously. Myself and my husband work very hard to watch over our neighborhood and watch over our more elderly neighbors to maintain a safe neighborhood. We are very concerned about the impact this will have on the safety of our family, being that we are directly next to the property.

I called the Planning Department last week to see if a conditional use permit application had been submitted and as of last week, one had not. We are very interested in sharing our concerns regarding this proposed project in the event that a conditional use permit is submitted and put before the Planning Commission. If you have some time to talk over the phone or in a virtual meeting with myself and my neighbors about this proposed project, we would be very interested in setting up a date and time to talk about this proposed project. I can be reached at (661) 578-1472 or kurquidez@gmail.com

Thank you!

Kristen Urquidez

From: Kristen Urquidez <kurquidez@gmail.com>
Sent: Monday, July 13, 2020 4:50 PM
To: Ken Weir <Ken@weircpa.com>; City_Council@bakersfieldcity.us
Subject: Casa Esperanza transitional home neighborhood concerns

Mr. Weir,
One of my neighbors, Karen Noriega, recently spoke with you regarding a transitional home for women being proposed at 1421 Panorama Drive. I live directly to the west of the property and have been coordinating the communication between our neighborhood group and the Board of Casa Esperanza. We have met with members of their Board twice now and feel they are listening, but not responding to any of our concerns about the impact this project will have on the neighborhood.

Please find a list of our main concerns regarding the project below:

1. **Number of persons -**
    - Per existing zoning regulations, the property is designated as a single-family residence (as is the entire block and several around it) and the desire in the neighborhood is that existing residences stay as single-family use. We are concerned about the precedent this might set if zoning rules are disregarded and conditional use permits are granted changing these set regulations.
    - The Alexandria house in L.A. resides in an area completely zoned for multi-family residences. There are apartment complexes flanking all sides of their two properties, not single-family homes as is being proposed for this project. We are concerned that there is no true model that will help predict how smoothly this project will operate based on the current proposed plan. Even though there is lots of evidence stating that the Alexandria house is the model for this project, we do not see very many similarities to the implementation thus far, other than the intended audience it will help.
    - Other "model" homes presented to our group at the last meeting were a home in Santa Cruz and one in Oakland - neither of which reside in a single family zoned residential neighborhood, making comparisons about the impact of their operations on the surrounding area meaningless for our situation.
    - The Alexandra house recently experienced an accidental fire in March that damaged two floors of the residence. Risk for accidental fires increases with the number of occupants and possibly their unfamiliarity with the residence. Will there be fire sprinklers installed and an overhaul (if needed) to make sure smoke detectors are all functioning properly?
2. **Supervision & Rules Enforcement/ Household management -**
    - While the proposed rules seem thorough, we find it hard to believe that they will be followed and enforced at all times by a single residential advisor. We do not have confidence that each mother will supervise their children at all times and have adequate child care when they are at work.
    - Judy Vaughan, the Executive Director of the Alexandria house, appears to live and work on the property in order to have the hands-on approach that has proven successful for them. She also seems to have a large team of people who help run everything. Will there be any other live-in residents to help mentor, guide, and ensure residents are abiding by the rules they agreed to? How will the Board keep tabs on the progress of the residents and the condition of the property? What will happen when the live-in resident needs time off, is sick, or on vacation?
3. **Safety and Security/ Children's Wellbeing -**

- For the children: The proposed location is at a busy intersection with two large, arterial streets and we are concerned that children will be playing on or around the property outside of the confines of the backyard play area; ties in with supervision concerns
- For surrounding properties: Concerns about neighbor privacy and security. Due to the nature of each woman's situation, they may occupy the residence for +/- a year and then there would be turnover. We would prefer to have more permanent residents so there is familiarity with the people who are supposed to be on or around the residence. If there is an accident, like a fire, there is a chance that fire could also spread to adjoining properties.

4. **Parking**
   - A Google Map image of the Alexandria house and their adjoining second property showed no less than 13 vehicles parked on the driveways and curbs immediately in front of the residence. While this is just one snapshot in time, we have serious concerns about the assumption that the residents will not have vehicles parked on or around the property. While there is parking in the rear of the house, what is to prevent that area from being converted to more outdoor play area if there is a need to expand that space and now parking becomes limited to the driveway parking and street parking (which is not allowed without a residential parking permit)? What procedures will be put in place to ensure that all city code rules are followed with regards to parking?
5. **Guests**
   - Due to the fact that these women may have a variety of extenuating circumstances in their past, we are concerned about potentially "uninvited" guests that may find out where these women now live and try to visit them. We are worried some of these could create individual and public safety concerns that may warrant calls to the police or EMS. What will be done to ensure the safety of the residents at the property and the neighbors next to the property from uninvited guests?

After our last meeting, we felt like zero progress was being made on behalf of Casa Esperanza to address any of our concerns. Essentially, all of the concerns tie back to the number 1 concern that we feel the house will be occupied by way too many residents (in addition to daily influx of visitors, staff, and care providers). Casa Esperanza has repeatedly told us that they cannot operate under that threshold of 6 women (plus any children) and a live-in resident - they estimate this could be upwards of 18-20 people.

Not on our direct list, but of concern is the impact this project would have on property values and the attraction of future families wanting to move into our neighborhood. Again, it concerns us what precedent this might set for the area, after being a neighborhood of single-family homes for over 60 years.

I am currently working from home and available pretty much any time. If you would like to discuss over the phone or Zoom any of this, I would be happy to meet. I can be reached at kurquidez@gmail.com or (661) 578-1472.

Thank you so much for your time!

Kristen Urquidez
1411 Panorama Drive

From: Kristen Urquidez <kurquidez@gmail.com>
Sent: Wednesday, September 23, 2020 12:07 PM
To: City_Council <City_Council@bakersfieldcity.us>
Subject: Neighborhood Opposition to Casa Esperanza project at 1421 Panorama Drive

Warning: This email originated from outside the City of Bakersfield. Think before you click!

Hello Mr. Weir,
I live directly next door to a single-family home that Casa Esperanza, a local non-profit, is in escrow to purchase and turn into a transitional home for homeless women and their children. While myself and the neighbors all around me consider this a worthwhile endeavor, we feel the single-family home at 1421 Panorama Drive is not the right property for this project. A project that is ill-conceilved will help no one. Therefore, a group of us have been actively notifying other neighbors around Panorama and Princeton, and beyond so that they are aware and can submit comments and participate in the discussion on this project that could have major short and long-term impacts on the neighborhood.

As our local City Councilmember, we are very interested in discussing this matter with you. We read in a recent news article that you actively opposed the Project RoomKey project that was brought before the council. We know this topic is of high interest to the residents in the greater Bakersfield area and this project deserves a similar hard look to analyze the impacts on the residents in the immediate vicinity and how to best help the people they are trying to help without having a negative impact on the surrounding neighborhood.

Casa Esperanza submitted an application for a Conditional Use Permit recently and the City Planning Department has tentatively set a hearing for October 13th. We are submitting a petition that we have collected signatures from local residents from, as well as individual letters of concern from each of us.

We would really appreciate the opportunity to meet and discuss this project with you over Zoom before October 13th. I would be happy to set everything up if you could let us know of an evening that would work for you.

I can be reached at (661) 578-1472 or kurquidez@gmail.com

Thank you!

Sincerely,
Kristen Urquidez

City of Bakersfield Planning Division
1715 Chester Avenue
Bakersfield, CA 93301
A@n: Kassandra Gale, Principal Planner

October 5, 2020

To Whom it May Concern,

I am wriOng to oppose the applicaOon for a CondiOonal Use Permit at 1421 Panorama Drive, Bakersfield, CA 93305 by Casa Esperanza. I own the home directly to the west of this property and share 232 feet of fence line with the property. This single-family home should not be granted a CUP to be used to operate a business and run a transiOonal home (roominghouse) because the applicant has not proven that this project is "essenOal or desirable to the public convenience or welfare" and this project would have a tangible negaOve impact on the neighborhood it is being proposed in.

The applicant has not proven that this project is essenOal or desirable to the City of Bakersfield. In their statement, there is no menOon of any staOsOcs in the City of Bakersfield for how many homeless women with children there are esOmated to be residing in our city. They also fail to provide clarity on whether these women and children will be exclusively coming from within Bakersfield, or if they will be open to accepOng individuals from other communiOes. There is also no menOon of how this project will be "complimentary" to the current "government-sponsored housing first approach" currently in existence in Bakersfield. Without further detail on these specifics, I do not feel that Casa Esperanza has met their duty to "explain how and why this request is essenOal or desirable".

Aside from their inability to prove that this project meets the minimum criteria for a CUP, the neighbors in and around the property have serious concerns about the details of the implementaOon of this project. Our objecOon to this project is in no way reflecOon on how any of us feel about homeless women and their children, nor the organizaOon's mission in helping this populaOon. Our objecOons have to do with the logisOcs, space, planning, and the fact that this is Casa Esperanza's first a@empt at starOng and running a transiOonal home. Several neighbors, including myself, met twice with Board members from Casa Esperanza in a virtual sen g on Zoom. We asked quesOons to be@er understand the project and presented our neighborhood concerns. While they had an acOve dialogue with us, there were no acOonable items taken by the organizaOon to address or miOgate any of our concerns.

The following are the top five reasons my family personally opposes the CondiOonal Use Permit applicaOon on this property/project.

1. **Number of persons -**
    - Per exisOng zoning regulaOons, the property is designated as a R-1 single-family residence (as is the enOre block and several around it) and the desire in the neighborhood is that exisOng residences stay as single-family use. I am concerned about the precedent this might set if zoning rules are disregarded and condiOonal use permits are granted changing these set regulaOons for other uses. This has been a neighborhood of single-family home since the 1950's and I do not see the need to set a precedent to change the use of the properOes in my neighborhood. If the use of this property is allowed this excepOon, I see very li@le chance that the property would be successfully able to be occupied as a single-family home again in the future if this organizaOon were to cease operaOons.

- All of the “models” that we have been presented with by Casa Esperanza operate in mulO-family zoned areas. The “Alexandria house” in L.A. resides in an area completely zoned for mulO-family residences. There are apartment complexes flanking all sides of their two properOes, not single-family homes as is being proposed for this project. Alarmingly, the Alexandria house recently experienced an accidental fire in March that damaged two floors of the residence. Risk for accidental fires increases with the number of occupants and possibly their unfamiliarity with the residence. The “Elizabeth House” in Oakland is directly adjacent to the church that operates it and is flanked by mixed type housing. The “Jesus Maria & Joseph House” in Santa Cruz is in the middle of an industrial complex and apartments, not single-family homes. We feel that Casa Esperanza should follow the lead of their successful “models” and also uOlize a residence in a mixed use or area already zoned for mulOple families.

2. **Supervision & Rules Enforcement/ Household management -**
   - While the proposed rules seem thorough, we find it hard to believe that they will be followed and enforced at all Omes by a single residenOal advisor. We do not have confidence that the rule that each mother will supervise their children at all Omes and have adequate child care when they are at work will be enforced. I am a high school Science teacher and have rouOnely had classrooms full of 35-40+ students in a period. People (classroom) management is not a skill that is mastered quickly with li@le experience. We have asked Casa Esperanza Board members what the qualificaOons will be expected when hiring for this “live in residenOal advisor” and are under the impression that it will likely be an inexperienced young adult, possibly fresh out of college, who would fit the bill to live in a house 24/7 with these women and children. The Program Manager/Director, who may have more qualificaOons than the residenOal advisor, will only be present on the property during “business hours”. We are concerned about how well the household will be managed when there are not three staff members present ak er hours and on the weekend when all of that responsibility will fall on the residenOal advisor.
   - Judy Vaughan, the ExecuOve Director of the Alexandria house in L.A., lives and work on the property in order to have the hands-on approach that has proven successful for them. She also seems to have a large team of people who help run everything. We asked the Casa Esperanza Board members if any of them will live or work on a daily basis in the house and they told us “No”. Again, the models being offered in the plans for this project are not being followed.

3. **Safety and Security/ Children's Wellbeing -**
   - For the children: The proposed locaOon is at a busy intersecOon with two large, arterial streets and we are concerned that children will be playing on or around the property outside of the confines of the backyard play area; Oes in with supervision concerns.
   - For surrounding properOes: We have concerns about neighbor privacy and security. Due to the nature of each woman's situaOon, they may occupy the residence for +/- a year and then there would be turnover. We would prefer to have more permanent residents so there is familiarity with the people who are supposed to be on or around the residence. If there is an accident, like a fire, there is a chance that fire could also spread to adjoining properOes.

4. **Parking**
    - A Google Map image of the Alexandria house and their adjoining second property in L.A. showed no less than 13 vehicles parked on the driveways and curbs immediately in front of the residence. While this is just one snapshot in Ome, we have serious concerns about the assumpOon that the residents will not have vehicles parked on or around the property. The CUP applicaOon shows that the backyard will become a parking lot. We do not support this house essenOally turning into a business with striped parking stalls instead of a backyard. We feel that once a business occupies a home, there is very li@le chance that it will turn back into a family home again in the future.

5. **Guests**
    - Due to the fact that these women may have a variety of extenuaOng circumstances in their past, we are concerned about potenOally "uninvited" guests that may find out where these women now live and try to visit them. We are worried some of these could create individual and public safety concerns that may warrant calls to the police or EMS. Neighbors have enough to look out for to maintain the safety and security of the neighborhood. We have no desire to turn into “that neighbor” that is always having to call the police or code enforcement in order to get someone (or mulOple people) to comply to the set rules and regulaOons.

Finally, I have serious concerns about the condiOon of the exisOng property and the plans by Casa Esperanza to make it fit their needs. There are two garage conversions that have happened over the years that have NO PERMITS ON FILE at the City of Bakersfield. The original home was 2,644 sq. k . and likely contained 3 bedrooms and an office. Out of the eight “bedrooms” indicated on the provided floor plan, two do not meet CA building code requirements to be considered a bedroom (one room does not indicate a window or method of egress and another room does not contain a closet and is less than 7 feet in width). There is no menOon of any proposed changes to the exisOng layout, other than depicOng the new “parking stalls” in the backyard. In their “House Rules and ResidenOal Agreement” document, it is mandated that residents will be present for “Family dinners” Monday through Thursday, yet the exisOng dining room does not appear large enough to accommodate the 18+ residents and residenOal advisor expected to occupy the home. Once again, we see flaws in the proposed plans and implementaOon on this project.

We have collected over 100 signatures on a neighborhood peOOon to oppose this CUP applicaOon. There are many residents that agree that sen g a precedent on this project to allow a nonprofit (business) to operate in a single-family home is not desired. Once again, our opposiOon to this applicaOon is not a reflecOon on their well-intenOoned ideas, but toward our concerns that the implementaOon will be problemaOc and a burden on our neighborhood. In summary, a poorly-executed project will help no one!

Thank you so much for your Ome and effort to carefully read and consider our public comments!

Sincerely,

Kristen and Johnny Urquidez

1411 Panorama Drive
Bakersfield, CA 93305

From: Nicole Yaksitch <nori432@aol.com>
Sent: Friday, July 17, 2020 1:53 PM
To: City_Council <City_Council@bakersfieldcity.us>
Subject: Casa Esperanza

Warning: This email originated from outside the City of Bakersfield. Think before you click!

Hi Mr. Weir,

I would like to see if myself and our neighbors could schedule a Zoom meeting with you regarding the purchase of 1421 Panorama Drive by Casa Esperanza. As a neighbor two doors down, I have many concerns over this project and the number of people that potentially will be living in the home. We already have traffic and parking issues on our block due to the college.

Please feel free to contact me via phone at 246-8440 or reply to this email.

Thank you,
Nicole Noriega Yaksitch

City of Bakersfield Planning Division
1715 Chester Avenue
Bakersfield, CA 93301
Attention: Kassandra Gale, Principal Planner

Dear Ms. Gale,

I am writing in regarding the property located at 1421 Panorama Drive. I own the property at 1311 Panorama Drive, three houses down. I have serious concerns for the plans by Casa Esperanza in making a transitional home of this current residence. I have participated in meetings, via Zoom, with members of the Casa Esperanza board regarding their plans and my questions and concerns still go unresolved.

My first concern is the number of people they plan to have in the home. For "their numbers to work" per their board, they are looking to have 18-20 residents of women and children and 1 person hired to oversee the home. When I expressed my concern was with the number of residents and asked if it could be kept to 8 or below, they explained that wouldn't work for them, their numbers needed to be higher to make it work. Our neighborhood has a lot of traffic because of the college and currently a lot of crime. I believe having this many individuals coming and going from the home will add to the problems in our neighborhood.

Secondly, my concern is for the safety of the children living in the home. 1421 Panorama is a corner home with lots of street traffic and most of the backyard on the property has been turned into a parking lot. The yard is not designed for children and the board of Casa Esperanza intends to keep 11 parking spaces, utilizing those in the backyard, rather than establishing a play area. They have stated the children can play safely in the front yard. Myself, nor my neighbors have allowed our own children to play in the front yard due to not only the safety concerns with traffic, but also due to the bike path across the street that has attracted many individuals under the influence of substances.

Additionally, the person in charge hired by Casa Esperanza will live at the house and make sure rules are followed and take care of things. We currently have a lot of vagrants, theft and other crime in the neighborhood. It is my belief they will not want to retain their position the first time there is a problem, the first time someone jumps the fence into the backyard and threatens them, which will lead to high turnover in that position. During a meeting I asked the board members present if they would be willing to fill that role themselves to make sure things ran smoothly until they got the project up and running. They said no, that would not work. Therefore, I assured them I would be calling them each and every time there was a problem, right after I called the police.

I was raised in Bakersfield and am now raising my own family here. I love my home and grew up just one block away. Although the neighborhood has changed over the years, we still bought our home to enjoy living in a neighborhood with single family homes, where we could know the neighbors. This project changes that dynamic. I am not against the idea of helping women and children, I am against the way Casa Esperanza is going about it. Instead of doing research and looking for a multi-family property in different locations in Bakersfield, like downtown that has both multi and single-family residences, it appears Casa Esperanza looked for a big house that was inexpensive that could hold a lot of people. When asked if they looked at other areas of Bakersfield they did not answer. The home would have two to four people in each bedroom, with five to six people sharing each bathroom and I don't think these

are good circumstances. Our county is going to great lengths to build shelters for homeless here in Bakersfield. It is my belief that the county and city have the resources and experience to help get people off of the street, into a better environment and can set those individuals up for success. The county and city are not taking the individuals misfortune and using it for profit, but rather trying to help those that need it. In my heart of hearts, I do not believe Casa Esperanza has these women and children's best interest in mind. I ask that the CUP not be approved for all of the reasons listed above.

I would be happy to discuss any questions or concerns you may have regarding this matter. Please feel free to contact me at the phone number or email below.

Sincerely,

Nicole Yaksitch
661-246-8440
Nori432@aol.com

To: Councilmember Ken Weir

From: Robert Garcia

Re: 1421 Panorama Drive

Mr. Weir,

I am a 25 year Bakersfield resident. I have lived in various parts of Bakersfield including the southwest and north. In 2004, my wife and I were thrilled to purchase our home at 1301 Panorama Drive. My wife was born and raised in Bakersfield and she often spoke of all the old families who had homes on the prestigious Panorama Drive. We have seen a few long-time neighbors move on or pass away, but for the most part, the homes on Panorama have maintained their beauty, value, and character. They have always been single family homes in one of the most sought after parts of old Bakersfield. This is exactly why my wife and I have worked tirelessly on our home. To maintain the prestige and beauty of our home and neighborhood while providing a safe environment to raise our two children.

A few months ago, we were notified by the Urquidez family that the house at 1421 Panorama was in escrow. We met twice with the board of Casa Esperanza via Zoom. Unfortunately, the board was unable to allay our concerns regarding many issues. One of the main concerns is the number of residents. On our Panorama Street block of 7 single family homes, the proposal is to put a transitional home with upwards of 18-20 residents in said home. At 18-20 residents in one home, that is nearly more people than the existing neighbors on our entire block. Our family knows all the neighbors on our block. We have a tight, informal neighborhood watch in place. By putting 18-20 transient residents (being as this is a transitional home), our safety is threatened.

I have been in the civil service for nearly 27 years- 6 years in the military, 3 years as a Bakersfield Police Officer and 18 years as an LA County Fireman. The vast majority of my experiences with rooming houses, transitional homes, and board and care homes have left me with no desire to raise my family near such facilities. I have responded to calls regarding violence, theft, substance abuse, peace disturbances, and behavioral emergencies.

While my wife and I are empathetic to the plight of the homeless women and children that Casa Esperanza intends to serve, I believe that this transitional home will bring new safety concerns that are unprecedented for our neighborhood.

Sincerely,

Robert Garcia

City of Bakersfield Planning Division

October 6, 2020

1715 Chester Ave.

Bakersfield Ca. 93301

Attention: Kassandra Gale, Principal Planner

Kassandra Gale, I am opposed to granting a conditional use permit @ 1421 Panorama Bakersfield Ca. 93305.

I own the property immediately south of this property @1418 Princeton, and share the alley with that address.

The group further known as Casa Esperanza should not be granted a conditional use permit for the following reason.

1- The original zoning designation is assigned to every legally defined parcel, and the zoning code specifies which uses are permitted in these zones and the standards that apply to each use.

I would hope, based on the current code the city planning department would ensure that the neighborhood maintain a compatibility with the original zoning designations.

My opposition to this plan is this: This idea introduces a wholly different concept to the original zoning designation, promoting greater physical activity, increasing rates of traffic, and lessons the public health and welfare of our community.

This conditional use permit would allow an exception to the long range goals and policies of the existing zones and regulations, which this neighborhood was not intended for.

I personally feel there are other destinations or locations within our city that would be more suited to there needs.

So, in closing I hope you see our neighborhoods point of view in declining their permit.

Sincerely,

David and Debbie Zuech @ 1418 Princeton Ave Bakersfield Ca. 93305

Petition to Oppose Casa Esperanza's Transitional Home for Women and Children at 1421 Panorama Drive

Petition Summary & Background:	*A transitional home for women and their children has been proposed at 1421 Panorama Drive, Bakersfield CA 93305 by Casa Esperanza, a local non-profit group. This project would require a conditional use permit in order to allow a deviation of use from the existing zoning as a single-family home. This would be the group's first transitional home. The project proposes that 6 homeless women and any children they have (the group estimates each woman might have 2 children), plus one live-in Residential Advisor will live in this single-family home. This means that upwards of 18-20 or more people would be living on this property, which is zoned as a single-family home. Neighbors were notified of this project after they went into escrow with the current homeowner. None of the Board Members will be living in or around the residence and will not have direct in-person contact with the residence on a daily basis.*
Action Petitioned For:	*Currently, 1421 Panorama Drive is zoned R-1 for single-family occupancy. Ch. 17.04.200 in the City of Bakersfield Municipal Code states that "One-family dwelling" means a detached building containing only one kitchen, which building is designed and used exclusively for occupancy by one family. Ch. 17.64.020 B. sets the requirement for "conditional use permits permitting any use in any zone in which that use is not permitted by this title, subject to the findings set forth in Section 17.64.060(C)" to be in place in order to be in compliance of city codes.* *We, the residents around 1421 Panorama Drive, **OPPOSE** a Conditional Use Permit for this proposed project by Casa Esperanza. We feel the single family zoned property that they have selected is not intended to be used for such a project and the impact on the neighborhood would be substantial.*

	Name	Signature	Address	Email *(to receive updates on this project)*
1	Fred Bangs	Fred Bangs	313 Panorama	6613400494
2	Pam Baugher	Pam Baugher	313 Panorama Dr Bakersfield 93	

	Name	Signature	Address	Email (to receive updates on this project)
3	Susan Hernandez	Susan Hernandez		shralliance21@gmail.com
4	Michael Smith	Michael J Smith		Chasi67@gmail.com
5	Jose A. Robles	Jose A. Robles	601 Panorama Dr. Bakersfield CA, 93305	
6	JESSICA ROBLES	Jessica M. Robles	601 Panorama Dr. Bakersfield CA, 93305	TJRobes84@gmail.com
7	DON LANIER	Don Lanier	607 PANORAMA BAKERSFIELD 93305	
8	Shelley Georgito	Shelley K Georgito	515 Panorama Bkfld 93305	shelleygeorgino@hotmail.com
9	Michael Georgino	Michael Georgino	515 Panorama Bakersfield 93305	
10	Dena S. Hale	Dena S Hale	1312 Panorama Dr. Bakersfield CA 93305	denasue4@gmail.com
11	William R. Hale	W Hale	1312 Panorama Dr Bakersfield, CA 93305	

	Name	Signature	Address	Email (to receive updates on this project)
12	Bailey Hale		1321 Panorama Bakersfield CA	
13	Jessica Hale	Jessica Hale	1321 Panorama Bakersfield, CA 93305	jesshale14@gmail
14	Kristen Urquidez	Kristen Urquidez	1411 Panorama Dr. Bakersfield, CA 93305	
15	Johnny Urquidez	Johnny Urquidez	1411 Panorama Dr Bakersfield CA 93305	

Petition to Oppose Casa Esperanza's Transitional Home for Women and Children at 1421 Panorama Drive

Petition Summary & Background:	*A transitional home for women and their children has been proposed at 1421 Panorama Drive, Bakersfield CA 93305 by Casa Esperanza, a local non-profit group. This project would require a conditional use permit in order to allow a deviation of use from the existing zoning as a single-family home. This would be the group's first transitional home. The project proposes that 6 homeless women and any children they have (the group estimates each woman might have 2 children), plus one live-in Residential Advisor will live in this single-family home. This means that upwards of 18-20 or more people would be living on this property, which is zoned as a single-family home. Neighbors were notified of this project after they went into escrow with the current homeowner. None of the Board Members will be living in or around the residence and will not have direct in-person contact with the residence on a daily basis.*
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	Name	Signature	Address	Email *(to receive updates on this project)*
16	Karen Noriega	Karen Noriega	1413 Princeton City, 93305	norietam@yahoo
17	F. Mickael Noriega	F. Mickael Noriega	1413 Princeton Bfld 93305	MikeQ FMNAccTax.com

	Name	Signature	Address	Email (to receive updates on this project)
18	Dora Verdin	Dora Verdin	1406 Princeton Ave Bkfld 93305	
19	Kim Adams	Kim Adams	1406 Princeton ave Bkfld. CA, 93305	Kimalexeedat gmail.com
20	Raymond M. Verdin	Raymond Verdin	1406 Princeton ave Bkfld. CA. 93305	KimAlexeedat gmail.com
21	Donna Foster	Donna Foster	1407 Princeton Ave Bakers, CA. 93305	tdfoster1407@sbcglobal.net
22	Terry Foster	Terry Foster	1407 Princeton Bakersfield Ca 93305	tfoster954@Hotmail.Com
23	Sherry Diane Spiers	Sherry Diane Spiers	1412 Princeton Ave Bakersfield CA 93305	Sherry_827@icloud.com
24	Olivia Garcia	Olivia Garcia	1401 Princeton Avenue bakersfield CA 93305	oliviagarcia2@icloud.com
25	Thomas Freed	Thomas Freed	1315 Princeton Bakersfield, CA 93305	-
26	Felipa Alaniz	Felipa Alaniz	1131 Princeton Ave Bakersfield Ca	
27	Rebecca Brooks	Rebecca Brooks	1113 Princeton Ave Bakersfield Ca 93305	

28

Name	Signature	Address	Email *(to receive updates on this project)*
Dale Brooks		1113 Princeton Ave.	

Petition to Oppose Casa Esperanza's Transitional Home for Women and Children at 1421 Panorama Drive

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	Name	Signature	Address	Email (to receive updates on this project)
29	Miguel Aguilar		1140 Princeton Ave	miguel325i@aol.com
30	Ronald Wolfe		1140 Princeton	RWolfe@RonWolfe.com

	Name	Signature	Address	Email (to receive updates on this project)
31	Leah Cuellar		1116 Princeton Ave	leahcuellar.chem@gmail.com
32	Hector Rosa		1116 PRINCETON AVE	[illegible]
33	Joseph J. GIANQUINTO		1108 Princeton Ave Bakersfield 93305	jgianquint@aol.com
34	LANI GIANQUINTO		1108 PRINCETON BFD/CA 93305	lgianquint@gmail.com
35	Laura Barela		1209 Shattuck Bakersfield, CA 93	labare@aol.com

Petition to Oppose Casa Esperanza's Transitional Home for Women and Children at 1421 Panorama Drive

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	Name	Signature	Address	Email *(to receive updates on this project)*
36	Debra Moritz	Debra Moritz	1200 Princeton Ave Bakersfield CA 93305	deb_bannister@yahoo.com
37	Robert Moritz	Robert Moritz	1200 Princeton Ave Bakersfield CA 93305	Moritz1964@yahoo.com

	Name	Signature	Address	Email (to receive updates on this project)
38	Jamie Guinn	Jamie Guinn	2700 Baylor ST Bakersfield CA 93305	jguinn88@gmail.com
39	DAVID Zueck	D Zueck	1418 Princeton Ave BAKERSFIELD, CA. 93305	dz designs @outlook.com
40	Deborah Zueck	Deborah Zueck	1418 Princeton Ave BAKERSFIELD, CA 93305	dz designs @ outlook.com
41	Jose Cruz Armendariz	J. A	1419 Princeton Ave Bakersfield CA 93305	acruzchico@aol.com
42	Stephanie Armendariz	S Armendariz	1419 Princeton Ave Bakersfield CA 93305	Armendariz.Stephanie@Yahoo.com

Petition to Oppose Casa Esperanza's Transitional Home for Women and Children at 1421 Panorama Drive

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	Name	Signature	Address	Email *(to receive updates on this project)*
43	Trish Garcia	Trish Garcia	1301 Panorama Dr. 93305	peppermintp4116@bak.rr.com
44	Christian Gonzales		3312 LA CRESTA DR 93305	CR.GONZALES@YAHOO.COM

	Name	Signature	Address	Email (to receive updates on this project)
45	Dustin Gonzales		3417 La Crosta Dr. 93305	dustingonzales@hotmail.com
46	Destinee Desiderio		1128 Princeton Ave. 93305	DestineeDesiderio95@gmail.com
47	Richard Gutierrez		1128 Princeton Ave 93305	RichardGutierrez85@Gmail.com
48	Carrie Young	Cyoungn.	400 Balsam ave 93305	cyoung5683@yahoo.com
49	Chris Young		400 Balsam Ave 93305	chrisyoung5241@yahoo.com
50	ROBERT GARCIA		1301 PANORAMA DR. 93305	xFrog34@bak.rr.com
51	MARTHA RODRIGUEZ		2 MONTE VISTA DR	MARTHA4445@GMAIL.COM
52	Michelle Gallegos	Michelle Gallegos	5 Panorama	
53	Darlene Palmer	Roger Palmer	11 Panorama Dr	

	Name	Signature	Address	Email (to receive updates on this project)
54	Nicholas Lopez	21 Panorama Dr	21 Panorama Dr. 93305	ndlopez77@gmail.com
55	Ryan Harper	55 Panorama dr	"	
56	Connie Contreras	105 Panorama dr	"	Connie v contreras@gmail.com
57	Joseph Contreras	105 Panoram dr	"	
58	Tim Brewton	125 Panorama		
59	Benny Gutierrez	129 Panorama		
60	Elizabeth Mebane	200 La Colina		lizmebane1@gmail.com
61	Chet Mebane	200 La Colina		chetmeb1@gmail.com
62	Michael Maharrey	Michael Maharrey	1005 Shattuck Ave Michael Maharrey	

	Name	Signature	Address	Email (to receive updates on this project)
63	Michael Keate	Michael J. Keate	1005 Shattuck Ave	
64	Cindy Hedrick-Keate	Cindy Hedrick-Keate	1005 Shattuck Ave	saddlecin@gmail.com

Petition to Oppose Casa Esperanza's Transitional Home for Women and Children at 1421 Panorama Drive

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	Name	Signature	Address	Email *(to receive updates on this project)*
65	Sarah Alvarado	S h a	310 Magnolia 93305	sarahralvarado22@gmail.com.
66	Robert Castaneda	Robert Castaneda	2719 San Pablo Ave	CASTANEDA ROBERT16 gmail

	Name	Signature	Address	Email (to receive updates on this project)
67	Jose Alvarado		3307 Century Dr.	Jonovoc@yahoo.com
68	Indra Muñoz		3307 Century DR	ardnimunoz@gmail.com
69	Julia Green		309 Magnolia Ave	juliagreen@moore.org.com
70	GREG GREEN		309 Magnolia Ave	gregory.derekgreen@gmail.com
71	JESUS ALVARADO		330 MAGNOLIA AVE	alvaradojesus25@yahoo.com
72	SHAWNA LYNN			
73	Steven Armas		1212 Telegraph Ave	
74	Melaynie Lopez		1212 Telegraph Ave	

Petition to Oppose Casa Esperanza's Transitional Home for Women and Children at 1421 Panorama Drive

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Name	Signature	Address	Email *(to receive updates on this project)*
75 Cathy L. Flores	Cathy L. Flores	1312 Princeton Ave	
76 Jess A. Flores	Jess A. Flores	1312 Princeton Ave	CATZAPPA1988.Gmail.com ALL LOWER CASE.

Petition to Oppose Casa Esperanza's Transitional Home for Women and Children at 1421 Panorama Drive

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	Name	Signature	Address	Email *(to receive updates on this project)*
77	Jesus Sosa	Jesus Sosa	1136 Princeton Ave	jesus_sosa@icloud.com
78	Elisa Sosa	Elisa Sosa	1136 Princeton Ave	elisa_sosa@icloud.com

Petition to Oppose Casa Esperanza's Transitional Home for Women and Children at 1421 Panorama Drive

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Name	Signature	Address	Email *(to receive updates on this project)*
79 Diane Bolanos	Diane Bolanos	1306 Princeton Ave	sadiembella@gmail.com.

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	Name	Signature	Address	Email *(to receive updates on this project)*
80	Mary E. Nix	Mary E Nix	1250 Princeton Ave	
81	Lloyd R. Nix	Lloyd R Nix	1250 Princeton Ave	

1413 Princeton Ave

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Name	Signature	Address	Email *(to receive updates on this project)*
82 Luis E Cervantes		1123 Princeton Ave Bakersfield CA 93305	luis@bswroofing.com

Please return to Karen Noriega - 1413 Princeton

Petition to Oppose Casa Esperanza's Transitional Home fo Women and Children at 1421 Panorama Drive

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	Name	Signature	Address	Email (to receive updates on th project)
83	DARRELL MIRELES	Darrell Mireles	1304 RADCLIFFE AVE	

Please return to Karen Noriega - 1413 Princeton

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	Name	Signature	Address	Email *(to receive updates on th project)*
84	Tony Abonnel	Tony Abonnel	1316 Radcliffe Ave 93305	

Please return to Karen Noriega - 1413 Princeton

Petition to Oppose Casa Esperanza's Transitional Home for Women and Children at 1421 Panorama Drive

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	Name	Signature	Address	Email *(to receive updates on this project)*
85	ZACHARY BOYD		1213 PRINCETON AVE, BAKERSFIELD CA 93305	ZBOWBOYD@GMAIL.COM
86	Suzanne Boyd		1213 Princeton Ave. Bakersfield, CA 93305	suzzzmb@yahoo.com

1421 Panorama Dr. is on a very busy corner (traffic), not safe for young children who may venture outside of the yard.

WILL THEIR FRIENDS & FAMILY BE PERMITTED TO VISIT? THAT WOULD BRING EVEN MORE PEOPLE TO THE NEIGHBORHOOD...?

Please return to Karen Noriega - 1413 Princeton

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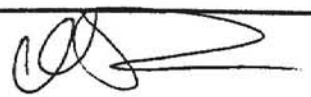
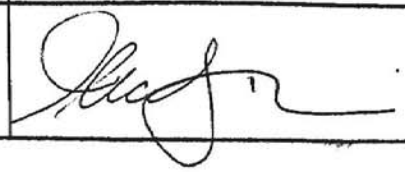
	Name	Signature	Address	Email *(to receive updates on this project)*
87	NORBERT GAL		1207 PRINCETON AVE	DOCNORBER@HOTMAIL.COM
88	ALICIA GARCIA		1207 PRINCETON AVE	

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	Name	Signature	Address	Email *(to receive updates on this project)*
89	Jesus Lopez		1109 Princeton ave Bakersfield	mitolopez.16@gmail.com
90	Claudia Lopez	Claudia Lopez	1109 Princeton ave Bakersfield.	adrianlopez1411776@gmail.com

Please return to Karen Noriega - 1413 Princeton

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	Name	Signature	Address	Email (to receive updates on th project)
				zemaxx@yahoo.com
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92	LARRY WIEDEMAN	Larry Wiedeman	1212 Radcliffe Ave	zecapt3@yahoo.com

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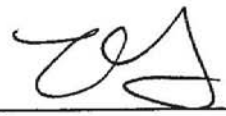
	Name	Signature	Address	Email *(to receive updates on this project)*
93	Kathleen Armstrong		1400 Princeton Ave Bakersfield, CA 93305	kraamstrong@gmail.com
94	Ryan Dambosky		1400 Princeton Ave Bakersfield, CA 93305	ryan.dambosky@gmail.com

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	Name	Signature	Address	Email (to receive updates on this project)
95	Scott Hair	Scott Hair	1201 Panorama Drive	
96	Lucy Shears	Lucy J Shears	1001 Panorama Dr	Lshears58@yahoo.com
97	BARBARA ANSON	Barbara Anson	1011 PANORAMA DR	littlebarbieq@yahoo.com

98

Name	Signature	Address	Email (to receive updates on this project)
Anthony Hernandez		1117 Panorama Dr.	

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	Name	Signature	Address	Email *(to receive updates on this project)*
99	Nicole Yakesitch	Nicole Yakesitch	1311 Panorama BKFld, CA 93305	nori432@aol.com
100	Steven Yakesitch	Steven Yakesitch	1311 Panorama BKFld, CA 93305	syakesitch@hronis.net

Attachment H:
Existing Site Photos

Attachment I:
KCHC Cost Benefit Analysis

KERN COUNTY HOMELESS COLLABORATIVE

COST BENEFIT ANALYSIS

OF THE HOUSING FIRST APPROACH TO ENDING HOMELESSNESS IN KERN COUNTY

KC HC Kern County Homeless Collaborative

United Way

United Way of Kern County

EXECUTIVE SUMMARY

Cost Benefit Analysis of the Housing First Approach to Ending Homelessness in Kern County

Homelessness is a continuing problem in Kern County, as it is in other communities. The costs of homelessness are high, both in human and financial terms. Local public and private non-profit agencies spend about $25 million annually to feed, care for, shelter, and house 4,500 homeless and formerly homeless people, or about $5,551 per person. Federal and state funds pay for 75% of the cost of these programs. City and County taxpayers and private donors pick up the remaining 25% (about $6 million).

Not so obvious are the costs to local merchants and property owners, and to public services such as law enforcement and emergency medical care. The US Department of Housing and Urban Development estimates that it costs about $40,000 a year for a homeless person to live on the streets. Other studies have shown that about 10% to 15% of the homeless population – sometimes referred to as "frequent flyers" or "heavy consumers" – are responsible for a disproportionate amount of these costs. The same studies have also found that placing these homeless people in affordable housing with supportive services results in significant reductions in emergency, hospital and law enforcement costs.

$40,000
cost per year to live on the streets
US Department of Housing and Urban Development estimate

Locally, these so-called "hidden costs" of homelessness include more than $2 million of general fund monies for the Bakersfield Police Department to respond to minor offenses such as panhandling and illegal camping. Homeless people accounted for 13% of all suspects booked by the Kern County Sheriff in 2016, and made up at least 10% of the jail population. Service utilization data from medical providers show much higher than average rates of ambulance transports, emergency room visits and other hospital services.

Recent years have seen a paradigm shift in the approach to ending homelessness. Known as "Housing First," this approach emphasizes placing people directly into affordable housing without preconditions, rather than having them undergo a succession of residential and treatment programs to prepare them for independent living. Supportive services are offered to help achieve housing stability, but are not mandated. Not only has this approach been successful in ending homelessness, it has also resulted in significant decreases in the use of emergency medical and law enforcement services.

The Kern County Homeless Collaborative adopted the Housing First approach several years ago, and has placed several hundred homeless people into housing using a standardized assessment and prioritization process that takes into account length of time homeless, severity of service needs, as well as other factors. An informal survey of a group of formerly homeless individuals and families identified as heavy consumers, most of who had been homeless for long periods, was conducted to determine if and how their service utilization and associated costs had changed in the first six months after they had obtained permanent housing.

The survey results were quite striking, and support the belief that it is less expensive to house homeless people than it is to leave them on the streets or in shelters. Jail time and costs decreased by 98%. In-patient hospitalization costs decreased by 88%, ambulance transports by 65%, and emergency room visits by 49%. Combined cost savings amounted to a total of almost $731,000 for a six-month period. Even when supportive housing costs are factored in, the net savings was about $580,000. This amounted to a savings of about $14,000 per person for six months, or about $28,000 on an annual basis.

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I. INTRODUCTION

Homelessness is a complex social problem with a variety of underlying economic and social causes including extreme poverty, lack of affordable housing, untreated mental health and/or substance use problems, family breakdown, and other factors. Homelessness affects society in many different ways, some of which can be measured, some not. The suffering experienced by homeless individuals and their families is incalculable, and affects the well-being of the community as a whole.

Many studies have demonstrated the economic impact of homelessness on public resources. They typically find that homeless people tend to disproportionately use expensive emergency medical and crisis services, and have more frequent contact with law enforcement than people who have a home. These studies have also identified a subgroup of "heavy consumers," estimated at from 10% to 15% of the homeless population, who are responsible for a majority of these costs. Typically, these are chronically homeless people who have multiple problems and rarely use shelters.

Studies have shown housing retention rates of 85% or more after a full year

A relatively new approach to addressing homelessness known as "Housing First" has proven very effective in helping this sub-group, as well as other homeless people, exit homelessness. This approach involves placing homeless people into permanent, affordable housing as quickly as possible, without preconditions or service barriers to entry. Supportive services are offered, but not required, to maximize housing stability and prevent repeated homelessness. Studies have shown housing retention rates of 85% or more after a full year, and significant reductions in emergency, hospital and law enforcement costs.

The Kern County Homeless Collaborative, aka the Bakersfield/Kern County Continuum of Care (CoC), officially adopted the Housing First approach in 2008 and, since then, has refocused its combined efforts to end homelessness on producing new permanent housing. It has also prioritized chronically homeless individuals and families for placement in permanent supportive housing. United Way of Kern County, collaborative applicant for the Bakersfield/Kern County CoC, commissioned this study to analyze whether this strategy has resulted in cost savings to the local community, as has been found in other areas.

There are two components to this analysis. First, an attempt was made to estimate the costs incurred annually by the community to address homelessness, including the cost to both homeless programs and to key public services, including emergency medical services, hospitals, and law enforcement. Secondly, a group of formerly homeless people was surveyed to determine how their utilization of, or contact with, these key public services had changed once they were housed. Most of these people had been chronically homeless, and prioritized for housing placement based partially on being "heavy consumers."

The first objective was only partially achieved. Budget information from homeless programs and homeless population data were adequate to calculate the total and average cost of providing designated services to homeless people. Assessing the full impact of homelessness on key public services was more problematic, because the agencies approached, except for one, do not routinely identify or track homeless people in their management databases. However, they were all able to provide some useful estimates of service utilization and costs through informal record searches or "expert estimates."

The follow-up survey of former chronically homeless people who had been placed in permanent supportive housing according to Housing First principles showed significant decreases in the utilization of ambulance, emergency room and in-patient hospital services, and interactions with law enforcement and jail time. Service costs were estimated and compared, using cost averages provided by these agencies that show strong support for the Housing First approach.

II. HOMELESSNESS IN KERN COUNTY

There are multiple, overlapping definitions of homelessness used by various federal and state agencies that fund homeless programs. These definitions not only determine who may be served, but also affect how the homeless population is counted or estimated.

Definitions of Homelessness

The definition of homelessness used by the US Department of Housing and Urban Development (HUD) is the most restrictive. To paraphrase, HUD defines a homeless person to be an individual or family who lacks a regular nighttime residence; sleeps in a place not meant for sleeping (i.e., alley, car, park, etc.); lives in a supervised temporary shelter; or is a homeless person exiting an institution (i.e., jail, hospital) after a temporary period (up to 90 days).

An important subgroup within this literal definition are "chronically homeless people," by which HUD means individuals and families who have been homeless for at least one year or four times in the last three years, and in which cases the individual or adult family head has a chronic mental disability or substance use disorder.

Also included in HUD's definition are "at risk" people in imminent danger of losing housing due to eviction or lack of funds; and unaccompanied youth (under 25) and families with children defined as homeless under other federal statutes who experience housing instability and have had long periods without permanent housing, which are likely to continue due to disability, health or childhood abuse.

In comparison, the Healthcare for the Homeless Program, administered by the US Health Resources and Services Administration (HRSA), while essentially incorporating the HUD definition, adds "doubling up" (also known as "couch surfing") to the meaning of homelessness. Doubled up people include individuals and families who "are unable to maintain their housing situation and are forced to stay with a series of friends and/or extended family members."

The US Department of Education (DEA), under the McKinney-Vento Homeless Assistance Improvement Act of 2001, also includes doubling up in its definition of homelessness: "children and youth who are sharing the housing of other people due to loss of housing, economic hardship, or a similar reason." Also covered are "children and youth who are living in motels, hotels, trailer parks, or camping grounds due to the lack of alternative adequate accommodations."

Homeless Population

The Kern County Homeless Collaborative has conducted one-day, point-in-time (PIT) counts of the county's sheltered and unsheltered homeless population since January 2007, as required by HUD. Begun on a biennial basis, these counts have been done annually since January 2013. Since then, the number of unduplicated homeless people counted has decreased steadily in all but one year, with a 31% overall decrease between 2007 (1,537) and 2016 (1,067), or an average annual decrease of about 3.4%.
The January 2017 PIT Count (810 people) found a surprising 24% decrease in homelessness from the previous year, which was almost entirely attributable to a 47% drop in the number of unsheltered people counted. This is probably primarily due to a change in the count methodology required to meet HUD guidelines, specifying that the PIT Count must take place in a 12-hour period between dusk and dawn.

Previously, the Homeless Collaborative had counted sheltered people during evening hours and unsheltered people during daylight hours the following day. In 2017, the new strategy involved a concurrent overnight count of both sheltered and unsheltered homeless people. Locating and interviewing unsheltered people at night in an area as large and geographically disperse as Kern County presents numerous challenges. More important than the count itself is the information obtained from interviews that can be used to describe the homeless population.

The January 2017 count found that 82% of the homeless were single adults, 18% were in families with children, 14% were children (under 18), and 73% were male, 26% female. Thirty-one percent of those surveyed were chronically homeless. Of the total adults, 23% had been involved in the justice system while still juveniles, 38% had been arrested for substance abuse, 31% reported a chronic physical illness, 19% had been hospitalized for mental health reasons, and 7% had become homeless upon release from prison. Ninety percent of the homeless were counted within Metro Bakersfield. Seventy-four percent were local residents.

PIT counts are valuable in tracking changes in the homeless population over time, but do not show the full extent of homelessness. By their nature, they reflect higher proportions of people who have been homeless for lengthy periods, and undercount people who are temporarily or cyclically homeless. Additionally, HUD PIT counts focus on people in the street or shelters, but omit homeless people who are jailed or hospitalized during the count, as well as those vouchered in local motels or hotels. Obviously, the number of people who are homeless during a full year is much higher than those who are homeless at any given time. Some information about the numbers of homeless people residing in Kern County annually is available from the Homeless Management Information System (HMIS) database shared by 10 Homeless Collaborative members who input client service data from their shelter and housing programs.

According to the HUD Annual Performance Reports (APR) generated by HMIS, there were a total of 2,459 unduplicated homeless people who used emergency shelter and transitional housing between October 1, 2015 and September 30, 2016. Of these 2,459 people, 563 (23%) were family members, and 1,896 (77%) were single adults. Interestingly, this number is slightly higher than the 2,394 sheltered or transitionally housed people reported in AHAR for 2013-2014, in contrast to the drop in homeless numbers reported in the last PIT count.

The latest AHAR also reported that there were 1,223 formerly homeless people living in permanent supportive housing, split evenly between family members (611) and single adults (612). The AHAR does not report occupancy numbers for another 874 rapid re-housing and other permanent housing beds. Therefore, there were more like 2,000 formerly homeless people in permanent housing during the year; or about 4,500 total homeless and formerly homeless people served by Homeless Collaborative members.

The Kern County Department of Human Services (DHS) administers several CalWORKs (CW) homeless programs, one of which, the Temporary/Permanent Homeless Assistance Program, provided hotel or motel vouchers to 788 unduplicated families in 2016. At three members per family on average, this comes to about 2,365 homeless family members served by DHS, or four times the HMIS number. DHS numbers include people who would be considered “at risk” by HUD, but their data also reflects families who were temporarily homeless.

The Kern County Superintendent of Schools reports that there were a total of 6,633 homeless school children served countywide by school districts in 2016-2017. This number included: 5,738 children in “doubled up” situations; 255 children in hotels or motels; 603 children in shelters; and 37 children who were unsheltered. The numbers of families involved is not known.

III. HOMELESS PROGRAM COSTS

The past 25 to 30 years has seen the growth of an extensive network of non-profit and public programs whose purpose is to serve the homeless population. This network consists of more than 20 public and private non-profit agencies that offer, or administer funds to, a full continuum of housing programs and supportive services targeted to homeless people. Funding for these programs comes from a multiplicity of different government funds, augmented by private donations. An attempt was made to identify, compile and display the entirety of these grant allocations for the first time to provide a full picture of the financial costs involved in operating the local homeless services system.

The total combined budget for homeless services locally is conservatively estimated at almost $25 million in 2016-2017. Budget information from homeless service providers, city and county funders, government websites, and GuideStar's Nonprofit Profiles were compiled to arrive at this amount. Care was taken to avoid duplication of budget amounts. For example, grant matching dollars were not included because these are typically taken from other grants or private donations; and grant amounts allocated by government agencies were checked against those reported by recipient agencies.

Table 1, on the following page, shows these dollars organized according to federal, state and local government and private funding sources. Most of these funds are legally designated for eligible homeless activities, but some are funds from non-specific grant sources allocated in-house by agencies for their homeless clients. The amounts shown do not include in-kind or non-cash donations. Budget information was not obtained from numerous small community groups that offer food, clothing and other services to needy people countywide.

Most homeless programs are dependent on government funding sources, directly or indirectly. Of the $25 million, 76% ($18.9 million) originates from federal and state grants or block grant-type allocations. Some of these grants are received directly from the original funding source by local agencies, but most of the incoming federal funds are mediated and subcontracted through the city or county. Combined funding from various HUD programs alone accounts for about 38% ($9.3 million) of all homeless revenues. City and County general funds combined are about $2 million annually, and private charitable donations amount to at least $4 million.

Among the federal programs that fund homeless services are: the Department of Housing and Urban Development (HUD), the Veterans Affairs Administration (VA), the Federal Emergency Management Agency (FEMA), and the departments of Health and Human Services (HHS), Education (DOE), and Labor (DOL). State agencies include: the departments of Corrections and Rehabilitation (CDCR), Health Care Services (DCHS), Human Services (DHS), Housing and Community Development (HCD) and Rehabilitation (DOR), and the Governor's Office of Emergency Services (OES).

TABLE 1: ANNUAL REVENUES RECEIVED BY LOCAL HOMELESS PROGRAMS IN 2016

Funding Source	Description	Amount
Federal Grant Programs		
HUD Continuum of Care (CoC)	Annual grants for permanent supportive housing, transitional housing, supportive services and HMIS.	$4,790,096
HUD Housing Choice Vouchers (HCV)	Rental assistance administered by the Public Housing Authority.	$2,994,950
VA Grant & Per Diem (GPD)	Funds to establish and operate supportive housing and service centers for homeless veterans.	$813,942
VA Supportive Services Veteran Families (SSVF)	Funds services to very low-income veteran families living in or transitioning to permanent housing.	$934,743

Funding Source	Description	Amount
DHHS SAMHSA	Substance Abuse and Mental Health Administration funds for outreach, behavioral health and drug treatment for homeless people.	$410,296
DHHS Healthcare for the Homeless (HCH)	Funds a homeless primary care clinic, mobile health van and medical respite program locally.	$519,783
DOL HVRP	Homeless Veterans' Reintegration Program provides job training and placement to assist homeless vets reintegrate into the labor force.	$148,759
	Total Federal Grants	**$10,612,569**
Federal Allocations		
HUD Community Develop. Block Grant (CDBG)	Formula grants to Kern, Bakersfield and Delano for projects that benefit lower income people, amount allocated for local shelter improvements.	$468,321
HUD Emergency Solutions Grant (ESG)-Local	Formula grants to Bakersfield and Kern County allocated for outreach, emergency shelter, prevention and rapid re-housing.	$638,800
HUD ESG-State	Federal ESG funds passed via State to Kern County for outreach, shelter, prevention and rapid re-housing in rural areas.	$523,105
FEMA Emergency Food & Shelter Program (EFSP)	Federal Emergency Management Agency formula allocation, administered by United Way.	$641,202
DHHS Projects in Transition from Homelessness	PATH funds passed through State to County for behavioral health, substance abuse and supportive services for mentally ill homeless people.	$210,362
DOE Title VII-C Independent Living	DOE Rehabilitation Services Administration allocations to Independent Living Centers, amount used locally for disabled homeless people.	$36,315
DOE Title 1-AoHOmelessSet-Aside	Allocation to Kern County school districts, used to assist and cover school-related costs for homeless students.	$647,881
	Total Federal Allocations	**$3,165,986**
State Allocations		
CDCR AB 109 Public Safety Realignment Act	Community Corrections AB 109 funds allocated to Kern County, portion designated for hotel/motel vouchers for reentering mentally ill offenders.	$71,725
DOR AB 204 - Independent Living	Allocations to independent living centers, amount used locally for services to disabled homeless people.	$36,315
MediCal	MediCal health coverage, amount used by County for treatment of homeless people with mental disabilities.	$1,004,219
DHCS/HCD Mental Health Services Act (MHSA)	MHSA funds include DHCS Community Services and Supports funds for counties to provide integrated mental health services, and HCD MHSA funds for rental subsidies, for homeless with mental disabilities.	$1,129,078
DHS TANF/CalWORKS Homeless Assistance	Combined federal block grant and state funds allocated to Kern County, amount designated for three homeless services, including hotel/motel vouchers, rental assistance, deposits, utilities and supportive services.	$2,240,649
Cal OES/Domestic Violence Program	Funds for emergency shelter, counseling, victim advocacy, and supportive services for domestic violence victims and their children.	$682,651
	Total State Allocations	$5,164,637
County Funds		
Realignment- Behavioral Health	2011 Realignment Behavioral Health Subaccount sales tax funds allocated to County, portion designated for supportive housing services.	$198,720
First 5 Kern	KC Children and Families Commission tobacco tax funds, portion allocated to domestic violence shelters for childcare.	$663,692
	Total County Funds	**$862,412**

Funding Source	Description	Amount
City Funds		
Workforce Employment	Waste Management Department contract with local shelter to hire homeless people for recycling, highway cleanup, and animal care services, with combination of City, Caltrans, and Greenway funds.	$1,100,000
	Total City Funds	**$1,100,000**
Fundraising		
Charitable Contributions	Combined revenues from private donations and fundraising events, raised by seven homeless providers.	$3,822,762
United Way	United Way Campaign giving to local non-profits for hunger and homelessness.	$250,000
	Total Fundraising	**$4,072,762**
	GRAND TOTAL ALL DEDICATED HOMELESS FUNDING	**$24,978,366**

Seventy-two percent (about $18 million) of the $25 million available to agencies last year was devoted to sheltering and housing homeless people, as shown in Table 2, below. This includes: $11.1 million (44%) for permanent housing, rapid rehousing, and housing placement and support services; about $2.4 million (9.5%) for transitional housing; about $3.1 million (12.4%) for emergency shelter; and about $1-1/2 million (5.7%) for temporary lodging and prevention. The remaining funds (about $6.7 million, or 27%) are used for a variety of purposes, including medical care, behavioral health care, employment, legal assistance, education, childcare, meals and other basic necessities.

Charitable donations from local residents are used to fill gaps in the otherwise publicly funded homeless service system. Chief among these gaps is emergency shelter, which receives only minimal funding from a few public sources, such as the HUD ESG and FEMA EFSP programs. Private support of emergency and domestic violence shelters may account for 80% or more of their operating budgets, and is an ongoing need that must be met by the community.

TABLE 2. HOMELESS SHELTER AND HOUSING RESOURCES

Housing Resource	Housing Cost	Description
Permanent Housing	$8,227,076	Rent subsidized project-based and scattered site housing, rapid rehousing, and some leased housing, funded by HUD, VA and other sources.
Supportive Housing Services	$2,880,276	Case management and aftercare to help formerly homeless people keep housing.
Transitional Housing	$2,408,974	Combined operating and supportive services costs of 8 TH programs, plus capital costs towards new TH program.
Emergency Shelter	$3,120,687	Combined operating costs of 5 shelters, including staff and meals, exclusive of supportive services, plus capital costs towards new ES program in Delano.
Temporary Lodging	$919,892	Temporary lodging in hotels and motels.
Prevention	$534,242	Help with costs needed to access and maintain permanent housing, including security deposits, utility arrearages, and rental assistance, to prevent homelessness.
Total	**$18,091,147**	

A rough estimate of the average cost of providing designated services and housing to known homeless people is about $5,551 a year. This estimate was obtained by dividing the total budget amount of $24,978,366 by the number of homeless and formerly homeless people (4,500) sheltered or housed in 2016, as previously enumerated.

IV. HIDDEN COSTS OF HOMELESSNESS

Nationally, it is estimated that about 0.12% of the population are homeless on a given night, and that about 0.5% are homeless during the course of a year.[1] Although their numbers are relatively small in proportion to the general population, homeless people have a very visible presence in the community, particularly those who sleep outdoors or collect in public places during the day. A common point of contention in every American city is about the negative effects such concentrations of homeless people have on retail sales and commercial and residential property values. Other concerns center on the threats homeless encampments and makeshift shelters pose to the environment and public health.

Although the impact of homelessness on businesses and property values has yet to be studied, there is considerable research on the disproportionate reliance on public services by homeless people. Typically, this research has involved extensive analyses of service histories, by using integrated administrative databases to identify cases, service utilization patterns and costs.

The present analysis was more modest in nature, limited to contacting some, but not all, of the public services in Kern County that serve, but do not target services to, the homeless population. Its purpose was to determine if and to what extent key agencies experience any disproportionate service utilization and cost impacts, similar to those reported in the literature.

Nine agencies representing law enforcement, emergency medical care, and hospitals, were asked to identify the numbers of homeless people within their caseload, the frequency and/or length of services provided, and the costs associated with these services. All the agencies contacted were very cooperative, but were limited in the information they could provide because most do not formally identify or track homelessness, or keep cost centers for them, within their management software systems.

Law Enforcement

Four law enforcement agencies including the Bakersfield Police and Code Enforcement departments, the Kern County Sheriff's Office, and the Kern County Probation Department were all able to provide some useful information about their contacts with or activities involving the homeless population.

Bakersfield Code Enforcement

The Bakersfield Code Enforcement Department is responsible for enforcing local public safety laws regulating the upkeep of properties and removal of public nuisances. Since 2012, the Department has partnered with the Kern County Homeless Collaborative on a City project called DCE 645—Kern River Encampment Cleanup, which involves periodically removing and cleaning up dozens of illegal homeless camps along the Kern River Corridor in north Bakersfield. The Homeless Collaborative role is to help homeless people preserve their personal properties, including medications, and link them to supportive services or shelter, if requested, after which City Code Enforcement officers accompanied by police officers clean up and restore the properties.

Because this project is specific to the homeless population, the City is able to track dates, employee hours and payroll costs of the participating code enforcement officers. Between August 2014 and April 2017, 13 city staff accrued a total of 1,327 hours working on the riverbank clean ups. Combined salary and benefits during this 31-month period amounted to $94,229, which translates to about $36,476 per year, paid for from the City General Fund. Code Enforcement performs numerous other clean up and abatement activities related to homeless people sleeping outdoors, or squatting in vacant buildings and properties, but does not track or assign costs to these.

1 Homelessness in America, Homelessness Statistics, FAQs, National Alliance to End Homelessness, 2017.

Bakersfield Police Department

The Bakersfield Police Department does not track homeless data because "homelessness is not illegal." However, they were able to provide an estimate based on officer surveys, but cautioned that the numbers were almost certainly not precise. The focus of the analysis was on the BPD Street Impact Team, consisting of 2 sergeants and 11 officers who work with businesses to address crime prevention, and also partner with local community groups to conduct outreach with the homeless population.

Impact Team officers completed a survey in which they were asked to estimate the amount of time spent in an average day enforcing or investigating misdemeanor crimes that were a result of homelessness (i.e., trespass, illegal camping, panhandling, etc.), versus the time spent on other non-homeless related duties. Officers were also asked to estimate the number of misdemeanor arrests and citations made in an average week from crimes involving homelessness. More serious crimes such as assault, theft or drug sales were not included, because these are not necessarily related to homelessness.

The officers' responses to both questions were then averaged, and it was estimated that they spent about 72% of their time on enforcing or investigating crimes involving homelessness. This percentage was applied against their combined annual salaries and benefits to produce a yearly cost estimate of $1,499,889. Similar estimates were developed for the Department's 126 other patrol officers, indicating that non-Impact Team officers averaged about 2.5% of their workdays involved with homelessness, estimated to cost an additional $548,685 per year. Thus, the BPD estimates the annual cost of homelessness to the Department to be about $2,048,574. This amounts to about 2.3% of the total BPD budget, which is supported primarily by the City's General Fund.

$2,048,574
annual cost of homelessness to the Bakersfield Police Department

Regarding arrests, the BPD estimates that Impact Team members make an average of about 26 misdemeanor arrests and citations per officer per week (or 1,248 per year each) for crimes involving homelessness. Thus, the total number of these arrests and citations made by the Impact Team is estimated at about 13,700 annually. An unknown number of these arrests may involve people who are not strictly homeless, but co-mingle with the homeless population in parks and other public places.

Kern County Sheriff's Office

Like most public agencies, the Sheriff's Office does not routinely include a category for homelessness in its software database. However, in 2015, it conducted its own query about homeless people who were arrested and processed for misdemeanor and felony charges. This was done by searching the records for people who self-identified as "homeless" or "transient", or who gave the address of a homeless shelter. The query found that there were 2,459 distinct homeless individuals who had been arrested and booked on 4,596 occasions, or an average of 1.9 times per person. From this, it can be estimated that homeless people accounted for at least 13% of the total of 34,756 bookings that year.

Although the Sheriff did not track the number of these people who were subsequently incarcerated, the percentage is consistent with a San Francisco study that found that 11% of all county arrestees were homeless within the past 30 days[2], and other studies reporting rates as high as 15% for jail inmates who had been homeless during the previous year.[3]

The Kern County Sheriff does not report annual jail occupancy, instead tracking "average daily population," which was 2,189 a day in 2016. Assuming that 10% to 15% of the inmates had been homeless in the year preceding their incarceration, it can be estimated that there are from 219 to 328 homeless inmates in the county jail on any given day. Using the Sheriff's estimate of an average jail stay of 21.4 days at a cost of $95.47 per day, a rough estimate is that just the cost of incarcerating these 219 to 328 homeless inmates could be from $447,430 to $670,123.

2 "Who Gets Arrested in Sacramento? A Male Arrestee Profile," Institute for Social Research, California State University, Sacramento, 2003.
3 "Incarceration and Homelessness," Metraux S., Caterina R, Cho R, Presented at National Symposium on Homeless Research, Wash. D.C., 2008.

Kern County Probation

The Kern County Probation Department identifies probationers as homeless under their address field in its current database system, by indicating if they are homeless or transient, or residing in a homeless shelter. On this basis, the Probation Department estimated that there were about 470 homeless individuals on probation out of 9,302 active probationers, as of July 5, 2017. Thus, about 5% of adult probationers may be homeless at any given time. Probation does not calculate the average annual cost of supervising an adult probationer, so a cost estimate using their numbers was not possible. However, it's clear from these numbers that homeless people are disproportionately represented in the county probation system.

About 5% of adult probationers may be homeless at any given time

Emergency Medical Care and Hospitalization

Three healthcare agencies including Hall Ambulance, Kern Medical and Kern Health Systems provided information about the numbers of unduplicated homeless people served, their service utilization, and average costs for services.

Ambulance Transports

Hall Ambulance, a privately owned ambulance company that serves Metro Bakersfield and most of Kern County, provided information about the numbers of uninsured homeless patients transported annually, and the frequency distribution and costs of these trips. The company does not track homeless patients with insurance, only the ones without. Homelessness must be verified by two sources, documentation by an ambulance crew or a hospital, and/or confirmation by the patient or a family member.

As shown in Table 3, on the next page, Hall Ambulance transported a total of 156 uninsured homeless patients to hospitals on 243 occasions in 2016, averaging 1.56 times per patient. Hall absorbed a loss totaling $562,982 for the year, based on an average cost of $2,168.56 per trip. One-fifth of the 156 patients transported were multiple users, accounting for almost one-half of the transports and total annual cost. The frequency of transports taken by these multiple-users ranged from 2 to 14 trips. Six homeless patients used ambulance services seven or more times during the year, accounting for almost one-quarter of all non-reimbursed trips and total costs.

Hall Ambulance's losses for non-reimbursed homeless ambulance trips the previous year, in 2015, was $642,125, about $115,000 more than in 2016. As of March 2017, the company's projected loss was about $405,000, possibly due to an increase in the numbers of homeless people with MediCal.

TABLE 3. NON-REIMBURSED HOMELESS TRANSPORTS BY HALL AMBULANCE, 2016

# Patients	# Transports	# Transports/ Patient	Cost (@$2,168.65/Txp)	% Total Cost
127	127	1	$275,419	52%
14	28	2	$60,722	11%
5	15	3	$32,530	6%
3	12	4	$26,024	5%
1	5	5	$10,843	2%
1	7	7	$15,181	3%
2	16	8	$34,698	7%
1	9	9	$19,518	4%
1	10	10	$21,686	4%
1	14	14	$30,361	6%
156	**243**	**1.56**	**$526,982**	**100%**

Emergency Room and Hospital Visits

Two health care agencies provided information about the use of medical services and costs incurred by homeless people. Kern Medical is a non-profit, public hospital authority, previously owned and operated by the County. Kern Health Systems is a managed health care agency that includes three-quarters of local MediCal recipients in its managed care membership, and handles claims for all but one Kern County hospital. Although neither agency currently flags homeless consumers among its clientele, they were both able to conduct informal searches for consumers who "self-identified" as homeless, or who had no address or gave the address of a homeless shelter as their home.

Kern Medical. Kern Medical provided information about the numbers and frequency of emergency room visits and in-patient hospitalizations and the charges for these services, for calendar year 2016, but cautioned that the actual volume of services may be higher than can be detected by their existing software. As reported in Table 4, below, at least 151 unduplicated homeless people were hospitalized on 176 occasions, for an average of 1.2 times each. These patients were hospitalized for a combined total of 1,161 in-patient days, which, at an average of $3,298 per day, amounted to about $3.8 million.

TABLE 4. HOMELESS EMERGENCY ROOM AND HOSPITAL USE AT KMC, 2016

Type Service	Patients	Encounters	Patient Days	Total Costs	Ave. Cost per Encounter
Hospital	151	176	1,161	$3,829,007	$21,755
Emergency Room	969	1,381	n/a	$930,793	$674
			Total	**$4,759,800**	

Note: 1) Encounters refer to unique inpatient stays or emergency room visits. 2) Per KMC, the average cost per day for a hospital bed is estimated to $3,298/day; ER visits average $674 per visit.

KM also treated 969 unduplicated homeless people in its emergency room a combined total of 1,381 times, or 1.4 visits per patient. Given an average charge of $674 per visit, the total annual ER cost was estimated at about $931,000. Combined costs for ER and hospitalization were estimated to be about $4.8 million. Most, if not all, of the homeless patients had MediCal coverage, so it is assumed that most of these charges were reimbursed.

Kern Health Systems. Kern Health Systems identified 1,321 homeless people among its total membership of 248,471 MediCal recipients, as shown in Table 5, below. KHS then compared provider claims for MediCal reimbursement for homeless members against those of the entire membership during a 16-month period, for Prescriptions (RX), Emergency Room (ER), and Claims w/o ER, a category covering hospital and outpatient claims (exclusive of emergency room services).

Although only 62% of homeless members used RX services, compared to 74% of the total membership, they incurred significantly greater costs on average than other members. The same was true for Claims w/o ER, where the average cost incurred by homeless patients was more than five times that of the general membership.

Forty-one percent of homeless members were treated at a hospital ER at least once during the 16-month period, versus 24% of the general membership, and their average ER claims were 58% higher ($1,078 versus $623) than other members. These homeless members used ER services 6.7 visits per person on average, versus 3.9 visits each for the general membership.

TABLE 5. COMPARISON OF SERVICE USE AND MEDI-CAL CLAIMS OF HOMELESS MEMBERS TO TOTAL MEDI-CAL MEMBERSHIP SERVED BY KERN HEALTH SYSTEMS (16-MONTH PERIOD)

	Total Membership 248,471		Homeless Members 1,321	
Type Medical Service	**# Members Utilizing Service**	**Average Cost (Approx.)**	**# Members Utilizing Service**	**Average Cost (Approx.)**
Prescriptions (RX)	185,413 (74%)*	$721.64	823 (62%)**	$1,193.82
Claims w/o ER	222,239 (89%)*	$2,295.61	958 (73%)**	$11,020.90
Emergency Room (ER)	60,219 (24%)*	$623.19	635 (41%)**	$1,078.11
Cost Per Claim	$160.28		$160.69	
Ave. Visits	3.89		6.71	

** Percent total members ** Percent homeless members*

Earlier studies of the impact of homelessness on healthcare costs were done before Medicaid Expansion in 2014. Since then, many, if not most, homeless Californians have been able to obtain MediCal or other insurance through Covered California. Prior to this, when Kern Medical was still a county department, the County bore most of the cost for emergency and hospital treatment of uninsured, indigent people. Now, with MediCal coverage, homeless people have access to a range of hospitals and health care previously unavailable to them, and attention has turned to the sub-group of MediCal beneficiaries who misuse or disproportionately use emergency rooms and hospitals.

In January 2017, Kern Medical was awarded a state Health Care Services Whole Person Care (WHC) Pilot grant, to be the lead entity to plan, implement and coordinate a comprehensive care management system in Kern County, targeting MediCal beneficiaries with complex medical problems and frequent use of multiple health systems. The project aims to coordinate physical health, behavioral health, and social services in a patient-centered manner, improving the health and well-being of beneficiaries through a more efficient and effective use of resources. Among the patient groups that are the focus of the program are people released from institutions or incarceration, have mental illness or a substance use disorder, or are currently homeless or at risk of homelessness. Necessarily, the project will also involve sharing the same data resources with multiple applications or users in identifying and tracking services to the target populations.

Behavioral Health Care

Acute Care Inpatient Psychiatric Hospitalizations

The Kern Medical Psychiatry Department provides acute care, short-term psychiatric inpatient services to all of Kern County. By tracking housing status, Kern Medical was able to identify 56 unique homeless patients who were admitted to Ward 3B, the hospital's inpatient psychiatric unit, in calendar year 2016, for a total of 562 days, as shown in Table 6, below. These homeless patients accounted for about 8.2% of all admissions to 3B that year, and incurred a total cost of almost $1 million for their combined stays.

TABLE 6. HOMELESS PATIENTS ADMITTED TO KMC INPATIENT PSYCHIATRIC UNIT, 2016

Status	Patients	Admissions	Total Patient Days	Ave. Cost/ Day	Cost	% Costs
Non-Homeless	629	742	6,990	$1,670.7	$11,678,123	92.4%
Homeless	56	64	562	$1,696.6	$953,461	7.6%
Total	**685**	**806**	**7,552**	**$1,672.6**	**$12,631,584**	**100%**

Crisis Intervention Services

Kern County Behavioral Health and Recovery Services (BHRS), formerly known as the Kern County Mental Health Department, includes a field for homelessness in its Cerner/Anasazi management database system. In 2016, more than 20% of the 3,467 unique adult clients who received crisis-counseling services at its 24-hour Psychiatric Evaluation Center/Crisis Stabilization Unit (PEC/CSU) were homeless, as shown in Table 7, below. At an average annual cost of $1,479 per client, this amounted to a total of $1,029,511 for homeless clients for the year. Funding for these services consists of a combination of MediCal reimbursement and Kern County Behavioral Health Services Realignment sales tax dollars. Although the frequency of usage of crisis services was not provided, it is clear from the data that homeless adults were disproportionately represented among this clientele.

TABLE 7. HOMELESS CLIENTS RECEIVING CRISIS INTERVENTION, 2016

Status	Clients	% Clients	Average Cost	Total Cost
Non-Homeless	2,771	79.9%	$1,479	$4,098,815
Homeless	696	20.1%	$1,479	$1,029,511
Total	**3,467**	**100%**	**($1,479)**	**$5,128,326**

Correctional Mental Health

The BHRS Correctional Mental Health Program, also known as the Jail Team, provides case management, therapy, linkage and other rehabilitation services to help jail inmates with mental health and/or substance abuse problems reintegrate into the community. Of 4,259 inmates served by the Jail Team in 2016, 12.4% (or 529 inmates) were homeless prior to incarceration, as shown in Table 8, on the next page. At an average annual cost of $983 per client, the total cost to BHRS to serve these homeless inmates was $520,092. The cost to the Sheriff's Office to jail these same inmates, calculated at $95.47 per day for an average stay of 21.4 days each, is estimated at $1,080,778. Funding for the Correctional Mental Health Team consists entirely of County AB 109 Public Safety Realignment Act dollars.

TABLE 8. HOMELESS INMATES RECEIVING CORRECTIONAL MENTAL HEALTH SERVICES, 2016

Status	Clients	% Clients	Average Cost	Total Cost
Non-Homeless	3,730	87.6%	$983	$3,667,191
Homeless	529	12.4%	$983	$520,092
Total	**4,259**	**100%**	**($983)**	**$4,187,283**

V. HOUSING FIRST IN KERN COUNTY

When the Kern County Homeless Collaborative came together in 1998, housing opportunities for homeless people were largely limited to emergency shelter and transitional housing. There was only one HUD McKinney funded permanent supportive housing program; otherwise, homeless people had to compete with other low-income people for a limited number of Section 8 rental apartment subsidies, rent "welfare" hotel rooms on a weekly or monthly basis, or continue sleeping in shelters or outdoors.

Projects funded through the HUD Continuum of Care application process at the time consisted primarily of transitional housing and supportive service programs to prepare homeless people for permanent housing, under a strategy known as "Housing Readiness." In the early 2000s, when it became apparent that federal funding had not resulted in decreased homelessness, HUD shifted its emphasis to require that at least 60% of CoC funds be used for housing.

Since then, HUD has promoted an evidence-based "Housing First" approach, and redirected grant funding almost entirely to the creation of new housing opportunities, with supportive services focused on helping people access and succeed in housing. Two programs that HUD funds that incorporate a Housing First approach are permanent supportive housing (PSH), targeted to homeless people with disabilities who require long-term support, and; rapid re-housing (RRH), which provides short-term support for homeless people while they increase their self-sufficiency.

> Basic tenets of the Housing First approach are: 1) that stable housing is a platform from which people can rebuild their lives; and, 2) that homeless people should be housed without delay, regardless of problems they may present, rather than be forced to undergo a graduated service process leading to housing. Homeless people should be treated like any other renter, and be empowered by allowing them to choose their housing and services.

The Homeless Collaborative officially adopted the Housing First approach in 2008.[4] In 2014, it also began to implement a coordinated entry and assessment system in which multiple agencies act as "access" points for homeless people seeking help anywhere in Kern County. No one is turned away because of lack of income, mental illness, substance abuse or criminal history, conditions that were once barriers to accessing services and housing.

A shared referral tool is used to quickly link people to the appropriate housing and service programs, where they undergo a comprehensive standardized assessment and eligibility determination. Street outreach workers complement this system by locating and offering help to the most isolated homeless people, many of who avoid traditional services.

As a component of the entry process, the Homeless Collaborative has also adopted HUD recommended housing priority standards to ensure that chronically homeless individuals and families with the severest service needs receive priority consideration for permanent supportive housing.[5] This involves use of an interactive software program to prioritize housing placement, based on answers to a standardized assessment tool. The housing prioritization list is updated on a weekly basis, and weekly case conferences are also held to discuss housing vacancies and placements.

The coordinated entry and assessment system complements the Housing First approach by removing service barriers, ensuring uniform and fair treatment, facilitating linkages to housing and services, and prioritizing available housing according to HUD preferred procedures.

4 Home First! Kern County's 10-Year Plan to End Chronic Homelessness, May 2008.
5 HUD CPD-14-012: Prioritizing People Experiencing Homelessness in Permanent Supportive Housing and Recordkeeping Requirements for Documenting Chronic Homeless Status, July 2014.

Homeless Housing Inventory

Since 2006, there has been a complete reversal in the composition of the county's homeless bed inventory, as seen in Table 9, below. Whereas, in 2006, permanent housing accounted for only 22% of all beds, by 2016 it had grown to 74%. This 655% increase in permanent housing (from 257 to 1,941 beds) was accompanied by a 44% decrease in transitional housing resources (from 405 to 225 beds). Emergency shelter beds have remained at about the same level since 2011, after decreasing by 14% from 2006. These should increase again soon with the opening of a new domestic violence shelter in Delano, and a planned women and children's shelter in Bakersfield.

TABLE 9. HOMELESS BED INVENTORIES IN KERN COUNTY BETWEEN 2006 AND 2016

	2006			2011			2016		
	Family Beds	Adult Only	Total Beds	Family Beds	Adult Only	Total Beds	Family Beds	Adult Only	Total Beds
Emergency Shelter	227	302	529	226	230	456	169	288	457
Transitional Housing	84	321	405	24	236	260	48	177	225
Subtotal	**311**	**623**	**934**	**250**	**466**	**716**	**217**	**465**	**682**
Rapid Re-Housing	--	--	--	139	62	201	122	42	164
Perm. Sup. Housing	76	181	257	368	298	666	418	649	1,067
Other PH	--	--	--	--	--	--	580	130	710
Subtotal	**76**	**181**	**257**	**507**	**360**	**867**	**1,120**	**821**	**1,941**
TOTAL	**387**	**804**	**1,191**	**757**	**826**	**1,583**	**1,337**	**1,286**	**2,623**

Source: HUD COC Programs Housing Inventory Chart Reports.

New housing resources added to the inventory, in addition to permanent supportive housing, included HUD funding of rapid rehousing in 2010 and housing choice vouchers in 2014, as well as increased funds targeted to veterans. In 2011, the Homeless Collaborative also made a commitment to prioritize at least 30% of its annual CoC allocation for new permanent housing beds for chronically homeless people. By 2016, it had increased the number of chronically homeless beds by 245% (from 161 to 557 beds), and chronically homeless beds now account for 52% of all permanent supportive housing.

Comparison of Housing Costs

The types of housing frequently used by homeless and formerly homeless people in Kern County and their average annual and daily bed costs were compared, as shown in Table 10, below. Beds were used for common comparison across the range of housing types, rather than housing units or bedrooms. Bed costs of other types of living arrangements (i.e., hospitals, jails, residential care) that homeless people often experience were also included.

HUD considers permanent housing (PH) as community-based, rent-subsidized housing without a designated length of stay, in which formerly homeless individuals and families live independently. Permanent supportive housing (PSH) is permanent housing targeted to homeless people with disabilities, paired with supportive services to help them achieve housing stability. Rapid Re-Housing (RRH) consists of housing search and move-in services and short- to medium-term rental assistance, and some aftercare services, to move homeless people as rapidly as possible into permanent housing.

Transitional housing (TH) is temporary housing (from 3 to 24 months) with intensive supportive services designed to prepare homeless people for eventual placement in permanent housing. Emergency shelters (ES) provide overnight sleeping accommodations in congregate or family quarters. They offer personal safety and protection from the weather, while also reducing the environmental impact of homelessness on the community. Local shelters also offer meals and other basic necessities.

TABLE 10. BED COST COMPARISONS FOR DIFFERENT HOMELESS HOUSING TYPES

Housing Type	Range of Annual Bed Costs	Ave. Annual Bed Cost	Ave. Cost Day
Permanent Housing Types			
Perm. Supportive Housing	$7,100 - $9,418	$7,530	$21
Rapid Re-Housing	$4,974 - $6,101	$5,534	$15
Housing Choice Vouchers (w/o supportive services)	--	$2,959	$9
Transitional Housing	$7,895 - $16,303	$10,857	$30
Emergency Shelter	$4,444 - $8,605	$6,246	$17
Bridge Housing			
Motel/Hotel Voucher*	--	--	$36
Respite Healthcare**	--	$36,500	$100
Residential Care	--		
Room-and-Board	--	$8,400	$23
Licensed Board-and-Care	--	$13,032	$36
KMC Psych. Inpatient Bed		--	$1,697
KMC Hospital Bed	--	--	$3,298
Kern County Jail	--	$34,675	$95
State Prison	--	$70,812	$194

**Weekly rate. **10 to 14 day program.*

Bridge housing refers to short stays (1 to 14 days) in hotel or motels rooms paid for by agencies for homeless families temporarily awaiting permanent housing. Another type of bridge housing offered locally is respite care, also referred to as rest and recovery, for homeless adults who are too infirm to manage on the streets or in a shelter, but not sick enough for hospitalization.

The per bed costs for permanent supportive housing, rapid re-housing, and transitional housing shown in Table 10 were calculated by averaging budget costs for a number of local programs, and include both the actual housing rental subsidy or operating costs plus the costs of supportive services, divided by the number of beds in these programs. Emergency shelter bed costs were calculated by averaging the operating costs for two large shelters, including staffing and meals, exclusive of any supportive services offered at the sites. The average bed costs for other types of residences and institutions were obtained directly from the agencies in question, or by researching industry standards.

The costs per bed for various types of permanent supportive housing, especially rapid re-housing and permanent housing without services, are less than or comparable to emergency shelter bed costs, and considerably less than for transitional housing.

According to the 2014-15 AHAR, the average number of homeless people served in a year by one emergency shelter bed was 6.2 people, meaning that the average cost per person sheltered (not bed) was only about $3.00 per day. Respite health care beds, although comparatively expensive ($100/day), involve short-term stays and have the potential to save hospitals thousands of dollars a day by avoiding overstays.

Because of the high costs involved, lengthy stays, and fewer people served, HUD has recommended that transitional housing be limited to special populations such as domestic violence victims and youth, and that most of the funds once spent on these programs be reallocated for permanent housing. HUD has also stressed the importance of shortening stays in both emergency shelter and transitional housing, by moving homeless individuals and families into permanent supportive housing or rapid rehousing as quickly as possible.

Two major factors affect the rate and extent to which homeless people can be housed, however. Federal housing funds are limited, and may decrease in the near future. The Housing First approach depends on the availability of housing subsidies. There is also a shortage of affordable housing in Kern County and other areas, making it difficult to place people quickly even when funds are available. Consequently, emergency shelter will continue to be a mainstay of the homeless support network for the foreseeable future.

VI. HOUSING FIRST SURVEY

Ordinarily, studies of the benefits of the Housing First approach to addressing homelessness are done longitudinally, by following subjects for a year or more after they have been housed. Any changes in the type, frequency and costs of services can be compared over time to baseline data taken before they were housed. This was not possible for purposes of this project due to time constraints; therefore, alternative means were explored, including the possibility of extrapolating from outside studies to estimate potential cost savings to Kern County.

The alternative selected was to examine a group of formerly homeless people already placed in permanent supportive housing using the Single Prioritized Permanent Supportive Housing Waiting List adopted by the Homeless Collaborative in 2014. Homeless individuals and families are placed on this list and prioritized by the HOME LINK (Performance Management Communication Platform) database, which incorporates vulnerability scores, length of time homeless, severity of service needs and other factors derived from the individual or family versions of the VI-SPDAT (Vulnerability Index—Service Prioritization Decision Assistance Tool).

The VI-SPDAT and VI-F-SPDAT include specific questions about the interviewee's history of housing and homelessness; interactions with health and emergency services in the previous six month; socialization and daily functions; medical and behavioral conditions; demographic and background information; and family situation. If questions having to do with service utilization and law enforcement involvement are asked again at a later date for a subsequent six-month period, the responses can be quantified and compared to determine what, if any, changes have occurred. After three years, there were an adequate number of formerly homeless people placed in housing from the prioritized waiting list for a follow-up survey covering the first six months of their housing.

The survey intentionally focused on formerly homeless people who were frequent users of emergency services and hospitals, and/or had frequent contact with the justice system, as reported on their SPDAT interviews. The assumption was that if the Housing First approach is effective with the most problematic homeless people, this should be readily apparent after they had been placed in permanent supportive housing for a period of six months or more.

Survey Implementation

The SPDAT was revised and shortened to two pages, to include follow up on selected questions about interactions with health and emergency services, including ER visits, ambulance transports, hospitalizations, contact with law enforcement and arrests, incarceration, insurance coverage, and income. Questions were rewritten to remind people of their original answers while homeless, then they were asked the same questions for the six-month period after they were housed. Additional questions were asked about some of their original answers, where clarification or more details were needed about certain interactions, such as numbers of arrests, type and length of hospitalization, and number of days incarcerated in jail or state prison. An additional question was added asking people to check whether or not a list of problems had improved after they had obtained housing.

A similar revision was done for the family version of the SPDAT (VI-F-SPDAT), which differs somewhat from the SPDAT used for single adults. The family version asks questions about children living with or separated from the interviewee. It also frames most questions in terms of the entire family, not just the interviewee. The follow up surveys for families, including families with children and families with adults only, were revised accordingly to reference the entire family.

The survey was voluntary and required written consent. Orientations were held to explain the interview process to three separate agencies that agreed to conduct the interviews with formerly homeless people living in permanent supportive housing who were their clients. Restaurant gift coupons were provided to the agencies as an incentive for their clients to participate. The interviews were conducted in person by agency case managers trained in the use of the SPDAT.

Survey Group

Thirty-five formerly homeless people were selected from the housing prioritization list as potential survey subjects, all of who had been housed for at least six months. Selection was done based on frequent use of multiple high cost services, as reported in their original VI SPDAT interviews. Of these 35 people, three had lost their housing and one could not be located. The remaining 31 people all agreed to be interviewed.

The interviewees included 19 males, 11 females and one transgendered person, ranging in age from 20 to 66 years, with an average age of 42 years. Twenty-three people were single adults. Eight people were heads of families, including five mothers in families with children, and three people in adult only families. Together, these family households contained a combined total of six additional adults and four children, brining the total number of formerly homeless people covered by the SPDAT interviews to 41 people.

Racially, the group consisted of 22 White, 9 Black, and one American Indian people. Of the 22 White people, 10 were of Hispanic ethnicity. Two people were military veterans; six were youth under 25. Eight had lived in foster homes. The five mothers interviewed were younger on average (24 years) than the entire group; otherwise their demographics and circumstances were similar.

At the time of the original interview, all but three of the households were chronically homeless. Vulnerability index (VI) scores ranged from 11 to 18, with an average of 14.1, out of 19 possible points. Length of time homeless ranged from three months to 20 years, with an average of 56 months and median of 36 months homeless. Twenty-three households were repeatedly homeless, having lost housing at least once in three years. Twenty-six households usually slept outdoors or in a vehicle; only five used a shelter. The 26 unsheltered households were all initially contacted and interviewed by street outreach workers.

Thirty households reported one or more serious medical problems, 29 had histories of mental illness and/or substance abuse, and five had a member with a permanent physical disability. Thirty households had visited the ER one or more times in six months, 25 had used an ambulance, and five had been hospitalized. Three households lacked health insurance, the others had MediCal or state health insurance. Thirty people had one or more interactions with the police in the previous six months, 12 had been incarcerated in jail or prison. Fourteen reported legal issues that might result in incarceration or fines. Thirty people reported that they had been physically attacked since becoming homeless.

When re-interviewed in June 2017, the 31 households had lived in permanent supportive housing for from six to 18 months, averaging 13 months each. After being placed on the housing prioritization list, while still homeless, they had to wait from one week to up to 30 months for their housing placement, at an average of nine months wait each. While waiting for housing, most people preferred to remain unsheltered; only seven slept in shelters; and three who had shorter waits were vouchered in hotels or motels.

Survey Results

Thirty-one formerly homeless people who had lived in permanent supportive housing for at least six months were interviewed in June 2017, to determine if their use of emergency medical services, hospitalization and criminal justice system involvement had changed since they were homeless and first assessed for housing placement.

Table 11, on the next page, compares service utilization and costs for the six-month period prior to their assessment with the first six months after being housed, as reported by the interviewees. Costs were estimated using cost averages obtained from service providers and law enforcement. Where costs were not available, service utilization was compared numerically.

Utilization and costs of most services declined dramatically during the first six months that people resided in permanent housing. Most pronounced was a decline in county jail and prison time from 671 to 10 days, for a 99% reduction in costs between the two six month periods. Medical hospitalization costs declined by 88%, ambulance transports by 65%, ER visits by 49%, psychiatric hospitalizations by 10%.

Combined decreases in these five areas amounted to a total of $731,534 for 31 households (containing 37 adults and 4 children) in a six-month period. When six months of housing costs, including shelter costs while homeless and permanent supportive housing costs, are factored in, the net decrease is $580,514. This amounts to $14,159 per person for six months, or translates to about $28,318 per person annually in savings to public services.

Interactions with police also decreased dramatically by 91%, from 260 down to 24 interactions, between the two six-month periods, and arrests also dropped by 50%, although cost savings could not be calculated in either case. Other findings not shown in the table are that 18 of 31 people who originally reported having no regular income or insufficient income on a monthly basis had increased their income after being housed; and that the four people who had no insurance when first interviewed obtained MediCal once they were housed.

TABLE 11. SERVICE UTILIZATION AND COSTS, PRE- AND POST-HOUSING

	Pre-Housing			Post-Housing				
Service	# Households	# Times or Days	Total Cost	# Households	# Times or Days	Total Cost	Cost Change	% Chg
Ambulance Transports	26	92	$199,548	10	32	$69,408	-$130,140	-65%
ER Visits	29	182	$122,668	26	92	$62,008	-$60,660	-49%
Hospitalizations – Medical	15	158	$521,084	5	19	$62,662	-$458,422	-88%
Hospitalizations – Psych.	3	10	$16,970	2	9	$15,273	-$1,697	-10%
County Jail	11	491	$46,645	5	10	$950	-$45,695	-98%
State Prison	1	180	$34,920	1	0	00	-$34,920	-100%
Housing (ES/PSH)	5 (11 beds)	1,980	$33,660	31 (38 beds)	6,840	$184,680	+$151,020	+82%
Totals	--	--	**$975,495**	--	--	**$394,981**	**-$580,514**	**-60%**
Interactions w/Police	30	260	Unknown	7	24	Unknown	Not Known	-91%
Arrests	5	6	Unknown	3	3	Unknown	Not Known	-50%

Responses to a series of questions about whether certain problems had gotten better since participants had obtained housing were quite positive. Most people checked that their physical health (87%), problems with the law (94%), personal safety (94%) and family relations (80%) had improved. Seventy-five percent of those who had history of substance abuse and 71% of those with a history of mental health treatment indicated that these problems had also improved. All five mothers in households with children reported that their relations with their family members and children had improved, including three mothers who were reunited with some or all of their children once they obtained housing.

VII. CONCLUSIONS

1. **Survey.** The survey of formerly homeless people, most of whom had been chronically homeless, clearly demonstrates that affordable housing, coupled with supportive services, can significantly decrease dependence on costly emergency medical services and involvement with the criminal justice system. Simply put, it is more cost effective to house homeless people than to leave them on the streets or in shelters.

2. **Housing First.** The Housing First approach advocates for people to be housed as quickly as possible, but ultimately this depends on the availability of new housing funds. Most of the people surveyed had to wait months for a housing placement; most also preferred to remain unsheltered during this time. The major factors in ending homelessness for these people may have been the offer of permanent housing without pre-conditions, and the assistance provided by their case managers in helping them to overcome barriers and access housing. Street outreach was also a critical factor in enlisting the most vulnerable, long-term homeless people.

3. **Tracking Homelessness.** Because they do not formally track homelessness in their management database systems, the public agencies participating in this study were unable to provide complete information showing service utilization and costs for this population. Despite this, the informal searches and expert estimates done were adequate to show that these agencies are significantly impacted by homelessness. If some or all of these agencies were to include a field for homelessness in their databases, the county would have a much more comprehensive picture of the full extent of the problem. This information would be very useful to planners and decision makers. It would also promote further collaboration between agencies, and provide another means to determine the effectiveness of efforts to reduce or end homelessness.

4. **Homeless Population.** The homeless population has a very visible and seemingly growing public presence in Kern County, especially in Bakersfield[6]. Yet, except for the annual PIT count, there is no definitive information as to the total numbers of homeless people present annually. Reports by various public agencies covered in Sections II and III suggest that the homeless population might be significantly higher than reported by the PIT Count or HMIS. Between them, the Homeless Collaborative and County Human Services Department serve most of the homeless families who seek help from public or private agencies. If they were able to share unduplicated client data, this would provide a more accurate count of homeless families, including those who are temporarily or cyclically homeless.

Simply put,

it is more cost effective to house homeless people
than to leave them on the streets or in shelters.

6 "Helping Bakersfield's Homeless," 23 ABC News, July 21, 2017.

Kern County Homeless Collaborative

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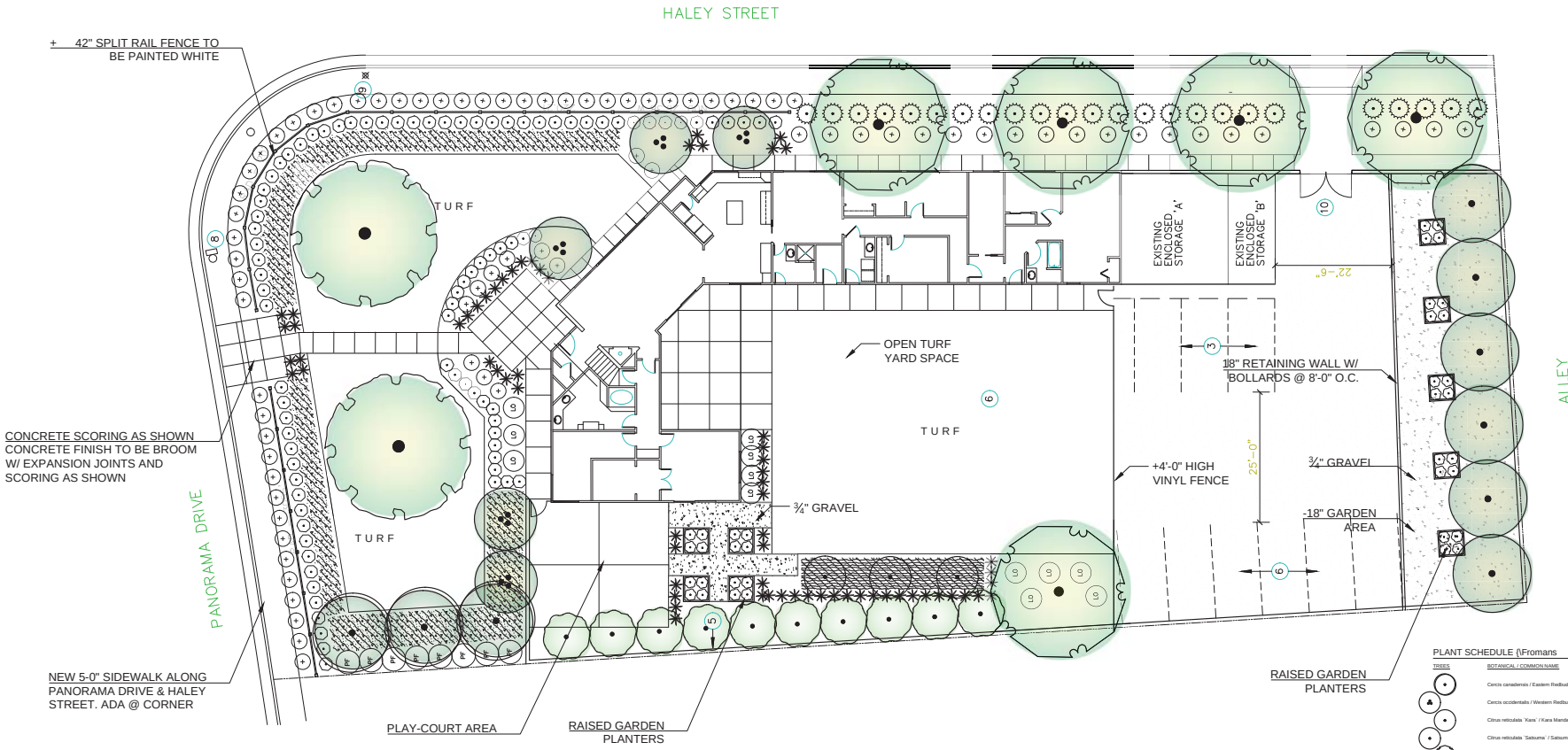
www.EndKernHomeless.org

KernCountyHomelessCollaborative

United Way

United Way of Kern County

Attachment J:
Landscape Plan



PLANT SCHEDULE (\\Fromans

TREES	BOTANICAL / COMMON NAME	CONT	WUCOL	QTY
	Cercis canadensis / Eastern Redbud	15 gal		3
	Cercis occidentalis / Western Redbud	15 gal		5
	Citrus reticulata 'Kara' / Kara Mandarin Orange	15 gal		6
	Citrus reticulata 'Satsuma' / Satsuma Tangerine	15 gal		3
	Platanus x acerifolia 'Bloodgood' / London Plane Tree	15 gal		5
	Prunus carolniana 'Compacta' / Carolina Cherry std.	15 gal		10
	Quercus agrifolia / Coast Live Oak	15 gal	LOW	2

SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOL	QTY
	Dianella tasmanica / Flax Lily	5 gal		67
	Ligustrum texanum 'Compacta' / Texas Privet	5 gal		88
	Loropetalum chinense 'Ruby' / Ruby Loropetalum	5 gal		12
	Muhlenbergia capillaris 'Regal Mist' TM / Regal Mist Pink Muhly Grass	5 gal		24
	Photinia x fraseri / Red Tip Photinia	5 gal		8
	Rosa floribunda 'Iceberg' / Iceberg Rose	5 gal		79

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING	QTY
	Lantana montevidensis / Trailing Lantana	1 gal		18" o.c.	210 sf
	Myoporum parvifolium / Trailing Myoporum	1 gal		48" o.c.	946 sf

NORTH

SCALE
1" = 10'-0"

10' 0' 0' 10' 20'

DESIGN STUDIOS
LANDSCAPE DEVELOPMENT, LLC

DATE: 9/28/2020

CASA ESPERANZA

Conceptual Landscape Plan

COVER SHEET
PLANNING DEPARTMENT
STAFF REPORT

MEETING DATE: November 5, 2020 **ITEM NUMBER:** 7.(a.)

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER:

DATE:

WARD:

SUBJECT:
Economic Development Workshop. Overview of various economic development programs in Bakersfield.

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:
Receive and file.