



**PLANNING COMMISSION AGENDA
MEETING OF SEPTEMBER 17, 2020**
Council Chambers, City Hall South, 1501 Truxtun Avenue
Regular Meeting 5:30 P.M.

www.bakersfieldcity.us

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
A September 17, 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 **September 17, 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., September 16, 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., September 16, 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., September 15, 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 August 6, 2020.
Staff recommends approval.

5. CONSENT CALENDAR PUBLIC HEARINGS

Ward 3

- 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.
Staff recommends approval.

Ward 3

- 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 development 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.
Staff recommends approval.

Ward 6

- 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.
Staff recommends approval.

Ward 3

- 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.
Staff recommends approval.

Ward 2

- 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.
Staff recommends approval.

6. PUBLIC HEARINGS

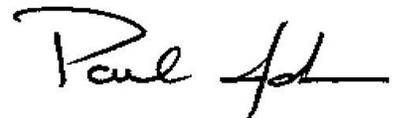
7. WORKSHOPS

- a. Conditional Use Permits**

8. COMMUNICATIONS

9. COMMISSION COMMENTS

10. ADJOURNMENT



Paul Johnson
Planning Director



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: September 17, 2020 **ITEM NUMBER:** 4.(a.)

TO:

FROM:

PLANNER:

DATE:

WARD:

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

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
☐ Minutes of August 6, 2020	Cover Memo



PLANNING COMMISSION MINUTES

Regular Meeting of August 6, 2020 – 5:30 p.m.
Council Chambers, City Hall, 1501 Truxtun Avenue

ACTION TAKEN

1. **ROLL CALL**

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

Absent: Commissioner Bowers, Rudnick

Staff Present: Viridiana Gallardo-King, Deputy City Attorney; Paul Johnson, DS Planning Director; Jennie Eng, DS Principal Planner; Jim Schroeter, 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 July 16, 2020.

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

APPROVED

**BOWERS,
RUDNICK
ABSENT**

5. **CONSENT CALENDAR PUBLIC HEARINGS**

a. **Extension of Time for Vesting Tentative Tract Map 7217 (Phased):** QK Inc., requests an extension of time for this tentative tract map consisting of 124 single family lots, one commercial lot, and one multiple-family lot on 39 acres, located at the southwest corner of Olive Drive and future Rosedale Ranch Parkway. Notice of Exemption on file.

RES NO 40-20

ACTION TAKEN

b. Extension of Time for Vesting Tentative Tract Map 7218 (Phased):
QK Inc., requests and extension of time for this tentative tract map consisting of 239 single family lots on 74 acres located on the southeast corner of Olive Drive and east of Santa Fe Way. Notice of Exemption on file.

RES NO 41-20

c. Extension of Time for Vesting Tentative Tract Map 7219 (Phased):
QK Inc., requests an extension of time for this tentative tract map consisting of 77 single family lots on 20 acres located on the northeast corner of Reina Road and Santa Fe Way. Notice of Exemption on file.

RES NO 42-20

d. Tentative Parcel Map 12334: DPSI proposes to subdivide 596 acres into 2 residential parcels for future single-family residential development located on the northeast corner of Paladino Drive and Masterson Street. A Mitigated Negative Declaration will also be considered. *Continued from June 4 and 11, 2020.*

RES NO 43-20

Staff report given. Public hearing opened and closed.

Motion by Commissioner Cater, seconded by Commissioner Bell to approve Agenda Items 5.a thru 5.d, including staff memorandum. Motion approved.

APPROVED

**BOWERS,
RUDNICK
ABSENT**

6. PUBLIC HEARINGS

None

7. WORKSHOPS

a. Thomas Roads Improvement Program (TRIP)

Receive and File.

Mr. Luis Topete, Civil Engineer IV with the Public Works Department gave a presentation on the Thomas Roads Improvement Program (TRIP).

**RECEIVE AND
FILE**

8. COMMUNICATIONS

Planning Director Paul Johnson stated the next Planning Commission meeting of August 20, 2020 was cancelled and the Commission would be notified when the next Planning Commission meeting would be.

ACTION TAKEN

9. COMMISSION COMMENTS

Chair Koman thanked Commissioner Cater for his service as Chair and continued work for the Planning Commission.

10. ADJOURNMENT

There being no further business, Chair Koman adjourned the meeting at 6:10 p.m.

Dana Cornelius
Recording Secretary

Paul Johnson
Planning Director



COVER SHEET
PLANNING DEPARTMENT
STAFF REPORT

MEETING DATE: September 17, 2020	ITEM NUMBER: Consent Calendar - Public Hearings5.(a.)
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TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Tony Jaquez, Associate Planner

DATE:

WARD: Ward 3

SUBJECT:

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.

APPLICANT: Auburn Oaks Developers, LLC

OWNER: Victor Baldivia

LOCATION: Located north of State Highway 178, east of Morning Drive in northeast Bakersfield.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> 6383 EOT Staff Report	Staff Report
<input type="checkbox"/> 6383 Resolution	Resolution
<input type="checkbox"/> 6383 EOT Exhibits Combined	Exhibit
<input type="checkbox"/> 6383 EOT Notice of Exemption	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.a.

FROM: Paul Johnson, Planning Director APPROVED: PJ

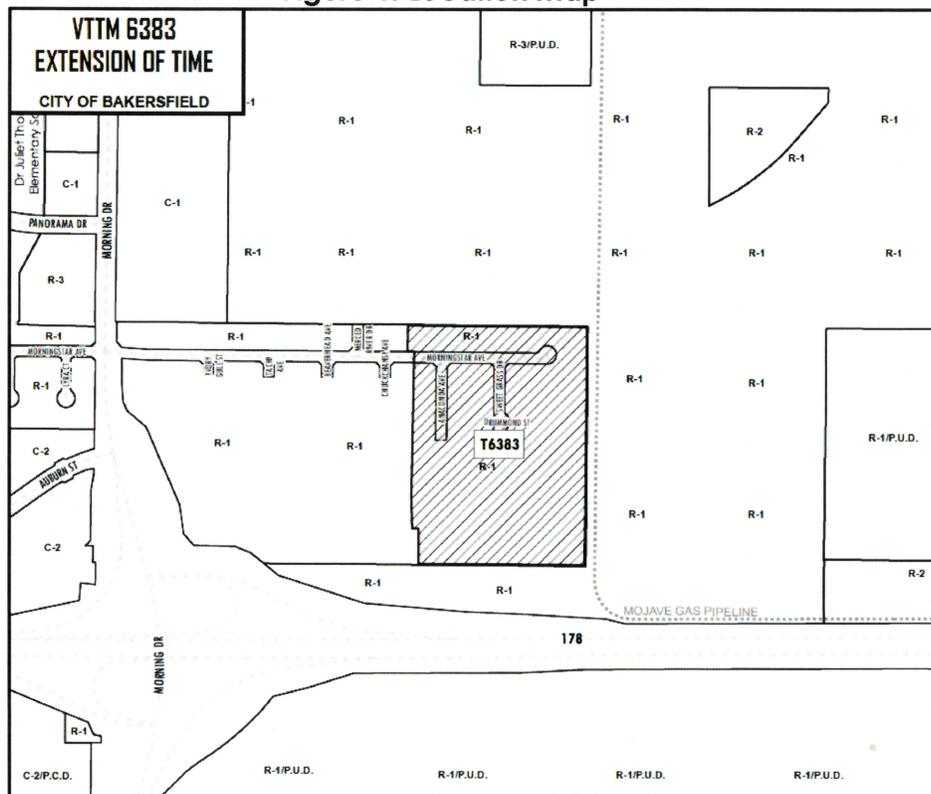
DATE: September 17, 2020

SUBJECT: EXTENSION OF TIME FOR VESTING TENTATIVE TRACT MAP 6383 - PHASED (WARD 3)

APPLICANT:	APPLICANT	PROPERTY OWNER
	Victor Baldivia	Auburn Oak Developers, LLC
	2228 Brundage Lane	2228 Brundage Lane
	Bakersfield, CA 93304	Bakersfield, CA 93304

LOCATION: Located generally north of State Highway 178 and east of Morning Drive in northeast Bakersfield. (APN #531-011-30)

Figure 1. Location Map



RECOMMENDATION:

Adopt Resolution and suggested findings **APPROVING** the extension of time for Vesting Tentative Tract Map 6383 (Phased) as depicted in the project description.

PROJECT SUMMARY:

This project is a request for an extension of time for Vesting Tentative Tract Map 6383 that created 95 single-family residential lots and one sump on 29.37 acres, zoned R-1 (One-Family Dwelling), located generally north of State Highway 178 and east of Morning Drive in northeast Bakersfield.

Figure 2. Aerial Photo

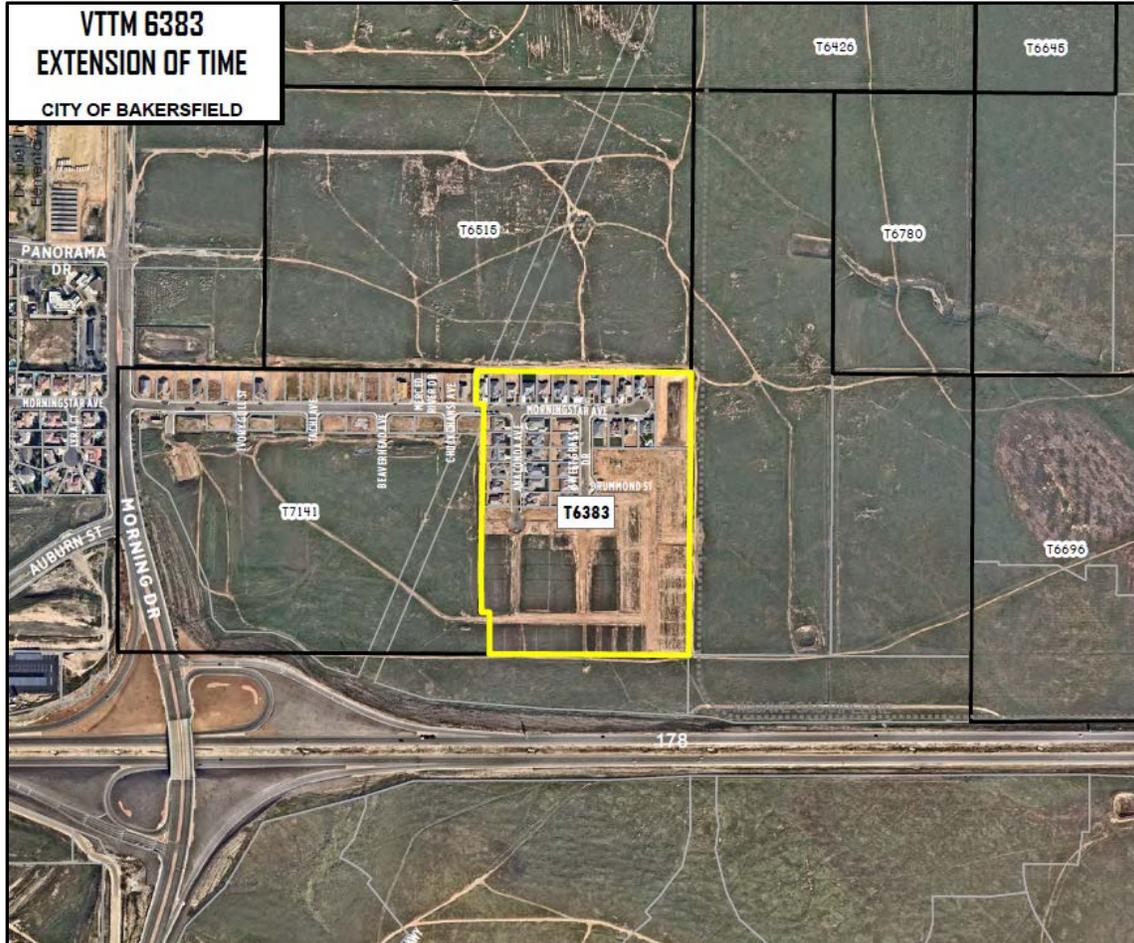


Figure 3. Site Visit Photo

View looking south at Sweet Grass Drive along the north boundary of Phase 2, VTTM 6383



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 and single family residential
NORTH	LR	R-1	Vacant land (VTM 6515)
WEST	LR	R-1	Vacant and single family residential (VTM 7141)
SOUTH	LR	R-1	Vacant land
EAST	R-MP	R-1	Vacant land
Land Use Designations: LR: ≤ 7.26 du/na R-MP: Resource - Mineral Production		Zoning Designations R-1: One Family Dwelling	

PROJECT ANALYSIS:

Background and Timeline.

February 25, 2004. City Council approved General Plan Amendment / Zone Change (GPA/ZC No. 03-1190), which designated 81.50 acres as R-1 (One-Family Dwelling Zone) with an LR (Low Density Residential) land use designation which encompasses the project site. A Mitigated Negative Declaration for the project was adopted at the same City Council meeting, which included a review of a site specific air quality study, noise study, biota report, and cultural resource survey mitigation requirements.

September 1, 2005. Your Commission approved Vesting Tentative Tract Map 6383 (Phased) to create 95 single-family lots, and one sump lot on 29.37 acres, to expire on August 31, 2008. A Mitigated Negative Declaration for the project was adopted. The original subdivision application was deemed complete on July 12, 2005.

October 15, 2015. Your Commission approved a three-year extension of time to expire on August 31, 2018. However, in 2015 the State later provided an automatic 2-year extension so the map expires on August 31, 2020.

2008, 2009, 2011, 2013 and 2015: Automatic extensions of time as approved by State legislation (further detail provided below under "Analysis").

Analysis.

Phase 1 consisting of 33 lots recorded on October 23, 2018 and development of homes has occurred within these lots. The applicant is requesting a three-year extension of time to allow for additional time to complete the infrastructure for Phases 2 and 3 of the map. The applicant requested the extension of time in writing prior to the August 31, 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, Vesting Tentative Tract Map 6383 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 and your Commission is that this tentative map expires on August 31, 2020. Staff notes 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.

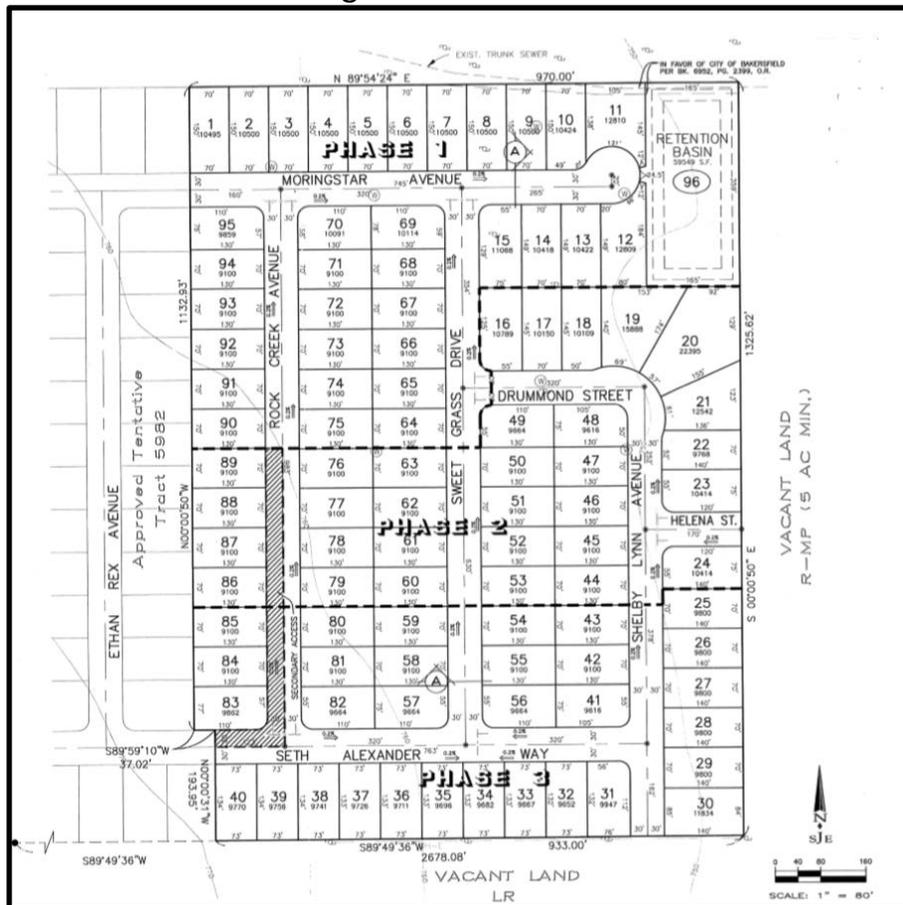
The Subdivision Map Act and the Bakersfield Municipal Code allow for separate extensions to be approved by your Commission with an aggregate of up to six years. Typically, City policy has been to approve extensions of time in two (2), three-year intervals. This proposal represents the second request for Vesting Tentative Tract Map 6383. Staff recommends approval of a three-year extension of time to expire on August 31, 2023. The project complies with the ordinances and policies of the City of Bakersfield and remains subject to the original conditions of approval.

Circulation.

Primary access to VTTM 6383 will be provided from Morning Drive (arterial street) along two future local streets in an adjacent future residential subdivision to the east (Morningstar Avenue and Seth Alexander Way). The closest Golden Empire Transit (GET) bus is Route 41 at the corner of Auburn Street and Fairfax Road, approximately 1.25 miles west of VTTM 6383. Route 41 traverses University Ave., which connects to Bakersfield College and the Valley Plaza Transit Center, providing connections to other bus routes.

The City's Bikeway Master Plan identifies Morning Drive as a Class 2 facility (bike lanes) along the alignment west of VTTM 6383.

Figure 4. VTTM 6383



ENVIRONMENTAL REVIEW AND DETERMINATION:

Based upon an initial environmental assessment, pursuant to the California Environmental Quality Act (CEQA) an initial study was prepared for the original project of the subject property and a mitigated negative declaration (MND) was adopted by the City Council on September 1, 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 approved 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 Vesting Tentative Tract Map 6383 (Phased) in a timely manner, and has requested a three-year extension to allow additional time to complete the projects site's infrastructure to record the final phases of the map. The three-year extension is reasonable and is in compliance 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 August 31, 2023.

Exhibits (attached):

- A: Resolution
 - A-1 Location Map with Zoning
 - A-2 Vesting Tentative Tract Map 6383 (Phased)
- B: Notice of Exemption

EXHIBIT A

RESOLUTION NO. _____

RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION TO APPROVE AN EXTENSION OF TIME FOR VESTING TENTATIVE TRACT MAP 6383 (PHASED) LOCATED NORTH OF STATE HIGHWAY 178, GENERALLY EAST OF MORNING DRIVE

WHEREAS, Victor Baldivia, representing Auburn Oaks Development, LLC, filed an application with the City of Bakersfield Planning Department requesting an extension of time for Vesting Tentative Tract Map 6383 (the "Project") located in the City of Bakersfield as shown on attached (Exhibit "A"); and

WHEREAS, the application was submitted on July 14, 2020, which is prior to the expiration date of Vesting Tentative Map 6383 (Phased), 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 July 12, 2005, conditionally approved by the Planning Commission on September 1, 2005; and

WHEREAS, a mitigated negative declaration was previously approved by the Planning Commission on September 1, 2005 for Vesting Tentative Tract Map 6383; 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, September 17, 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 6383 (Phased) is hereby extended until August 31, 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 September 17, 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 6383 EXTENSION OF TIME

CITY OF BAKERSFIELD

EXHIBIT A-1

R-3/P.U.D.

R-2

LEGEND (ZONE DISTRICTS)

- R-1 One Family Dwelling
6,000 sq.ft. min lot size
- R-1-4.5 One Family Dwelling
4,500 sq.ft. min lot size
- E Estate
10,000 sq.ft. min lot size
- R-5 Residential Suburban
24,000 sq.ft./dwelling unit
- R-5(-) Residential Suburban
1, 2.5, 5 or 10 min lot size
- R-2 Limited Multiple Family Dwelling
4,500 sq.ft. min lot size (single family)
6,000 sq.ft. min lot size (multifamily)
2,500 sq.ft. lot area/dwelling unit
- R-3 Multiple Family Dwelling
6,000 sq.ft. min lot size
1,250 sq.ft. lot area/dwelling unit
- R-4 High Density Multiple Family Dwelling
6,000 sq.ft. min lot size
600 sq.ft. lot area/dwelling unit
- R-H Residential Holding
20 acre min lot size
- A Agriculture
6,000 sq.ft. min lot size
- A-20A Agriculture
20 acre min lot size
- PUD Planned Unit Development
- TT Travel Trailer Park
- MH Mobilehome
- C-0 Professional and Administrative Office
- C-1 Neighborhood Commercial
- C-2 Regional Commercial
- C-C Commercial Center
- C-B Central Business
- PCD Planned Commercial Development
- M-1 Light Manufacturing
- M-2 General Manufacturing
- M-3 Heavy Industrial
- P Automobile Parking
- RE Recreation
- Ch Church Overlay
- OS Open Space
- HOSP Hospital Overlay
- AD Architectural Design Overlay
- FP-P Floodplain Primary
- FP-S Floodplain Secondary
- AA Airport Approach
- DI Drilling Island
- PE Petroleum Extraction Combining
- SC Senior Citizen Overlay
- HD Hillside Development Combining
- WM- West Ming Specific Plan



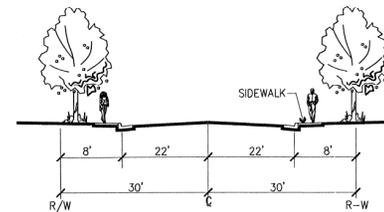
BAKERSFIELD

Feet

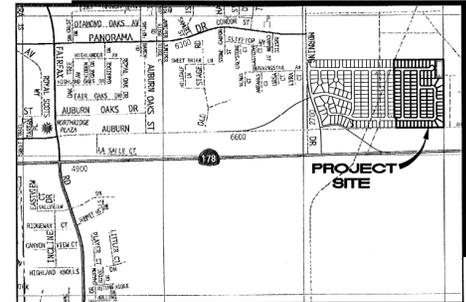
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EXHIBIT A-2

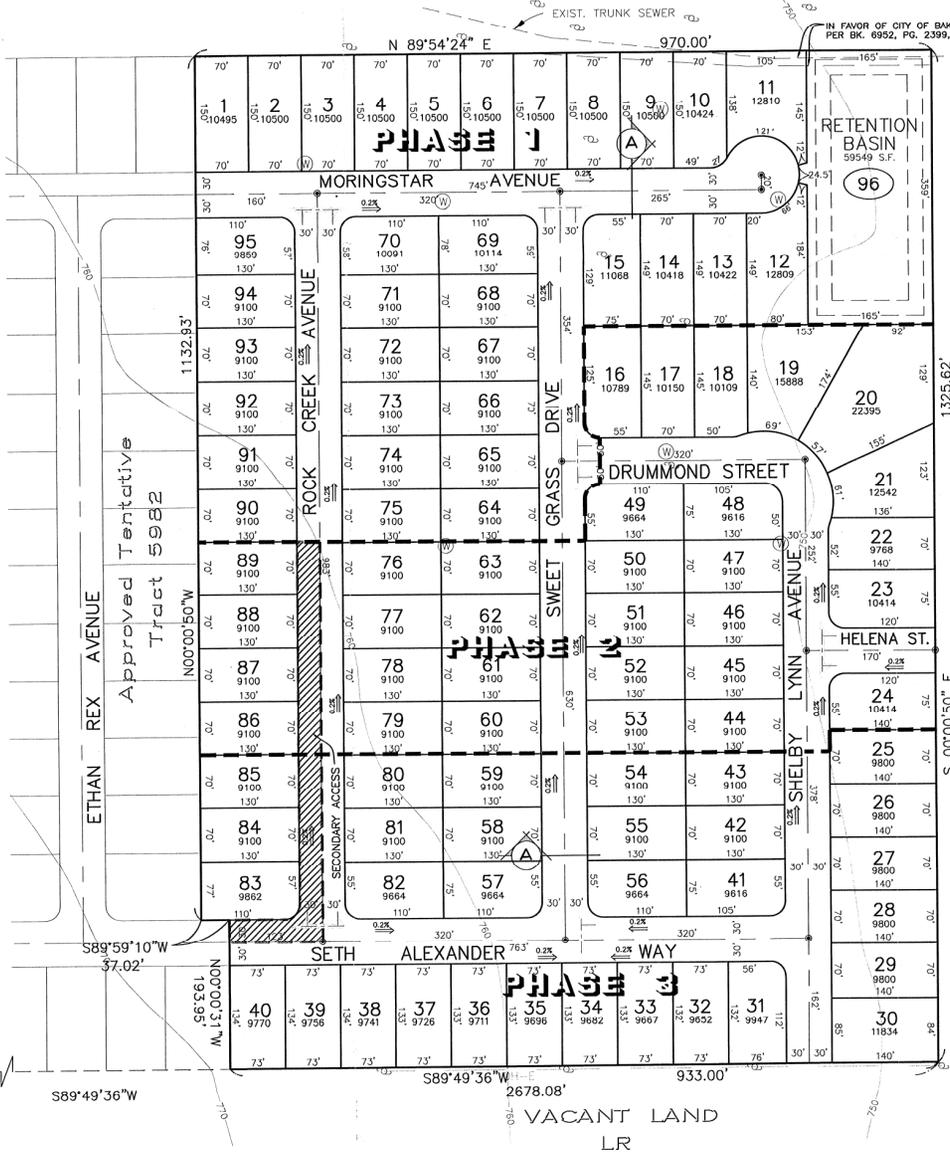
VACANT LAND
R-MP (5 AC MIN.)



MINOR RESIDENTIAL STREET
60' STREET SECTION - PER CITY OF BAKERSFIELD STD. S-21(S1-11)
NOT TO SCALE



LOCATION MAP KFS



VACANT LAND
R-MP (5 AC MIN.)

EASEMENT INFORMATION

THE FOLLOWING EASEMENTS ARE LISTED IN THE TITLE REPORT ARE LOCATED OUTSIDE THE PROPOSED SUBDIVISION BOUNDARY.

- UNDERGROUND COMMUNICATIONS EASEMENT TO PACIFIC TELEPHONE & TELEGRAPH COMPANY PER BK. 5297, PG. 2500, O.R.
- PUBLIC STREET EASEMENT TO THE CITY OF BAKERSFIELD PER BK. 5937, PG. 1923, O.R.
- SLOPE EASEMENT TO THE CITY OF BAKERSFIELD PER BK. 6039, PG. 001, O.R.
- TEMPORARY FLOWAGE EASEMENT PER INSTRUMENT NO. 127121, O.R.

GENERAL NOTES

THIS IS A PHASED DEVELOPMENT

IMPROVEMENTS, DRAINAGE, AND OBLIGATIONS 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' UNDO.

ALL RETURN RADI ARE 20' UNDO.

ALL COS & KNUCKLE RETURN RADI ARE 25' UNDO.

ALL COS RIGHT-OF-WAY RADI ARE 50' UNDO.

ALL KNUCKLE RIGHT-OF-WAY RADI ARE 92' UNDO.

STATISTICS

AREA: 24.27 ACRES
NUMBER OF LOTS: 96, NUMBER OF BUILDABLE LOTS: 95
PHASE 1: 34 LOTS
33 BUILDABLE LOTS

PHASE 2: 31 LOTS
30 BUILDABLE LOTS

LOT YIELD: 41 LOTS/PER AC
EXISTING USE - VACANT
PROPOSED USE - RESIDENTIAL

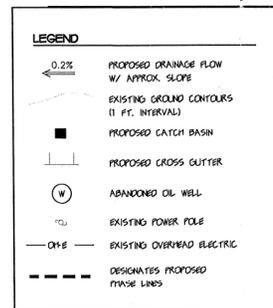
LAND USE DESIGNATION
EXISTING: UNCLASSIFIED
PROPOSED: LR - LOW DENSITY

ZONING
EXISTING: UNCLASSIFIED
PROPOSED: R-1 - RESIDENTIAL

ADR: 307-030-09

SEWER: CITY OF BAKERSFIELD
WATER: CALIFORNIA WATER SERVICE COMPANY
FIRE PROTECTION IN CONFORMANCE WITH CITY OF BAKERSFIELD SUBDIVISION STANDARDS.

GAS: PACIFIC GAS & ELECTRIC COMPANY
ELECTRIC: PACIFIC GAS & ELECTRIC COMPANY
PHONE: SBC COMMUNICATIONS
CABLE TV: BRIGHT HOUSE NETWORKS
SCHOOL DISTRICTS: HIGH SCHOOL: HIGHLAND HIGH SCHOOL, ELEMENTARY SCHOOL: CHIVAN ELEMENTARY SCHOOL, THORNER



APPROVED BY
PLANNING COMMISSION WITH
CONDITIONS ON SEP 1 2005

"VESTING" TENTATIVE TRACT MAP NO. 6383
CITY OF BAKERSFIELD, CA.
BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 18, T. 29 S., R. 29 E., M.D.M.

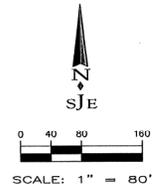
OWNER/SUBDMR: KERN HIGHLAND PARTNERS, LP
BAKERSFIELD, CALIFORNIA 93306

PREPARED BY: **SAN JOAQUIN ENGINEERING, INC.**
Civil Engineering & Land Development Services

1801 21st STREET, SUITE 1
BAKERSFIELD, CA 93301
PHONE: (861)358-0977 • FAX: (861)358-0979

CONTACT: BRETT DAWSON, P.E. RCE 54058
DRAFTED BY: MCA
CHECKED BY: TJS
DATE: 07/05/05

ONE SHEET C



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

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

Project Title: Extension of Time for Vesting Tentative Tract Map 6383 (Phased)

Project Location-Specific: North of State Highway 178, east of Morning Drive

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

Description of Project:

Extension of Time for Vesting Tentative Tract Map 6383 (Phased): Auburn Oak Developers, LLC requests an extension of time for Vesting Tentative Tract 6383 (Phased) consisting of 95 lots and one sump lot on 29.37 acres, zoned R-1.

Name of Public Agency Approving Project: City of Bakersfield

Name of Person or Agency Carrying Out Project: Auburn Oak Developers, LLC

Exempt Status:

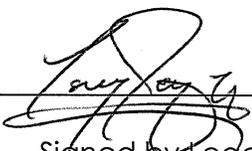
- Ministerial (Sec.21080(b)(1); 15268));
- Declared Emergency (Sec.21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number.
- Statutory Exemptions. State section number. _____
- Project is exempt from CEQA pursuant to Section 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: Tony Jaquez Telephone/Ext.: 661-326-3452

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: Associate Planner **Date:** 9/18/2020

Signed by Lead Agency
 Signed by Applicant

Date received for filing at OPR: _____



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: September 17, 2020

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

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Tony Jaquez, Associate Planner

DATE:

WARD: Ward 3

SUBJECT:

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 development 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.

APPLICANT: Kenneth Koss, et.al.

OWNER: Kenneth Koss, et.al.

LOCATION: Located generally south of State Highway 178 and approximately 1,100 feet east of Fairfax Avenue in northeast Bakersfield.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
☐ 6499 EOT Staff Report	Staff Report
☐ 6499 EOT Resolution	Resolution
☐ 6499 Exhibits Combined	Exhibit
☐ 6499 EOT Notice of Exemption	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.b.

FROM: Paul Johnson, Planning Director APPROVED: PJ

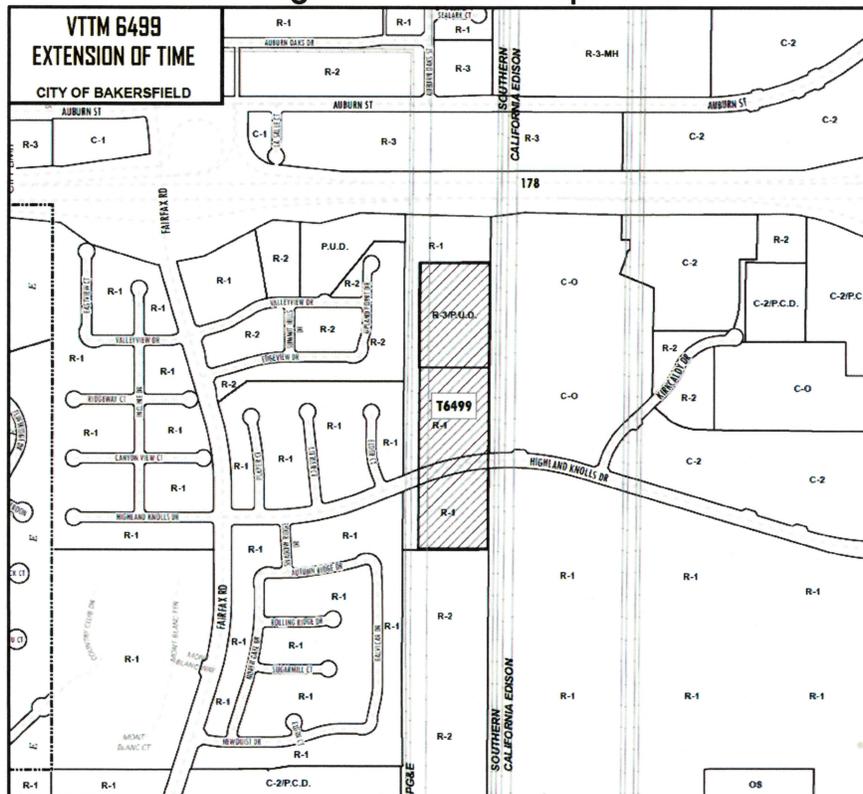
DATE: September 17, 2020

SUBJECT: EXTENSION OF TIME FOR VESTING TENTATIVE TRACT MAP 6499 - PHASED (WARD 3)

APPLICANT:	APPLICANT	PROPERTY OWNER
	Kenneth Koss, et.al.	Same
	6891 E. Dorado Court	
	Tucson, AZ 85715	

LOCATION: Located generally south of State Highway 178 and east of Fairfax Avenue in northeast Bakersfield. (APN # 434-010-13, 434-010-75).

Figure 1. Location Map



RECOMMENDATION:

Adopt Resolution and suggested findings **APPROVING** the extension of time for Vesting Tentative Tract Map 6499 (Phased) as depicted in the project description.

PROJECT SUMMARY:

This project is a request for an extension of time for Vesting Tentative Tract Map 6499 that created 20 single-family residential lots on 10.27 acres, zoned R-1 (One-Family Dwelling Zone), and one lot on 7.11 acres zoned R-3/PUD (Multiple-Family Dwelling Zone/Planned Unit Development Zone) for multi-family residential development for a total subdivision area of 17.38 acres, located generally south of State Highway 178 and east of Fairfax Avenue in northeast Bakersfield.

Figure 2. Aerial Photo

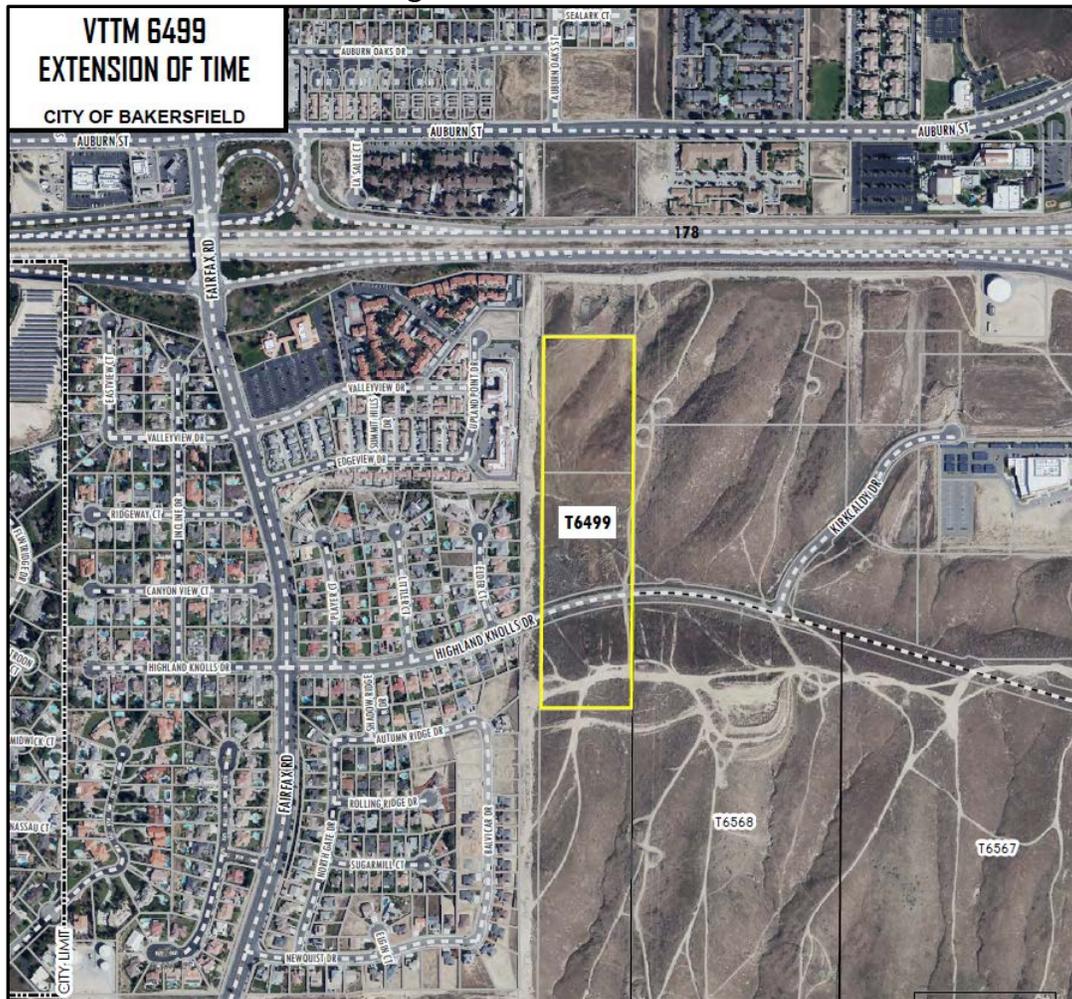


Figure 3. Site Visit Photo

View looking northeast from Highland Knolls Drive along west boundary of VTTM 6499



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	HR and LR	R-3/PUD and R-1	Vacant land
NORTH	LR	R-1	Vacant land, State Highway 178
WEST	LMR and LR	R-2 and R-1	Existing single family residential
SOUTH	HMR	R-2	Vacant land
EAST	OC and LR	C-O and R-1	Vacant land, VTTM 6568
Land Use Designations: LR: ≤ 7.26 du/na LMR: > 4 ≤ 10 du/na HMR: > 7.26 ≤ 17.42 du/na HR: > 17.42 ≤ 72.6 du/na OC : Office-Commercial		Zoning Designations R-1: One Family Dwelling R-2 : Limited Multiple Family Dwelling R-3 : Multiple Family Dwelling PUD: Planned Unit Development C-O : Commercial Office	

PROJECT ANALYSIS:

Background and Timeline.

September 1, 2005. Your Commission approved Vesting Tentative Tract Map 6499 by your Commission to create 48 single-family lots on a 20.8-acre subdivision area zoned R-1 (One-Family Dwelling), to expire on August 30, 2008. A Negative Declaration for the project was adopted at the same Planning Commission meeting, which included a review of a site specific air quality study, a cultural resource survey, and the use of a neighboring tract's noise mitigation requirements to determine noise mitigation for State Highway 178's traffic noise. The original subdivision application was deemed complete on July 14, 2005.

June 6, 2014. The Planning Director approved a substantial conformance request to remove the north 2.8 acres of the tract and reduce the approved lots from 48 to 40 lots. The reason for the reduction of tract size was that the northern 2.8 acres was needed for the State Highway 178 expansion project right-of-way.

November 4 and 19, 2014. The City Council approved a change to the General Plan Land Use designation for the Phase 2 area (northern 7.11 acres of the tract) from LR (Low Density Residential) to HR (High Density Residential) and a change of zoning districts from R-1 (One-family Dwelling Zone) to R-3/PUD (Multiple-family Dwelling Zone) to facilitate future multi-family development.

December 3, 2014. The Planning Director approved a substantial conformance request to change the 20 lots of Phase 2 into a single lot. The owner of the Phase 2 property intended to construct an active adult living community.

August 6, 2015. Your Commission approved a three-year extension of time to expire on August 30, 2018. However, in 2015 the State later provided an automatic 2-year extension so the map expires on August 30, 2020.

2008, 2009, 2011, 2013 and 2015: Automatic extensions of time as approved by State legislation (further detail provided below under "Analysis").

Analysis.

No phases of this map has recorded. The applicant is requesting a three-year extension to allow additional time to meet a conditional of approval imposed by the California Department of Fish and Wildlife regarding a survey for the Blunt-Nosed Leopard Lizard. The applicant requested the extension of time in writing prior to the August 30, 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, Vesting Tentative Tract Map 6499 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 and your Commission is that this tentative map expires on August 30, 2020. Staff notes 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.

The Subdivision Map Act and the Bakersfield Municipal Code allow for separate extensions to be approved by your Commission with an aggregate of up to six years. Typically, City policy has been to approve extensions of time in two (2), three-year intervals. This proposal represents the second request for Vesting Tentative Tract Map 6499. Staff recommends approval of a three-year extension of time to expire on August 30, 2023. The project complies with the ordinances and policies of the City of Bakersfield and remains subject to the original conditions of approval.

Circulation.

Primary access to VTTM 6499 is provided by Highland Knolls Drive (collector street) which bisects Phase 1 of the map. Gaona Way (local street) provides access to Highland Knolls Drive, and all lots in the map have frontage on Gaona Way. The closest Golden Empire Transit (GET) bus is Route 41 at the corner of Fairfax and Auburn Road, approximately 0.50 miles northwest of VTTM 6499. Route 41 traverses University Ave., which connects to Bakersfield College and the Valley Plaza Transit Center, providing connections to other bus routes.

The City's Bikeway Master Plan identifies Fairfax Road as a Class 2 facility (bike lanes). Bike lanes are currently in place both north and south of the intersection of Fairfax Road and Highland Knolls Drive.

ENVIRONMENTAL REVIEW AND DETERMINATION:

Based upon an initial environmental assessment, pursuant to the California Environmental Quality Act (CEQA), an initial study was prepared for the original project of the subject property and a Mitigated Negative Declaration (MND) was adopted by the Planning Commission on September 1, 2005, in conjunction with Vesting Tentative Tract Map 6499. 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 approved MND.

Figure 4a. VTTM 6499 (Original Layout)

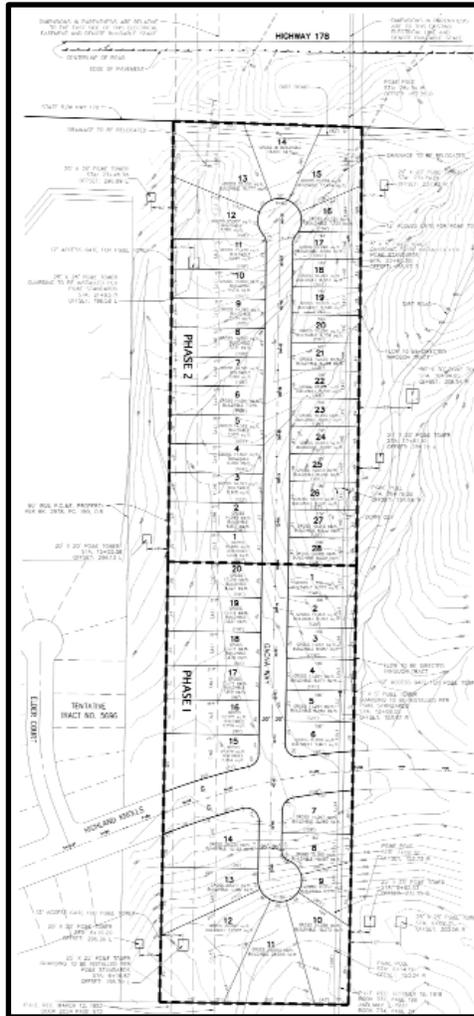
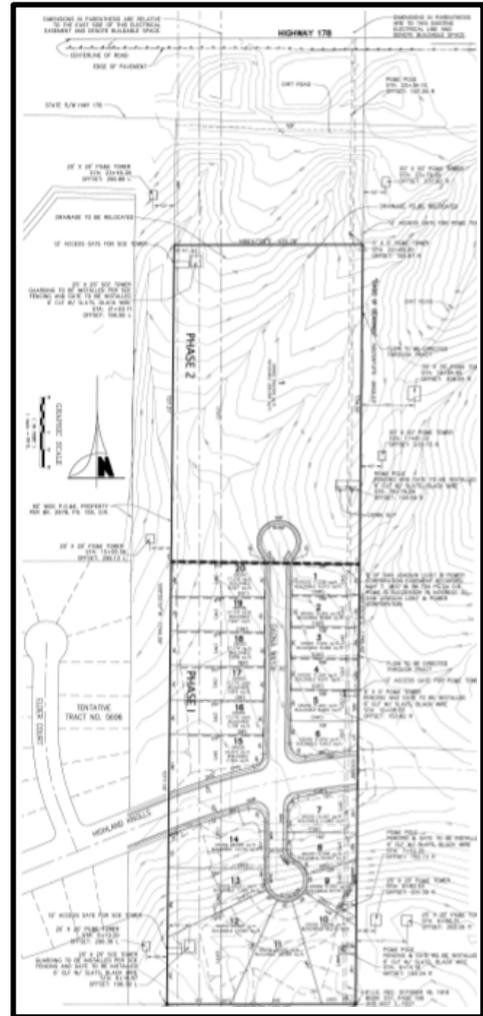


Figure 4b. VTTM 6499 (Current Layout)



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 Vesting Tentative Tract Map 6499 (Phased) in a timely manner, and has requested a three-year extension to meet a conditional of approval by the California Department of Fish and Wildlife regarding a survey for the Blunt-Nosed Leopard Lizard. The three-year extension is reasonable and is in compliance 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 August 30, 2023.

Exhibits (attached):

- A: Resolution
 - A-1 Location Map with Zoning
 - A-2 Vesting Tentative Tract Map 6499 (Phased)
- B: Notice of Exemption

EXHIBIT A

RESOLUTION NO. _____

**RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION
TO APPROVE AN EXTENSION OF TIME FOR VESTING
TENTATIVE TRACT MAP 6499 (PHASED) LOCATED GENERALLY
SOUTH OF STATE HIGHWAY 178 AND APPROXIMATELY 1,100
FEET EAST OF FAIRFAX AVENUE**

WHEREAS, Kenneth Koss, et.al., filed an application with the City of Bakersfield Planning Department requesting an extension of time for Vesting Tentative Tract Map 6499 (the "Project") located in the City of Bakersfield as shown on attached (Exhibit "A"); and

WHEREAS, the application was submitted on July 14, 2020, which is prior to the expiration date of Vesting Tentative Map 6499 (Phased), 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 July 14, 2005, conditionally approved by the Planning Commission on September 1, 2005; and

WHEREAS, a mitigated negative declaration was previously approved by the Planning Commission on September 1, 2005 for Vesting Tentative Tract Map 6499; 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, September 17, 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 6499 (Phased) is hereby extended until August 30, 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 September 17, 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

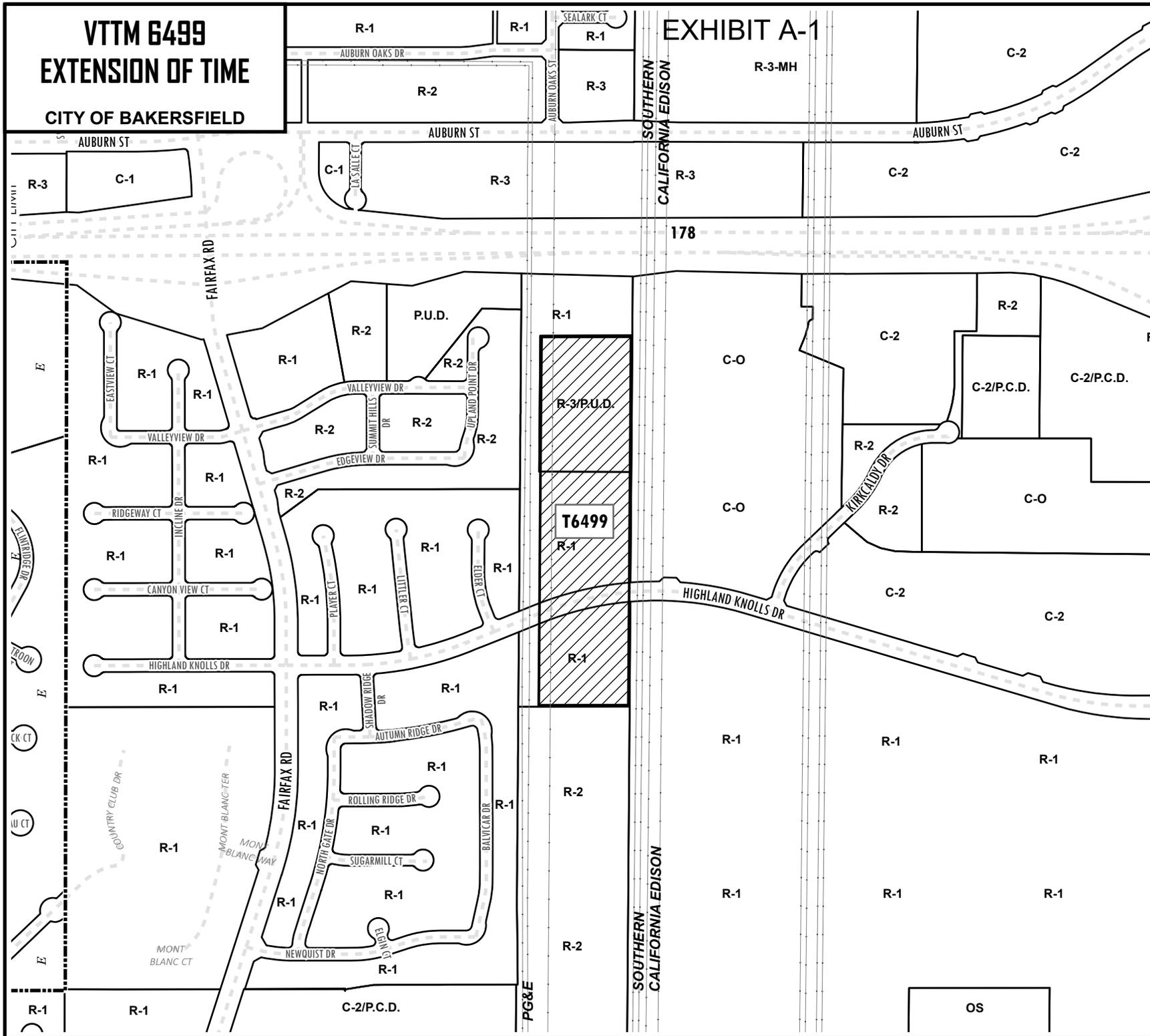
Exhibits: A-1 Location Map with Zoning
 A-2 Vesting Tentative Tract Map

**VTTM 6499
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-5 Residential Suburban
24,000 sq.ft./dwelling unit
- R-5() Residential Suburban
1, 2.5, 5 or 10 min lot size
- R-2 Limited Multiple Family Dwelling
4,500 sq.ft. min lot size (single family)
6,000 sq.ft. min lot size (multifamily)
2,500 sq.ft. lot area/dwelling unit
- R-3 Multiple Family Dwelling
6,000 sq.ft. min lot size
1,250 sq.ft. lot area/dwelling unit
- R-4 High Density Multiple Family Dwelling
6,000 sq.ft. min lot size
600 sq.ft. lot area/dwelling unit
- R-H Residential Holding
20 acre min lot size
- A Agriculture
6,000 sq.ft. min lot size
- A-20A Agriculture
20 acre min lot size
- PUD Planned Unit Development
- TT Travel Trailer Park
- MH Mobilehome
- C-0 Professional and Administrative Office
- C-1 Neighborhood Commercial
- C-2 Regional Commercial
- C-C Commercial Center
- C-B Central Business
- PCD Planned Commercial Development
- M-1 Light Manufacturing
- M-2 General Manufacturing
- M-3 Heavy Industrial
- P Automobile Parking
- RE Recreation
- Ch Church Overlay
- OS Open Space
- HOSP Hospital Overlay
- AD Architectural Design Overlay
- FP-P Floodplain Primary
- FP-S Floodplain Secondary
- AA Airport Approach
- DI Drilling Island
- PE Petroleum Extraction Combining
- SC Senior Citizen Overlay
- HD Hillside Development Combining
- WM- West Ming Specific Plan



BAKERSFIELD

Feet

0 330 660

EXHIBIT A-2

LEGAL DESCRIPTION:
 BEING A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 24, T.23S., R.28E., M.D.M.

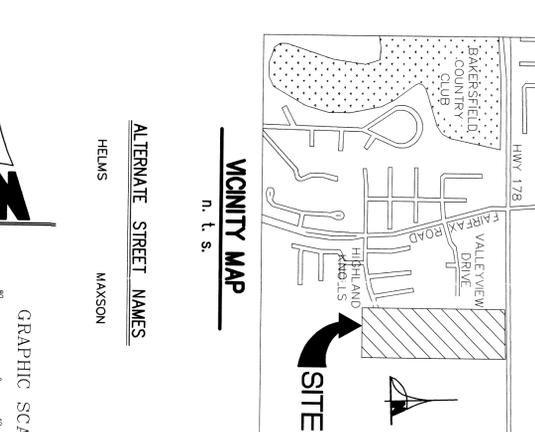
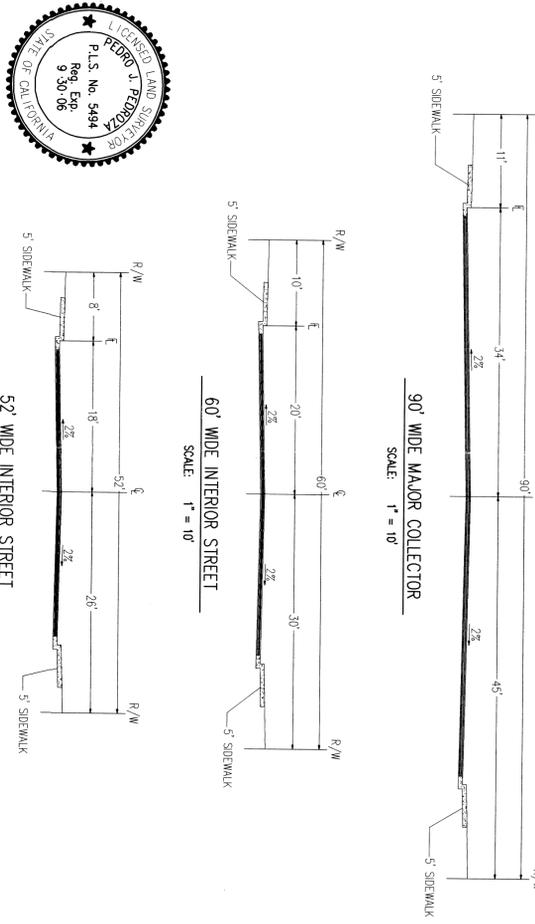
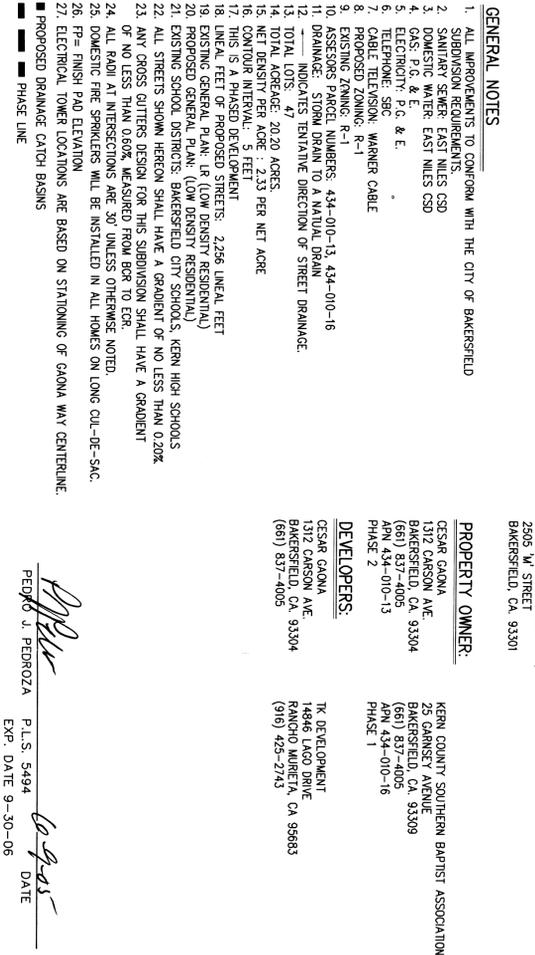
ENGINEER:
 CORNERSTONE ENGINEERING, INC.
 2800 STREET
 BAKERSFIELD, CA 93301

PROPERTY OWNER:
 CESAR GAONA
 1312 CARSON AVE.
 BAKERSFIELD, CA 93304
 (661) 837-4005
 APR 14, 2005
 PHASE 2

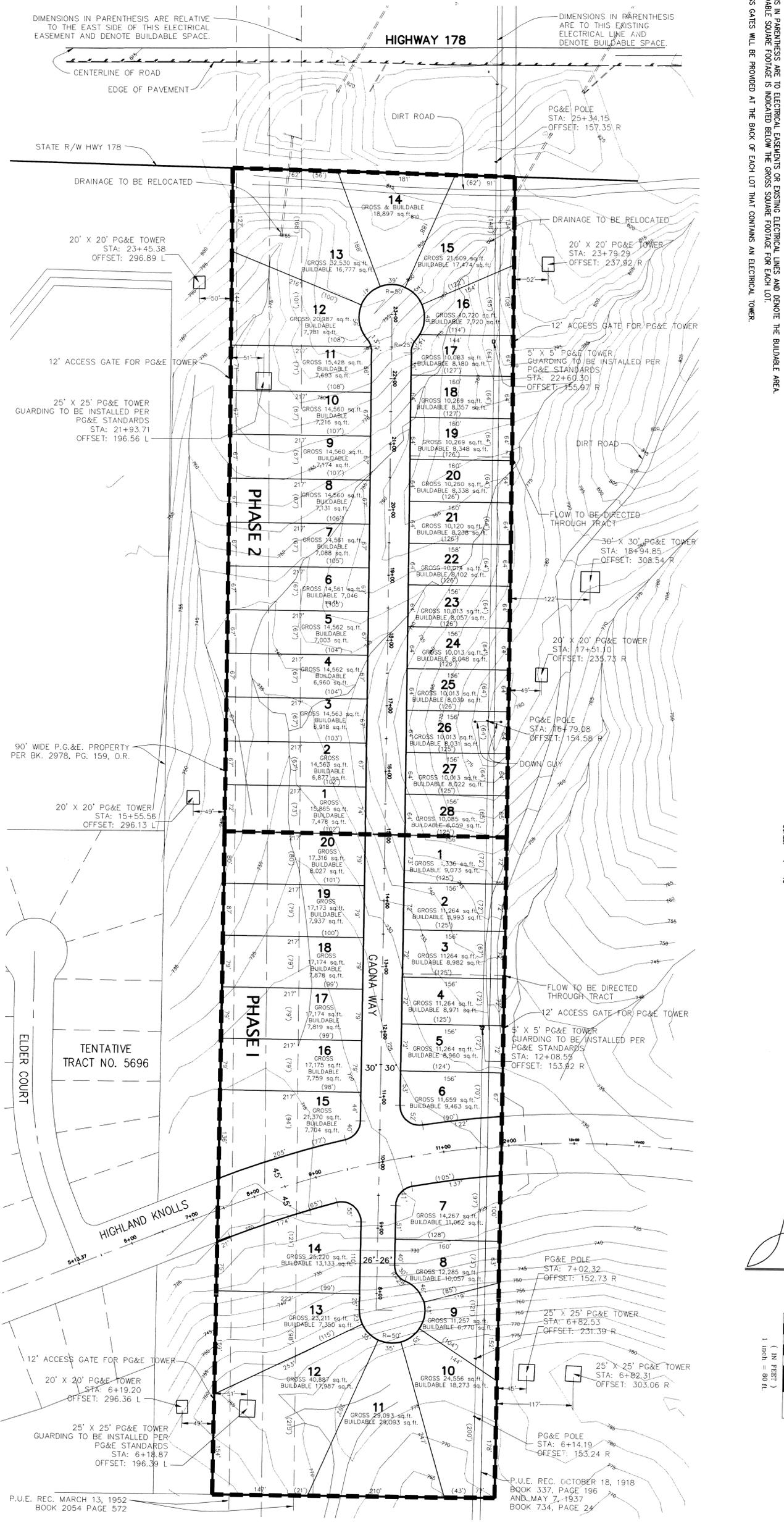
DEVELOPERS:
 TK DEVELOPMENT
 14846 LAGO DRIVE
 RANCHO MURIETA, CA 95683
 (916) 425-2743

GENERAL NOTES:
 1. ALL IMPROVEMENTS TO CONFORM WITH THE CITY OF BAKERSFIELD SUBDIVISION REQUIREMENTS.
 2. SANITARY SEWER EAST NILES CSD
 3. DOMESTIC WATER EAST NILES CSD
 4. GAS, RIG, & E.
 5. TELEPHONE, SBC & E.
 6. TELEPHONE, SBC
 7. CABLE TELEVISION, WARNER CABLE
 8. PROPOSED ZONING, R-1
 9. EXISTING ZONING, R-1
 10. ASSESSORS PARCEL NUMBERS: 434-010-13, 434-010-16
 11. DRAINAGE: STORM DRAIN TO A NATURAL DRAIN
 12. TOTAL INDICATES TENTATIVE DIRECTION OF STREET DRAINAGE.
 13. TOTAL ACRES: 20.20 ACRES
 14. NET DENSITY PER ACRE: 2.33 PER NET ACRE
 15. CONTIGUOUS INTERVAL: 5 FEET
 16. THIS IS A PHASED DEVELOPMENT
 17. LINEAL FEET OF PROPOSED STREETS: 2266 LINEAL FEET
 18. EXISTING GENERAL PLAN: LR (LOW DENSITY RESIDENTIAL)
 19. PROPOSED GENERAL PLAN: LR (LOW DENSITY RESIDENTIAL)
 20. EXISTING SCHOOL DISTRICTS: BAKERSFIELD CITY SCHOOLS, KERN HIGH SCHOOLS
 21. ALL STREETS SHOWN HEREON SHALL HAVE A GRADEPOINT OF NO LESS THAN 0.20%
 22. ANY CROSS GUTTERS DESIGN FOR THIS SUBDIVISION SHALL HAVE A GRADEPOINT OF NO LESS THAN 0.60%, MEASURED FROM BENCH TO BENCH.
 23. ALL PAVED AREAS SHALL BE INSTALLED IN ALL HOMES ON LONG OUL-DE-SAC.
 24. DOMESTIC FIRE SPRINKLERS WILL BE INSTALLED IN ALL HOMES ON LONG OUL-DE-SAC.
 25. FINISH PAD ELEVATION
 26. ELECTRICAL TOWER LOCATIONS ARE BASED ON STATIONING OF GAONA WAY CENTERLINE.
 27. PROPOSED DRAINAGE CATCH BASINS
 28. PHASE LINE

GENERAL NOTES (continued):
 29. DIMENSIONS IN PARENTHESIS ARE TO ELECTRICAL ELEMENTS OR EXISTING ELECTRICAL LINES AND DENOTE THE BUILDABLE AREA. THE BUILDABLE SQUARE FOOTAGE IS INDICATED BELOW THE GROSS SQUARE FOOTAGE FOR EACH LOT.
 30. 12' ACCESS GATES WILL BE PROVIDED AT THE BACK OF EACH LOT THAT CONTAINS AN ELECTRICAL TOWER.



NO.	DATE	REVISION	BY



APPROVED BY
 PLANNING COMMISSION WITH
 CONDITIONS ON SEP 1 2005

"VESTING TENTATIVE"
TRACT NO. 6499

DESIGNER:	PP
CHECKED BY:	PP
DATE:	05/31/2005
DRAWN BY:	CV/PJ
SCALE:	1" = 80'
JOB NO.:	826-01-00-TM-20050531
SHEET:	826-01-00

DEVELOPMENT BY:
CESAR GAONA & TK DEVELOPMENT
 1312 CARSON AVENUE
 BAKERSFIELD, CA 93304
 (661) 837-4005

14846 LAGO DRIVE
 RANCHO MURIETA, CA 95683
 (916) 425-2743

CORNERSTONE ENGINEERING, INC.
 2505 "M" Street
 BAKERSFIELD, CA 93301
 TEL: (661) 325-8414
 FAX: (661) 322-0129

2191 S. El Camino Real, Suite 208
 OCEANSIDE, CA 92054
 TEL: (760) 722-3495
 FAX: (760) 722-9490

CONSULTING CIVIL ENGINEERING AND LAND SURVEYING
 www.cornerstoneeng.com

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

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

Project Title: Extension of Time for Vesting Tentative Tract Map 6499 (Phased)

Project Location-Specific: Located generally south of State Highway 178 and approximately 1,100 feet east of Fairfax Avenue

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

Description of Project:

Extension of Time for Vesting Tentative Tract Map 6499 (Phased): Ken Koss requests an extension of time for Vesting Tentative Tract 6499 (Phased) consisting of 20 lots on 10.27 acres, zoned R-1 for single family residential development and one multi-family residential lot on 7.11 acres, zoned R-3/PUD.

Name of Public Agency Approving Project: City of Bakersfield

Name of Person or Agency Carrying Out Project: Ken Koss

Exempt Status:

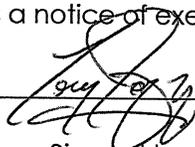
- Ministerial (Sec.21080(b)(1); 15268));
- Declared Emergency (Sec.21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number.
- Statutory Exemptions. State section number. _____
- Project is exempt from CEQA pursuant to Section 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: Tony Jaquez Telephone/Ext.: 661-326-3452

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:** Associate Planner **Date:** 9/18/2020

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



COVER SHEET
PLANNING DEPARTMENT
STAFF REPORT

MEETING DATE: September 17, 2020

ITEM NUMBER: Consent - Public
Hearing5.(c.)

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Jennie Eng, Principal Planner

DATE:

WARD: Ward 6

SUBJECT:

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.

APPLICANT: McIntosh & Associates

OWNER: RFG Land Company, Inc.,

LOCATION: Located at the northeast corner of Gosford Road and Berkshire Road in southwest Bakersfield.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Staff Report	Staff Report
<input type="checkbox"/> 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: 5.c.

FROM: Paul Johnson, Planning Director APPROVED: PJ

DATE: September 17, 2020

SUBJECT: EXTENSION OF TIME FOR VESTING TENTATIVE TRACT MAP 7261 – PHASED (WARD 6)

APPLICANT: ENGINEER PROPERTY OWNER
McIntosh and Associates RGF Land Co. Inc.
2001 Wheelan Court c/o Tom Dee
Bakersfield, CA 93309 9100 Ming Ave, Suite 120
Bakersfield, CA 93311

LOCATION: The project site is located at the northeast corner of Gosford Road and Berkshire Road. (APN #539-010-44 & 59)

Figure 1. Location Map



RECOMMENDATION:

Adopt Resolution and suggested findings **APPROVING** the extension of time for Vesting Tentative Tract Map 7261 as depicted in the project description.

PROJECT SUMMARY:

This project is a request for an extension of time for Vesting Tentative Tract Map 7261 that subdivided approximately 60 acres into 221 single-family residential lots, a sump lot, and 8 landscape lots in an R-1 (One-Family Dwelling) zone, located at the northeast corner of Gosford Road and Berkshire Road in southwest Bakersfield.

Figure 2. Aerial Photo

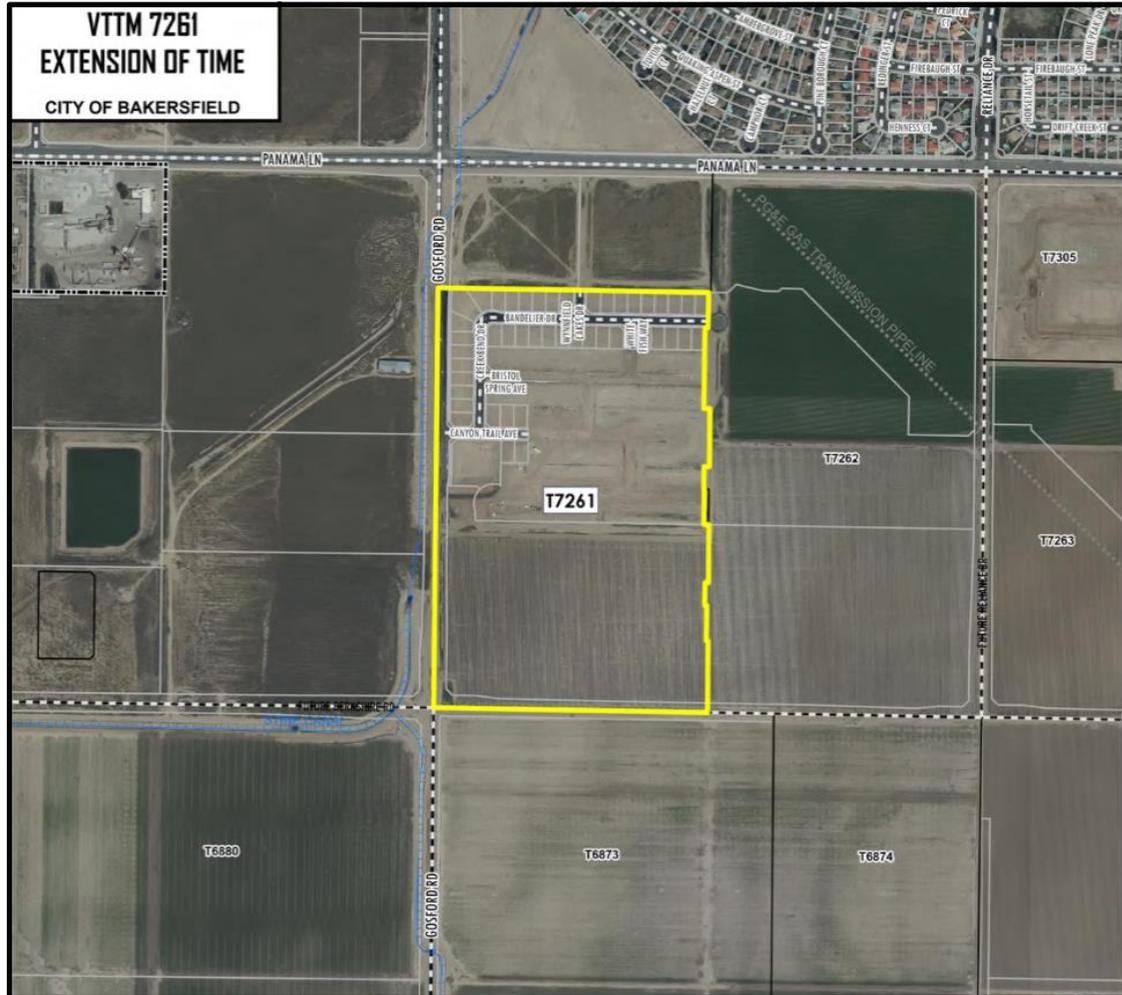


Figure 3. Site Visit Photo

View Looking Southeast across Property from Gosford Road



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	Single-family residential under construction; vacant
NORTH	GC, LR	C-2, R-1	Agriculture
SOUTH	LR	R-1	Agriculture (Approved VTM 6873)
EAST	LR	R-1	Agriculture (Approved VTM 7262)
WEST	HMR, MC	R-2/PUD, C-2/PCD	Vacant land
Land Use Designations: LR: ≤ 7.26 du/na LMR: > 4 ≤ 10 du/na HMR: > 7.26 ≤ 17.42 du/na HR: > 17.42 ≤ 72.6 du/na GC: General Commercial		Zoning Designations R-1: One Family Dwelling R-2/PUD: Limited Multiple Family Dwelling / Planned Unit Development C-2: Regional Commercial C-2/ PCD : Regional Commercial / Planned Commercial Development	

PROJECT ANALYSIS:

Background and Timeline.

May 8, 1991. The City of Bakersfield annexed the project area within the larger Ashe Number 2 Annexation. Concurrently, Zone Change 5124 was approved by the City Council to pre-zone the project area as R-1 (One-Family Dwelling) zone.

October 2, 2014. Your Commission approved Vesting Tentative Tract Map 7261 (Phased) to create 221 single-family residential lots, a sump lot and eight landscape lots on approximately 60 acres (Resolution No. 55-14). A mitigated Negative Declaration was also adopted. The original subdivision application was deemed complete on July 28, 2014.

October 5, 2017. Your Commission approved a three-year extension of time to expire on October 1, 2020.

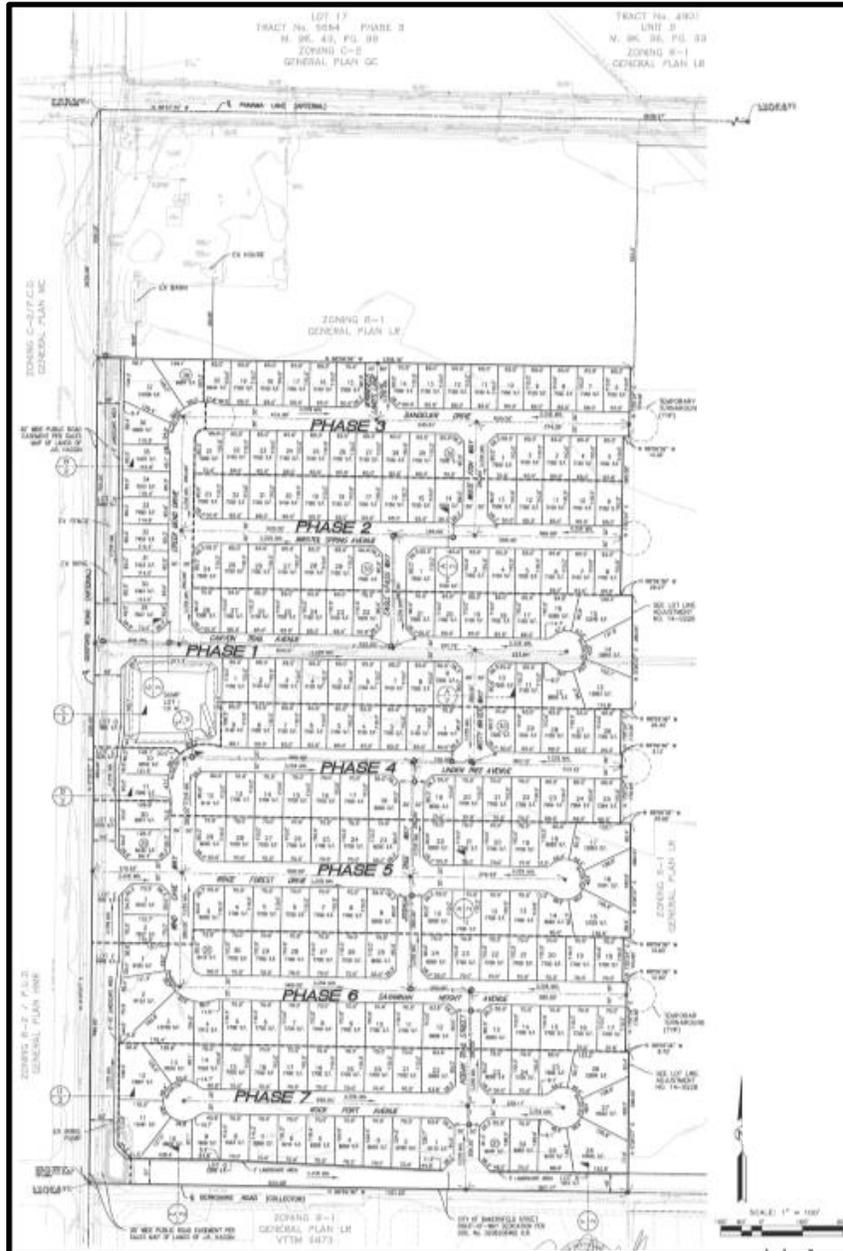
Analysis.

Phase 1 consisting of 45 single-family lots and a sump lot on 13.57 acres recorded on December 17, 2019 and development of homes has occurred within these lots. The applicant is requesting a three-year extension of time to allow additional time to provide sufficient planning for the recordation Phases 2 through 7. The applicant requested the extension of time in writing prior to the October 1, 2020 expiration date.

This project was approved in 2014 and is ineligible to receive 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 allow for separate extensions to be approved by your Commission with an aggregate of up to six years.

Typically, City policy has been to approve extensions of time in two (2), three-year intervals. This proposal represents the second request for Vesting Tentative Tract Map 7261. Staff recommends approval of a three-year extension of time to expire on October 1, 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. VTTM 7261



Circulation.

Primary access to VTTM 7261 is provided by Gosford Road (arterial street) through two local streets, and Berkshire Road (collector street) through one local street. The closest Golden Empire Transit (GET) bus route is Number 61, which stops at Gosford Road and Harris Road, approximately 0.5 miles to the north.

The City's Bikeway Master Plan identifies Gosford Road as a Class 2 facility (bike lanes). Bike lanes do not currently exist; however, at the time Gosford Road 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 if striping should be delayed if installation will compromise public safety (e.g. short lengths of unconnected bike lanes that would confuse drivers and cyclists increasing the likelihood of accidents).

ENVIRONMENTAL REVIEW AND DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA), an initial study was prepared for the original project (VTM 7261) of the subject property and a Negative Declaration was adopted on October 2, 2014. 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 approved 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 Vesting Tentative Tract Map 7261 (Phased) in a timely manner, and has requested a three-year extension to allow for more time to record 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 1, 2023.

Exhibits (attached):

- A: Resolution
 - A-1 Location Map with Zoning
 - A-2 Vesting Tentative Tract Map 7261
- B: Notice of Exemption

RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION TO APPROVE AN EXTENSION OF TIME FOR VESTING TENTATIVE TRACT MAP 7261 (PHASED) LOCATED AT THE NORTHEAST CORNER OF GOSFORD ROAD AND BERKSHIRE ROAD.

WHEREAS, Western Properties, subdivider, representing Panama Lane Properties, LLC, filed an application with the City of Bakersfield Planning Department requesting an extension of time for Vesting Tentative Tract Map 7261 (the "Project") located in the City of Bakersfield as shown on attached (Exhibit "A"); and

WHEREAS, the application was submitted on August 14, 2020, which is prior to the expiration date of Vesting Tentative Map 7261, 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 July 28, 2014, conditionally approved by the Planning Commission on October 2, 2014; and

WHEREAS, a negative declaration was previously approved by the Planning Commission on October 2, 2017 in conjunction with Vesting Tentative Tract Map 7261; 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, September 17, 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 Vesting Tentative Tract Map 7261 (Phased) is hereby extended until October 1, 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 September 17, 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

**VTTM 7261
EXTENSION OF TIME
CITY OF BAKERSFIELD**

EXHIBIT A-1

M-2

PANAMA LN

M-3

C-2/P.C.D.

M-1

C-2/P.C.D.

R-2

R-2/P.U.D.

FUTURE BERKSHIRE RD

STINE CANAL

R-1

R-1

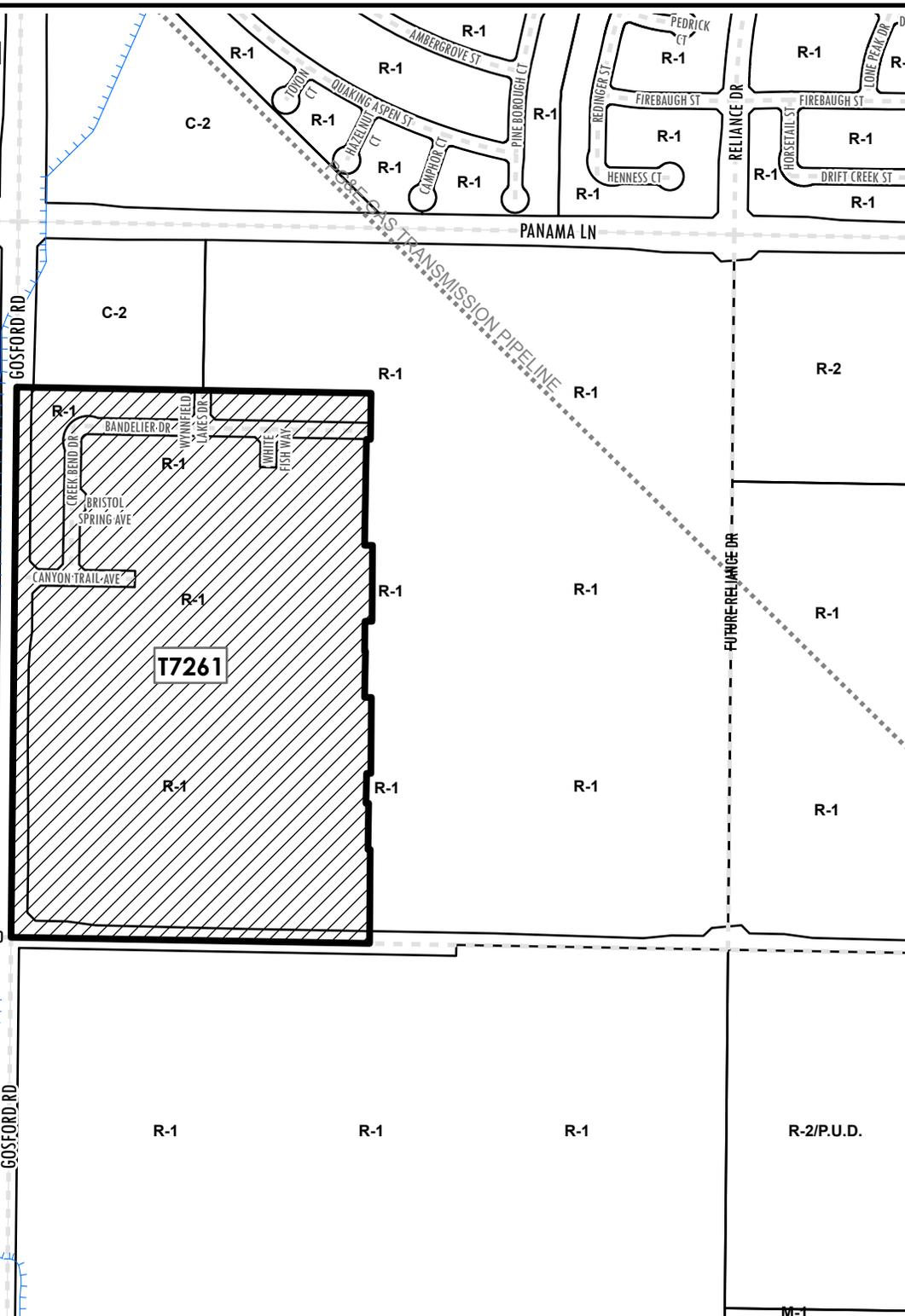
R-1

R-1

R-1

R-2/P.U.D.

M-1



**LEGEND
(ZONE DISTRICTS)**

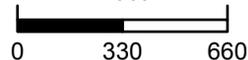
- R-1 One Family Dwelling
6,000 sq.ft. min lot size
- R-1-4.5 One Family Dwelling
4,500 sq.ft. min lot size
- E Estate
10,000 sq.ft. min lot size
- R-5 Residential Suburban
24,000 sq.ft./dwelling unit
- R-5() Residential Suburban
1, 2.5, 5 or 10 min lot size
- R-2 Limited Multiple Family Dwelling
4,500 sq.ft. min lot size (single family)
6,000 sq.ft. min lot size (multifamily)
2,500 sq.ft. lot area/dwelling unit
- R-3 Multiple Family Dwelling
6,000 sq.ft. min lot size
1,250 sq.ft. lot area/dwelling unit
- R-4 High Density Multiple Family Dwelling
6,000 sq.ft. min lot size
600 sq.ft. lot area/dwelling unit
- R-H Residential Holding
20 acre min lot size
- A Agriculture
6,000 sq.ft. min lot size
- A-20A Agriculture
20 acre min lot size
- PUD Planned Unit Development
- TT Travel Trailer Park
- MH Mobilehome
- C-0 Professional and Administrative Office
- C-1 Neighborhood Commercial
- C-2 Regional Commercial
- C-C Commercial Center
- C-B Central Business
- PCD Planned Commercial Development
- M-1 Light Manufacturing
- M-2 General Manufacturing
- M-3 Heavy Industrial
- P Automobile Parking
- RE Recreation
- Ch Church Overlay
- OS Open Space
- HOSP Hospital Overlay
- AD Architectural Design Overlay
- FP-P Floodplain Primary
- FP-S Floodplain Secondary
- AA Airport Approach
- DI Drilling Island
- PE Petroleum Extraction Combining
- SC Senior Citizen Overlay
- HD Hillside Development Combining
- WM- West Ming Specific Plan



N



Feet



VESTING TENTATIVE TRACT NO. 7261

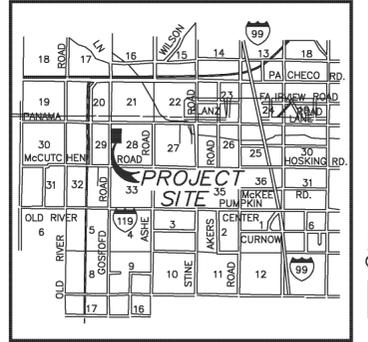
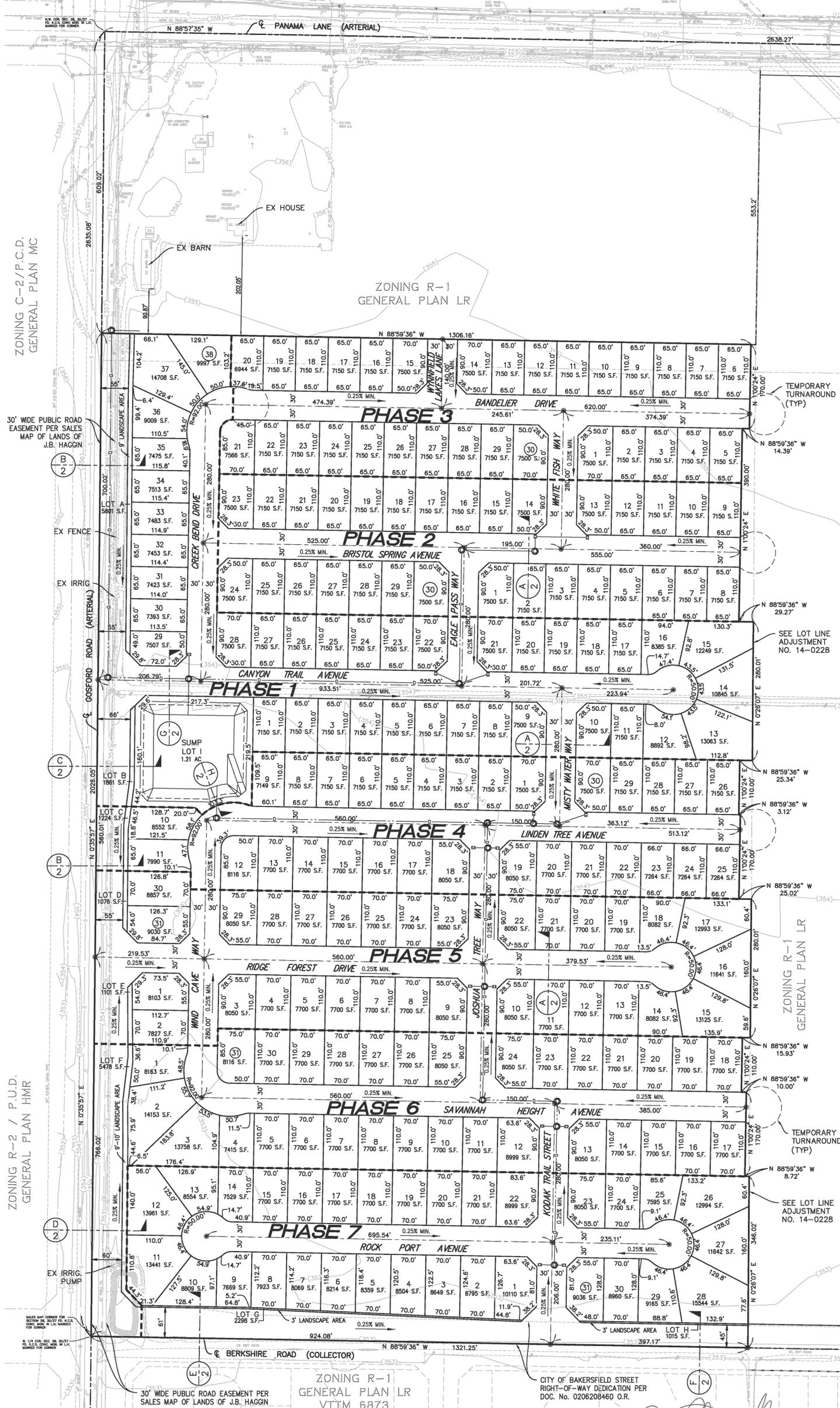
EXHIBIT B

BEING A MERGER AND RE-SUBDIVISION OF PARCELS 8 AND 9 OF PARCEL MAP WAIVER NO. 06-1654, RECORDED NOVEMBER 10, 2006 AS DOCUMENT NO. 0206279216 AND SEPTEMBER 28, 2007 AS DOCUMENT NO. 0207198982, OFFICIAL RECORDS, BEING A MERGER AND RE-SUBDIVISION OF THE NORTH HALF OF SECTION 28, TOWNSHIP 30 SOUTH, RANGE 27 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA.

CONTAINING 221 BUILDABLE RESIDENTIAL LOTS, 1 SUMP LOT, 8 LANDSCAPE LOTS, 60.80 GROSS ACRES.

LOT 17
TRACT No. 5664 PHASE 3
M. BK. 43, PG. 39
ZONING C-2
GENERAL PLAN GC

TRACT No. 4901
UNIT D
M. BK. 36, PG. 33
ZONING R-1
GENERAL PLAN LR



OWNER/SUBDIVIDER:
PANAMA LANE PROPERTIES, LLC
11001 RIVER RUN BLVD, SUITE 102
BAKERSFIELD, CA 93311
CONTACT: TOM DEE
(661) 845-5771

ENGINEER:
MCINTOSH & ASSOCIATES
2001 WHEELAN COURT
BAKERSFIELD, CA. 93309
CONTACT-ROGER A. MCINTOSH
(661) 834-4814

GENERAL NOTES:

ALL ROAD IMPROVEMENTS AND DRAINAGE IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CITY OF BAKERSFIELD.

IT IS ANTICIPATED THAT THE GRADING OF THIS TRACT WILL BE WITHIN THE AMOUNTS OUTLINED WITHIN SECTION 16.16.030(O) OF THE MUNICIPAL CODE.

A 10' PUBLIC UTILITY EASEMENT (P.U.E.) IS PROPOSED AND IS LOCATED ON ALL FRONT AND SIDE YARDS ADJACENT TO ALL INTERNAL STREETS.

ALL STREETS SHALL BE PUBLIC.

ALL RETURN RADI ARE 20' UNLESS OTHERWISE NOTED.

ALL CUL-DE-SAC & KNUCKLE RETURN RADI ARE 25'.

ALL CUL-DE-SACS ARE 50' RADIUS.

ALL KNUCKLES ARE 92' RADIUS.

THE TRACT SHALL FOLLOW THE "COMPLETE STREET" POLICY PER RESOLUTION 035-13.

NOTE TO PLANNING DEPARTMENT:
RE: ALTERNATE STREET NAMES

THE FOLLOWING STREET NAMES ARE PROVIDED AS SUBSTITUTIONARY ALTERNATES. PLEASE CONSIDER THESE NAMES IN THE ORDER THEY ARE HEREBY TO REPLACE NAMES ON THE MAP THAT MAY NOT BE ACCEPTABLE.

- ALDEAN ROAD
- LEWIS PASS
- STEAM BOAT ROCK
- SULLY'S HILL

PHASING
THE NUMBERING OF THE PHASES ARE FOR IDENTIFICATION PURPOSES AND DO NOT NECESSARILY IMPLY THE ORDER OF DEVELOPMENT.

THIS TRACT WILL BE DEVELOPED IN UP TO 7 PHASES.

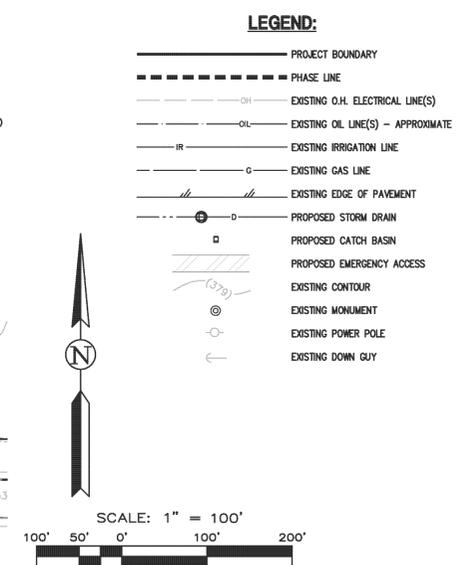
STATISTICS:

APN: 539-010-19-20
ACREAGE: 60.80 GR. AC. / 40.28 NET AC.
NUMBER OF LOTS: 221 BUILDABLE, 1 SUMP LOT, 8 LS LOTS,
MINIMUM LOT AREA ALLOWED: 6,000 NET SF
EXISTING USE: AGRICULTURE
PROPOSED USE: RESIDENTIAL (≤7.26DU/NET AC)
NET DENSITY: 5.49 D.U./NET AC.
GENERAL PLAN DESIGNATION: LR
ZONING: R-1
WATER SOURCE: CITY OF BAKERSFIELD
SEWAGE DISPOSAL: CITY OF BAKERSFIELD
GAS CO. - PACIFIC GAS & ELECTRIC COMPANY
ELECTRICAL - PACIFIC GAS & ELECTRIC COMPANY
CABLE - AT&T
PHONE - AT&T
SCHOOL DISTRICTS: LAKESIDE SCHOOL DIST. & KERN UNION HIGH SCHOOL SCHOOLS:
ELEMENTARY - DONALD E. SUBARU SCHOOL
MIDDLE SCHOOL - LAKESIDE SCHOOL
HIGH SCHOOL - LIBERTY HIGH SCHOOL

EASEMENT NOT LOCATABLE FROM RECORD:

- AN EASEMENT FOR CANAL PURPOSES RECORDED JUNE 25, 1928 IN BOOK 128 PAGE 284 OF OFFICIAL RECORDS.

NOTE:
A LOT LINE ADJUSTMENT IS BEING PROCESSED TO ADJUST THE EXISTING LOTS TO THE EASTERLY TRACT BOUNDARY LINE.



SHEET
1
OF 2 SHEETS

PANAMA LANE PARTNERS, LLC
SECTION 28, T 30 S, R 27 E
VESTING TENTATIVE TRACT NO. 7261

DATE	REVISIONS	BY
7/16/2014	REVISIONS PER C.O.B.	AV

2001 WHEELAN COURT
BAKERSFIELD, CALIFORNIA 93309
(661) 834 - 4814

McINTOSH & ASSOCIATES
LAND SURVEYING • CIVIL ENGINEERING © 2014

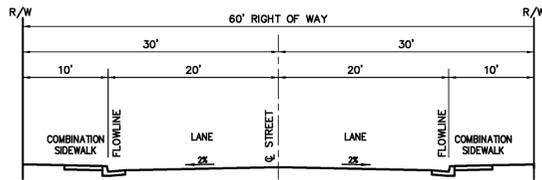
DATE: 7/23/14

VESTING TENTATIVE TRACT NO. 7261

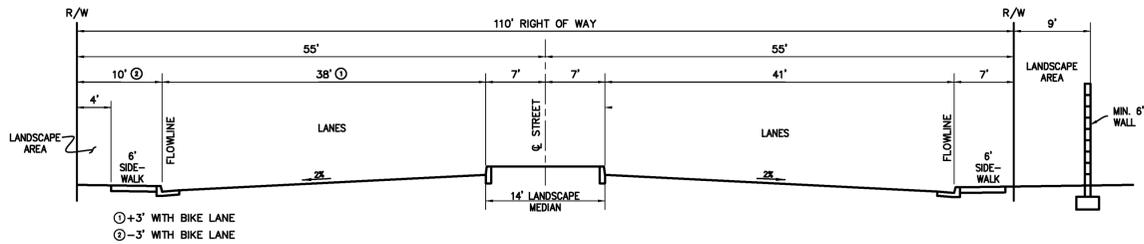
EXHIBIT B

BEING A MERGER AND RE-SUBDIVISION OF PARCELS 8 AND 9 OF PARCEL MAP WAIVER NO. 06-1654, RECORDED NOVEMBER 10, 2006 AS DOCUMENT NO. 0206279216 AND SEPTEMBER 28, 2007 AS DOCUMENT NO. 0207198982, OFFICIAL RECORDS, BEING A MERGER AND RE-SUBDIVISION OF THE NORTH HALF OF SECTION 28, TOWNSHIP 30 SOUTH, RANGE 27 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA.

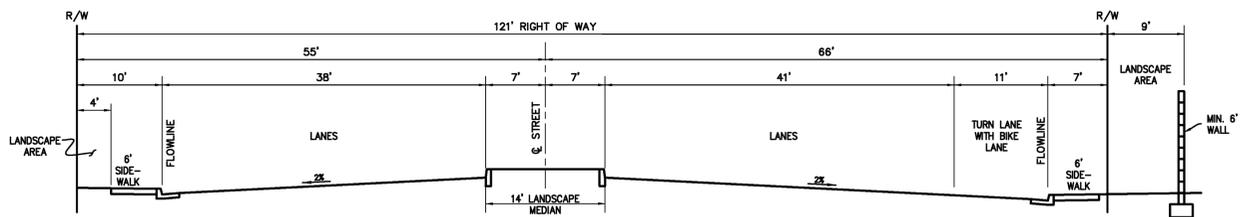
CONTAINING 221 BUILDABLE RESIDENTIAL LOTS, 1 SUMP LOT, 8 LANDSCAPE LOTS, 60.80 GROSS ACRES.



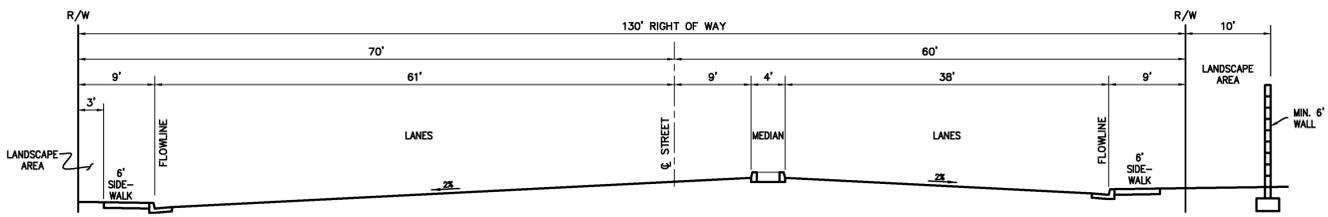
DETAIL A - LOCAL STREET
NOT TO SCALE



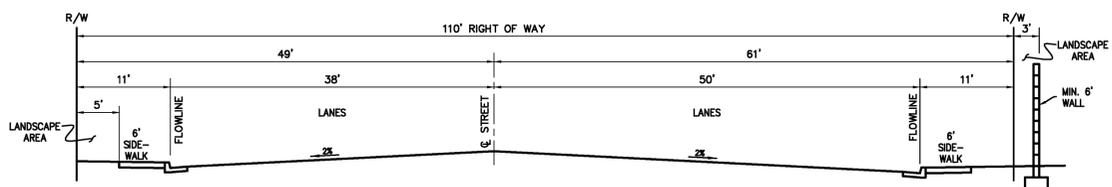
DETAIL B - ARTERIAL WITH BIKE LANE
NOT TO SCALE



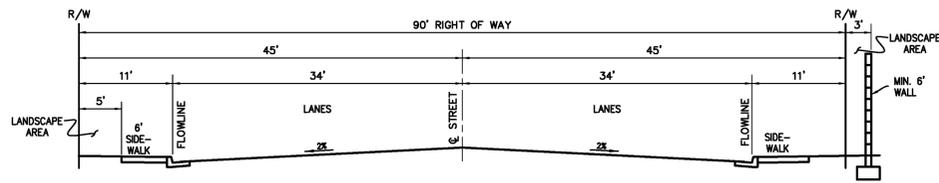
DETAIL C - RIGHT TURN LANE WITH BIKE LANE
NOT TO SCALE



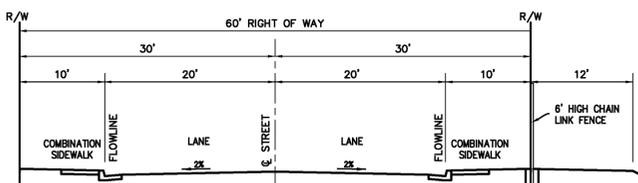
DETAIL D - ARTERIAL WITH BIKE LANE
NOT TO SCALE



DETAIL E - COLLECTOR
NOT TO SCALE



DETAIL F - COLLECTOR
NOT TO SCALE

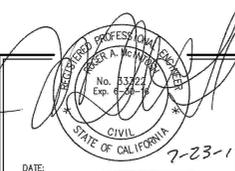


DETAIL G - CANYON TRAIL AVENUE
NOT TO SCALE



DETAIL H - LINDEN TREE AVENUE
NOT TO SCALE

DATE	REVISIONS	BY
7/16/2014	REVISIONS PER C.O.B.	AV



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

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

Project Title: EXTENSION OF TIME VESTING TENTATIVE TRACT MAP 7261 - PHASED

Project Location-Specific: Located at the northeast corner of Gosford Road and
Berkshire Road (APN # 539-010-37)

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

Description of Project: This project is a request for an extension of time for a vesting tentative tract map to subdivide approximately 60 acres into 221 single-family residential lots, a sump lot and eight landscape lots in an R-1 (One-Family Dwelling) zone, located at the northeast corner of Gosford Road and Berkshire Road.

Name of Public Agency Approving Project: City of Bakersfield

Name of Person or Agency Carrying Out Project: McIntosh and Associates

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. _____
- 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:** _____

Signed by Lead Agency
 Signed by Applicant

Date received for filing at OPR: _____



COVER SHEET
PLANNING DEPARTMENT
STAFF REPORT

MEETING DATE: September 17, 2020

ITEM NUMBER: Consent - Public
Hearing5.(d.)

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Jennie Eng, Principal Planner

DATE:

WARD: Ward 3

SUBJECT:

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.

APPLICANT: McIntosh & Associates

OWNER: Sill Properties

LOCATION: Near the northeast corner of Arrow Street and North Sillect Avenue in central Bakersfield.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Staff Report	Staff Report
<input type="checkbox"/> Resolution with Exh	Resolution
<input type="checkbox"/> Attachment B-NOE	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: September 17, 2020

SUBJECT: **ZONE CHANGE NO. 20-0118 (WARD 3)**

APPLICANT: ENGINEER PROPERTY OWNER
 McIntosh and Associates Sill Properties, Inc. c/o N. Morse
 2001 Wheelan Ct 1508 – 18th- St. #320
 Bakersfield, CA 93309 Bakersfield, CA 93301

LOCATION: Generally located at the northeast corner of Arrow Street and North Sillect Avenue in central Bakersfield (APN #: 332-200-69)

Figure 1. Location and Zone Map



RECOMMENDATION:

Motion to adopt resolution **APPROVING** the zone change from an R-1 (One-Family Dwelling) zone to an M-1 (Light Manufacturing) zone on 8.06 acres, and recommend same to City Council.

PROJECT SUMMARY:

This project is a request by McIntosh and Associates on behalf of Sill Properties, Inc. (property owner) to change the zone classification from an R-1 (One-Family Dwelling) to an M-1 (Light Manufacturing), or more restrictive zone on 8.06 acres generally located at the northeast corner of Arrow Street and North Sillect Avenue.

Figure 2. Aerial Photo



**Figure 3. On Site Photo
Looking East from Arrow Street**



SURROUNDING LAND USES:

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

DIRECTION	LAND USE DESIGNATION	ZONE DISTRICT	EXISTING LAND USE
SITE	SI	R-1	Cross Valley Canal; Undeveloped
NORTH	P	M-1	Recharge Pond; Cross Valley Canal
SOUTH	GC, SI	M-1	Office Buildings
EAST	SI	M-1	Animal Hospital
WEST	SI	M-1	Undeveloped
Land Use Designations: SI: Service Industrial P: Public GC: General Commercial		Zoning Classifications: R-1: One-Family Dwelling Zone M-1: Light Manufacturing Zone	

PROJECT ANALYSIS:

Background and Timeline.

October 25, 1966. The property was annexed to the City as part of a larger annexation area known as Pierce No. 1 annexation. The North Kern Water Storage District (NKWSD) operates the Calloway Canal that bisects the site, by an easement. Parcel 2 of Parcel Map 6539, which contains the canal easement was not pre-zoned (see Figure 3). Pursuant to Bakersfield Municipal Code Section 17.06.030.B.6, all property in the City not otherwise classified and all property not zoned upon annexation, is classified as an R-1 zone.

April 27, 1999. NKWSD quitclaimed 0.114 acres of land to Sill Properties, Inc. located at the northeast corner of Arrow Street and North Sillect Avenue (Document # 0199059678). See Figure 3.

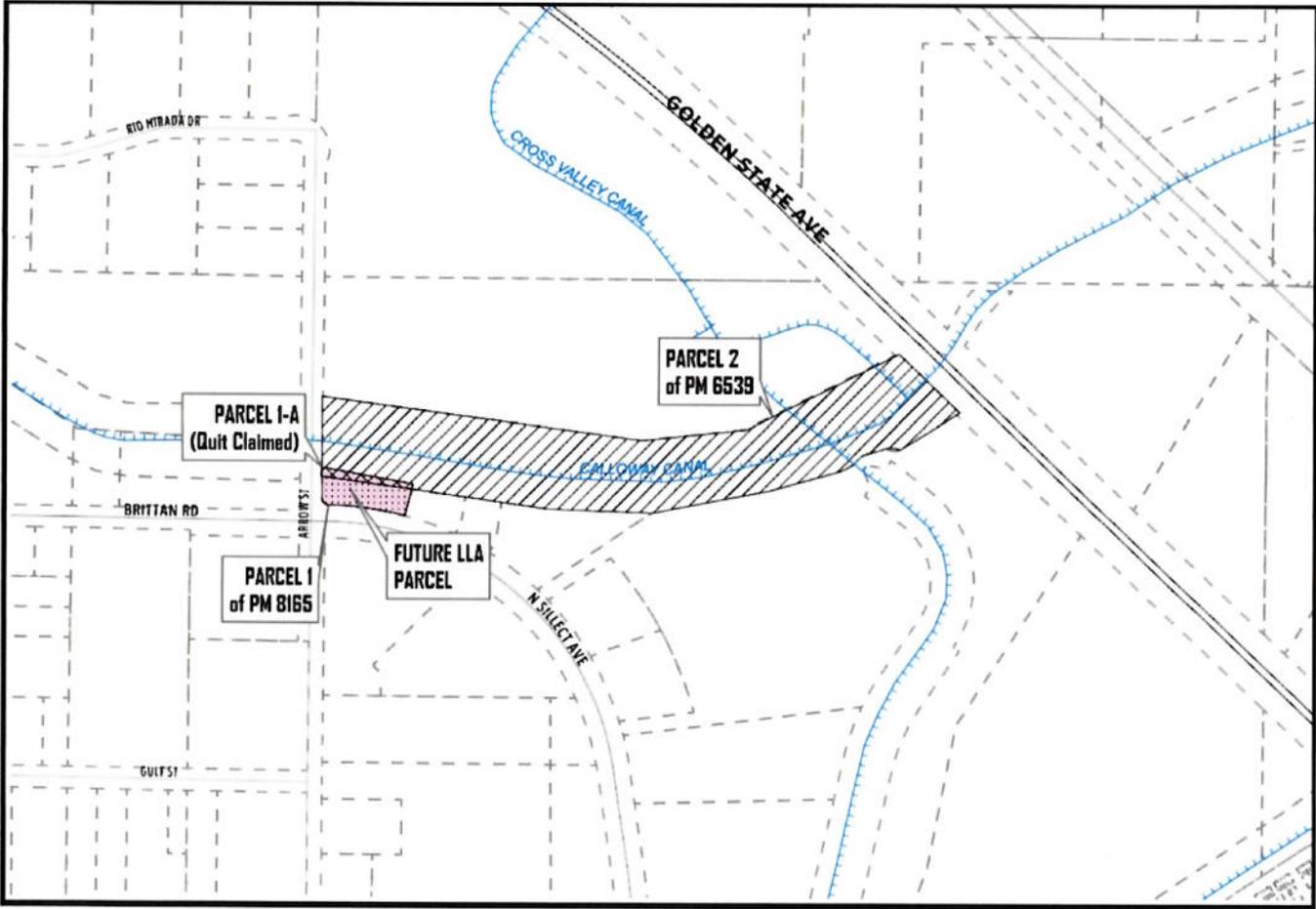
June 8, 2020. Application for Lot Line Adjustment No. 20-0034 was submitted. The proposal requests to adjust the lot line to incorporate the 0.114 acres into the adjacent property to the south, thereby resulting in one parcel (see Figure 3). Approval of the lot line adjustment would result in a split-zoned property (M-1 and R-1). Therefore, the applicant is requesting the zone change to remedy a split-zone issue prior to proceeding with the lot line adjustment application.

Analysis.

The applicant has stated the purpose of the zone change is two-fold. **First**, re-zoning Parcel 2 of Parcel Map 6539 which encompasses the Calloway Canal easement, is consistent with the existing Land Use Element designation of SI (Service Industrial) of the *Metropolitan Bakersfield General Plan*. **Second**, the re-zoning will avoid a split-zoned parcel upon processing the lot line adjustment described above. Figure 3 depicts the spatial relationship of the subject properties.

Staff notes that NKWSD's easement and operations of the Calloway Canal are not affected by either the zone change or future lot line adjustment.

Figure 3: Parcels



ENVIRONMENTAL REVIEW AND DETERMINATION:

A Notice of Exemption (NOE) was prepared for this project in accordance with the California Environmental Quality Act (CEQA). Based upon an initial environmental assessment, staff has determined the proposed project will not have an affect the physical environment or existing development in the area. Therefore, this project has been found to be exempt from the provisions of CEQA in accordance with CEQA Guidelines Section 15061(b)(3), *Review for Exemption* (see Attachment B).

PUBLIC NOTIFICATION:

Notice of public hearing before the Planning Commission of the City of Bakersfield for the project with the associated proposed Notice of Exemption 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 have been received.

CONCLUSIONS:

Consistency with General Plan and Zoning Ordinance. The project site is depicted as SI (Service Industrial) on the Land Use Element of the Metropolitan Bakersfield General Plan. The adjacent and surrounding properties are zoned M-1 and have an SI General Plan Land Use Element designation. The designation and zoning are considered consistent.

Overall Recommendation. Overall, Staff finds the applicable provisions of CEQA have been complied with and the site will maintain an industrial use in a way that will be compatible with the immediate surrounding area. Based on the foregoing, Staff recommends your Commission approve Zone Change No. 20-0118 to amend the zone classification from an R-1 (One-Family Dwelling) zone to M-1 (Light Manufacturing) zone on 8.06 acres, and recommend same to City Council.

ATTACHMENTS

- A. Resolution with Exhibits
- B. Notice of Exemption

ATTACHMENT A

RESOLUTION NO. _____

DRAFT

**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 ON THE NORTHEAST
CORNER OF ARROW STREET AND NORTH SILLECT AVENUE. (ZC
NO. 20-0118).**

WHEREAS, McIntosh and Associates for Sill Properties, filed an application with the City of Bakersfield Development Services Department requesting to change the zone district from an R-1 (One-Family Dwelling) zone to an M-1 (Light Manufacturing) zone, on 8.06 acres located northeast corner of Arrow Street and North Sillect Avenue, as shown in attached Exhibit "A" (the "Project"); and

WHEREAS, the applicant has indicated the purpose of the Project is two-fold with first to zone the parcel encompassing the Calloway Canal easement consistent with the surrounding light manufacturing zoned property, and secondly, to avoid a potential split-zone in anticipation a lot line adjustment application; 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, September 17, 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 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 exempt under CEQA.

3. Public necessity, general welfare, and good planning practices justify the Project.
4. 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. Pursuant to State CEQA Guidelines Section 15061(b) (3), *Review for Exemption*, 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.
3. The Project is hereby recommended for approval by the City Council, as conditioned 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 B and as specifically described in Exhibit C, 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 September 17, 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: Condition of Approval
Exhibit B: Location Map
Exhibit C: Legal Description

EXHIBIT A
ZONE CHANGE NO. 20-0118
CONDITION OF APPROVAL

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.

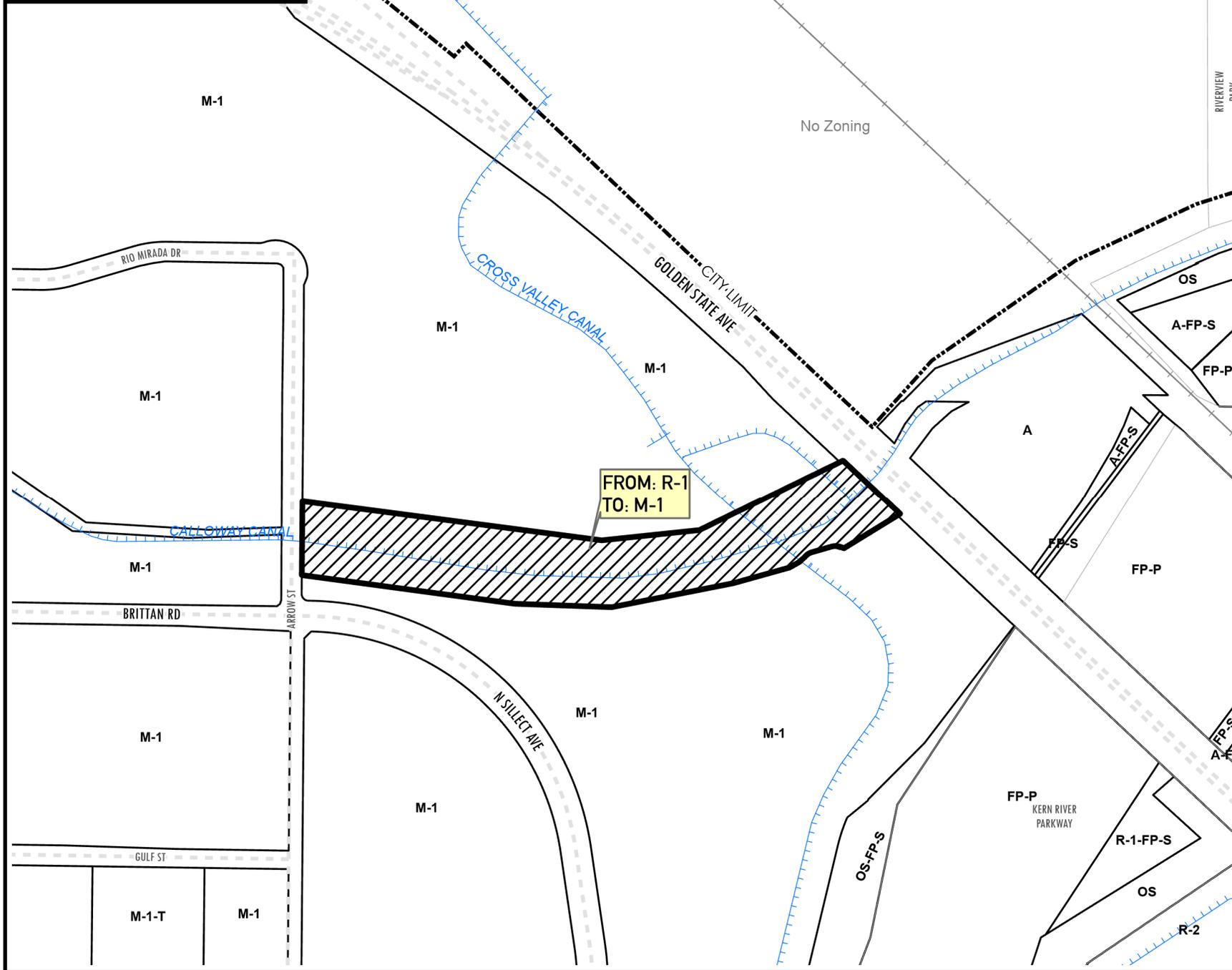
This indemnification condition does not prevent the Applicant from challenging any decision by the City related to this project and the obligations of this condition apply regardless of whether any other permits or entitlements are issued.

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.

ZC 20-0118

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-0 Professional and Administrative Office
- C-1 Neighborhood Commercial
- C-2 Regional Commercial
- C-C Commercial Center
- C-B Central Business
- PCD Planned Commercial Development
- M-1 Light Manufacturing
- M-2 General Manufacturing
- M-3 Heavy Industrial
- P Automobile Parking
- RE Recreation
- Ch Church Overlay
- OS Open Space
- HOSP Hospital Overlay
- AD Architectural Design Overlay
- FP-P Floodplain Primary
- FP-S Floodplain Secondary
- AA Airport Approach
- DI Drilling Island
- PE Petroleum Extraction Combining
- SC Senior Citizen Overlay
- HD Hillside Development Combining
- WM- West Ming Specific Plan

BAKERSFIELD

N

Feet

0 220 440

EXHIBIT C
ZONE CHANGE # 20-0118

**ZONE CHANGE
LEGAL DESCRIPTION**

PARCEL 2 OF PARCEL MAP NO. 6539 RECORDED MAY 7, 1982 IN PARCEL MAP BOOK 27 AT PAGES 199 AND 200 IN THE OFFICE OF THE KERN COUNTY RECORDER LOCATED IN THE NORTH HALF OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 27 EAST, MOUNT DIABLO MERIDIAN IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA.

CONTAINING 8.06 ACRES, MORE OR LESS



661-834-4814 • 661-834-0972
2001 Wheelan Court • Bakersfield, CA 93309

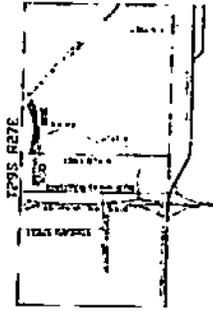


[Handwritten signature]
5-20-20

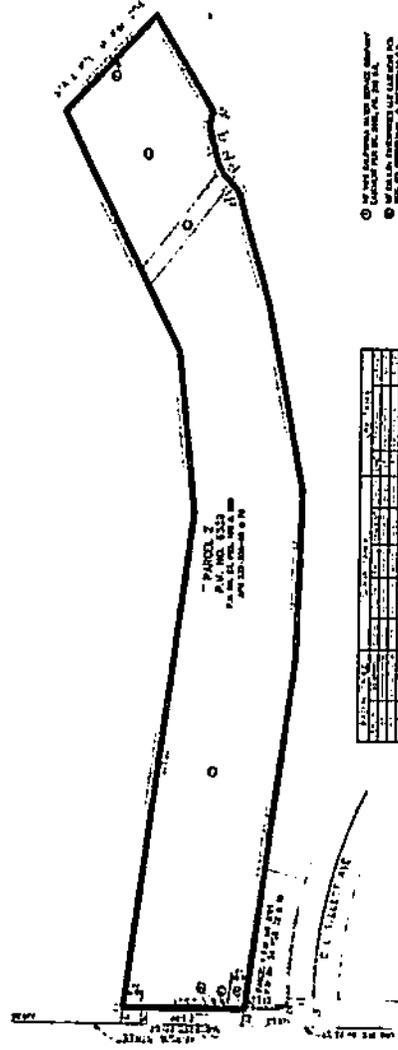
EXHIBIT C
 ZONE CHANGE # 20-0118

PROPOSED ZONE CHANGE
 SILL PROPERTIES, INC

McINTOSH & ASSOCIATES
 1100 N. 10th St., Suite 100, Phoenix, AZ 85004
 (602) 254-1100
 FAX (602) 254-1101
 www.mcintosh.com



SITE ANALYSIS
 12555 1257E
 12555 1257E
 12555 1257E
 12555 1257E



NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT
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- 50. ...

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

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

Project Title: Zone Change No 20-0118

Project Location-Specific: Near northeast corner of Arrow and No. Sillect, Bakersfield, CA

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

Description of Project: Zone Change No. 20-0118: McIntosh and Associates, representing Sill Properties (property owner), is proposing a Zone Change on an 8.06 acre parcel located on the northeast corner of Arrow Street and North Sillect Avenue from and R-1 (One-Family Dwelling) zone to an M-1 (Light Manufacturing) zone.

Name of Public Agency Approving Project: City of Bakersfield

Name of Person or Agency Carrying Out Project: McIntosh and Associates

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. _____
- 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: Jennie Eng **Title:** Principal Planner **Date:** 9/9/2020

Signed by Lead Agency
 Signed by Applicant

Date received for filing at OPR: _____



COVER SHEET
PLANNING DEPARTMENT
STAFF REPORT

MEETING DATE: September 17, 2020	ITEM NUMBER: Consent Calendar Public Hearings5.(e.)
---	--

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Kassandra Gale, Principal Planner

DATE:

WARD: Ward 2

SUBJECT:

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.

APPLICANT: California Wayfinders

OWNER: Bakersfield Memorial Hospital

LOCATION: 420 and 625 34th Street

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Staff Report CSP 20-0180	Staff Report
<input type="checkbox"/> Draft Resolution with Exhibits	Resolution
<input type="checkbox"/> Bakersfield Municipal Code 17.60.070 Sign Ordinance	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.e.

FROM: Paul Johnson, Planning Director **APPROVED:** PJ

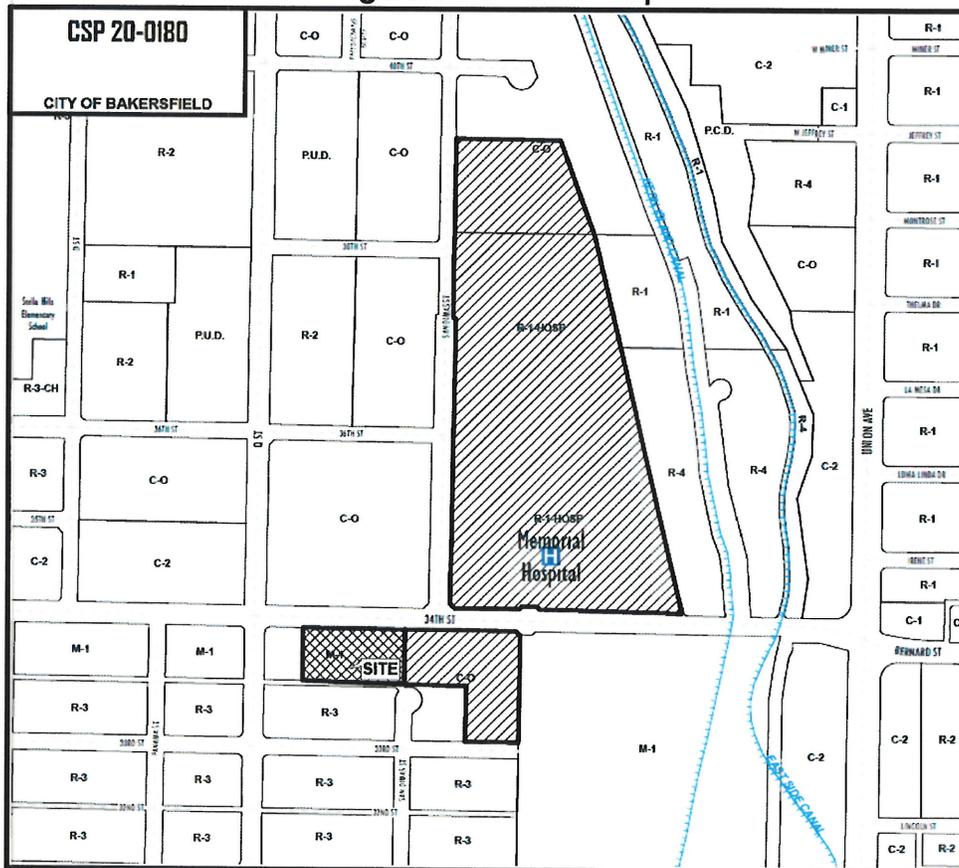
DATE: September 17, 2020

SUBJECT: **Revised Comprehensive Sign Plan No. 20-0180 (Ward 2)**

APPLICANT: California Wayfinders **OWNER:** Bakersfield Memorial Hospital
332 E Norris Road, Suite 2 625 34th Street
Bakersfield, CA 93308 Bakersfield, CA 93301

LOCATION: 420 34th Street

Figure 1. Location Map



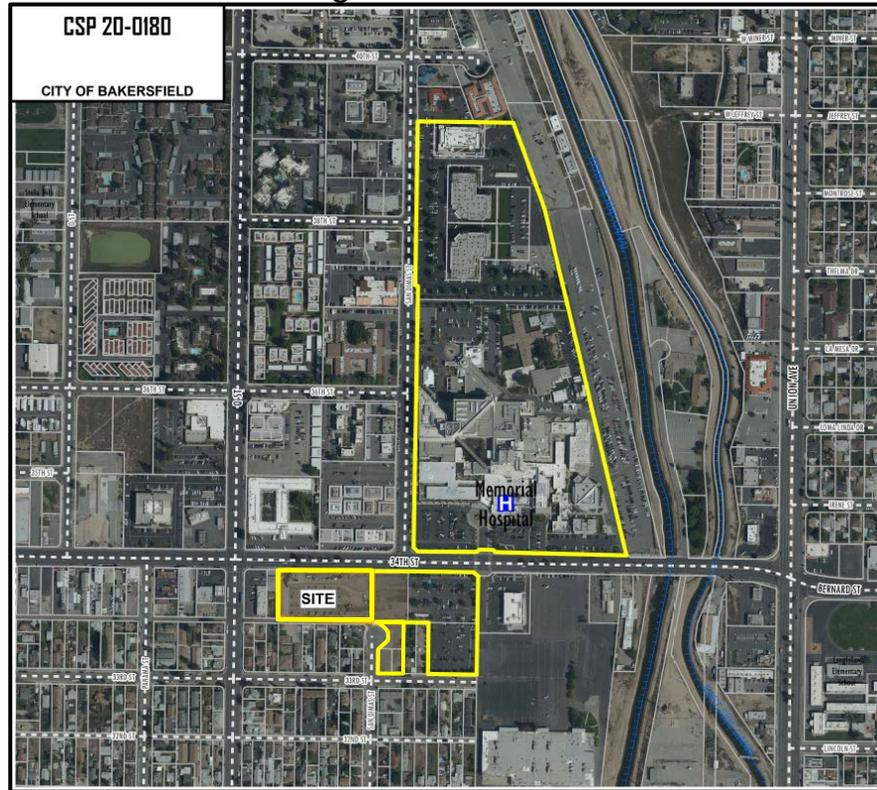
RECOMMENDATION:

Adopt Resolution and suggested findings **APPROVING** Revised Comprehensive Sign Plan No. 20-0180, as depicted in the project description.

PROJECT SUMMARY:

The project is a request by California Wayfinders on behalf of Bakersfield Memorial Hospital (property owner) for revisions to the previously approved Comprehensive Sign Plan (CSP) for the Memorial Hospital medical complex located primarily at 420 34th Street. The complex is expanding their facilities to the south of 34th Street.

Figure 2. Site Aerial



SURROUNDING LAND USES:

The site and surrounding property's General Plan land use designation, zoning classification, and land use are specified in Table 1:

Table 1. Surrounding Land Uses			
LOCATION	GENERAL PLAN	ZONE DISTRICT	EXISTING LAND USE
Site	P and GC	R-1 HOSP and C-O	Medical Complex
North	P and OC	R-1 HOSP and C-O	Medical Offices
East	OC and GC	R-4 and M-1	Community Learning Center and Parking Lot
South	GC and OC	M-1 and R-3	Parking Lot, Residential, Vacant Land
West	OC and GC	C-O and M-1	Medical Offices and Office/Storage
General Plan Key P: Public Facilities OC: Office Commercial GC: General Commercial		Zone District Key R-1/HOSP: One Family Dwelling/Hospital Overlay C-O: Professional and Administrative Office R-3: Multiple Family Dwelling R-4: High Density Multiple-Family Dwelling M-1: Light Manufacturing	

PROJECT ANALYSIS:

Background and Timeline.

Site Development. Construction of the Bakersfield Memorial Hospital began in 1954, and the facility opened in 1956 with 112 beds. The site encompasses 27+ acres and has been the subject of many conditional use permits, modifications, and site plan reviews over the years, which have allowed expansions at the hospital. The facility now includes 426 general acute beds, 48 licensed critical care beds, 13 state-of-the-art surgical suites, and a full-service Emergency Department with an Accredited Chest Pain Center and Nationally Certified Stroke Center.

1987. Original Comprehensive Sign Plan approved.

1993. Revisions to the sign plan (CSP 3-93).

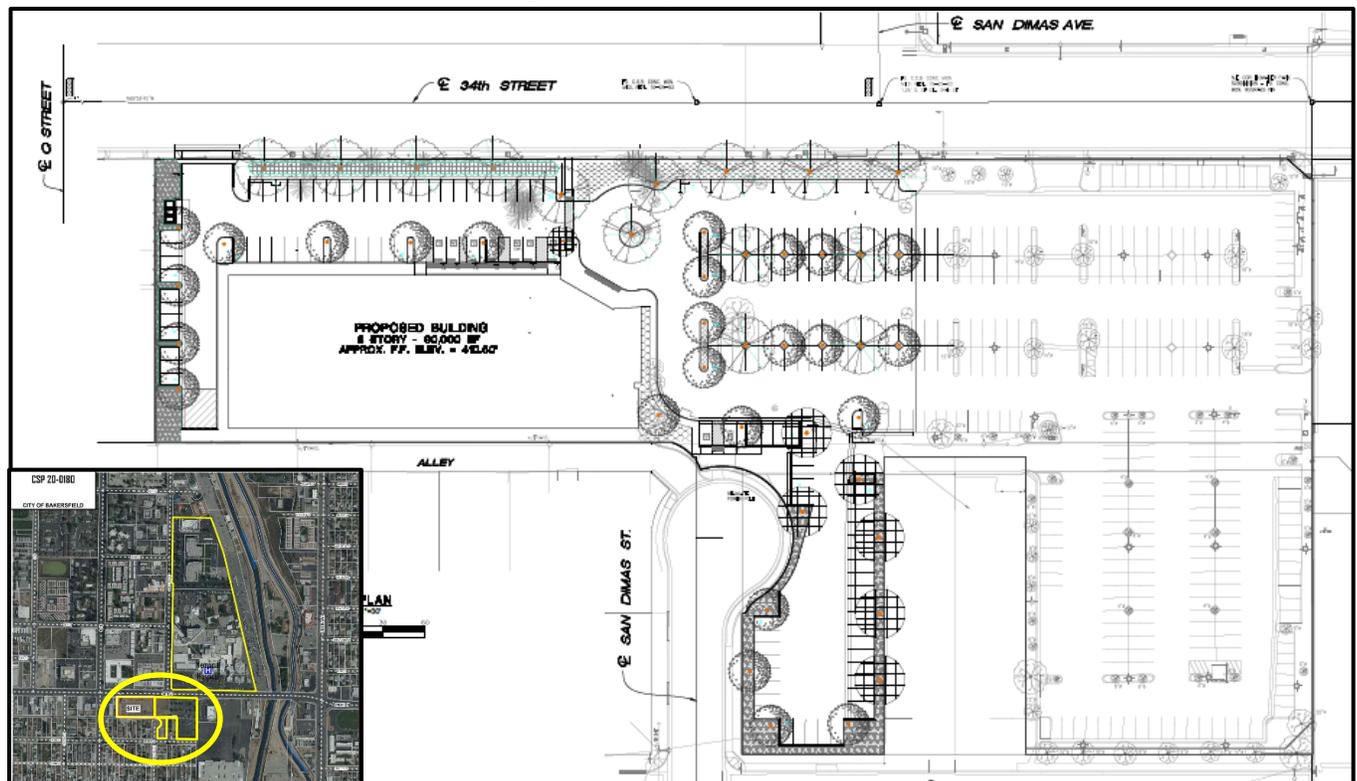
1994. Revisions to the sign plan (CSP 5-94).

2006. Revisions to the sign plan (CSP 06-1166).

2016. Revisions to the sign plan (CSP 16-0471).

2019. Approval of a Site Plan Review for construction of a new 90,000 square foot, 3-story (55 feet tall) medical office building south of 34th Street in the C-O and M-1 zone districts (SPR No. 19-0235). See Figure 3

Figure 3. Expansion Area



Analysis.

Purpose of a Comprehensive Sign Plan (CSP). Pursuant to Bakersfield Municipal Code Section 17.60.030, the CSP is a program that may allow developers or business owners of a shopping/business center or other such project, to request special consideration of signs that are specifically integrated into the overall architectural style or theme for that project. Because signage can play an important role in the overall site design in order to set it apart from other similar projects, a CSP can create an effect both desired and unique that will enhance the overall environment of the development. However, it is not the intent of a CSP to be used to request relief of the sign regulations in order to circumvent any requirements.

Request for Revisions to Comprehensive Sign Plan (CSP). The adopted CSP for the medical complex addresses color, design, logos, monument signs (height and sign area), pylon signs (height and sign area), and wall signs. The proposed revisions to the CSP are to accommodate signs located on the new medical office building. More specifically, a request to deviate from the letter size for skyline building signs.

Skyline Signs Definition. This type of sign is defined as a wall sign comprised solely of individual letters or logo that provides long distance visual identification of a building or its primary tenant. Such sign shall only be permitted for a building that is 3 or more stories and shall be located on the top story or between the top story and top of the building.

Proposed Skyline Signs. The proposed skyline signs are located on the west and north building elevations (see Figure 5). The request includes an increase in allowed height for the logo on both elevations, and an increase in height for lowercase letters on the north elevation. The deviations are summarized in Table 2

Justification. The applicant is requesting the deviation to allow for increased visibility. The applicant states that it is vital for the public, law enforcement, and other public officials to be able to identify the building and location adequately.

Figure 5a. Building Elevations (West)

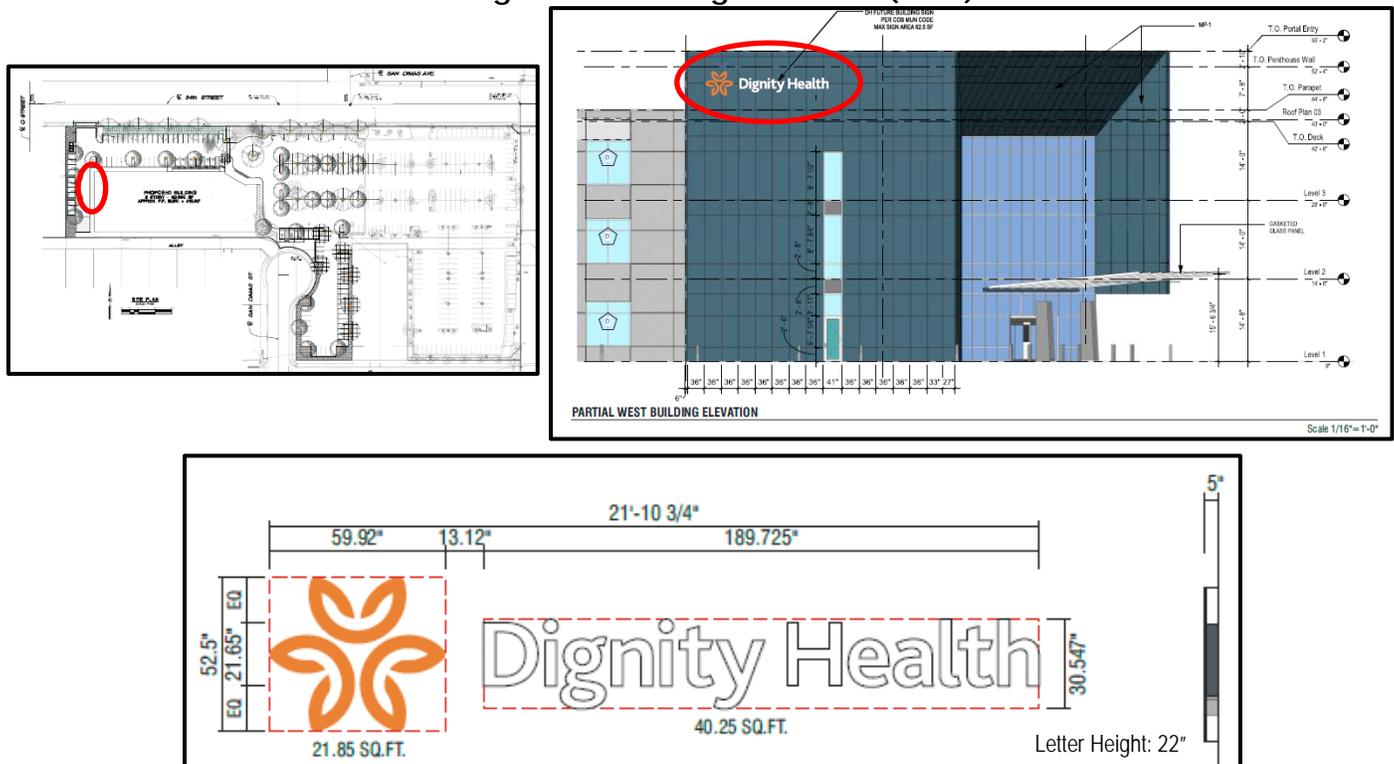


Figure 5b. Building Elevations (North)

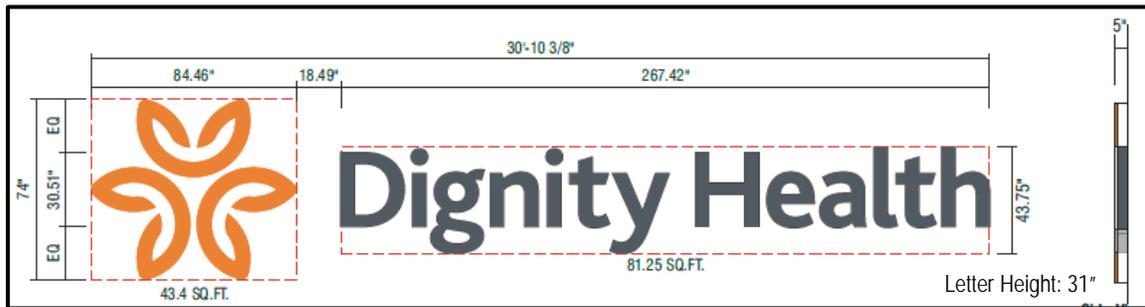
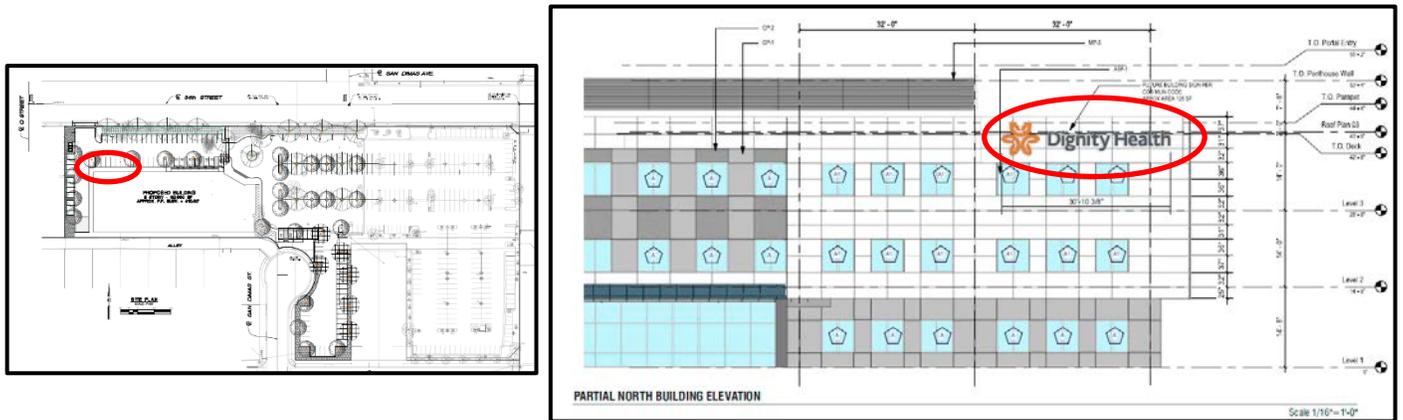


Table 2. Summary of Deviations			
	Maximum Height (inches)		
Skyline Signs (35'-59' tall Bldgs)	Permitted	Proposed	Difference
West Elevation (Non-Street)			
Logo	48"	52.5"	4.5"
North Elevation (Street)			
Lowercase Letters	24"	31"	7"
Logo	48"	74"	26"

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 15311, Accessory Structures. The Class 11 exemption defined in Section 15311 identifies on-premise signs as exempt. A Notice of Exemption has been prepared.

PUBLIC NOTIFICATION:

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

CONCLUSIONS:

Consistency with General Plan and Zoning Ordinance. A CSP is a program that may allow developers or business owners of shopping/business centers to request special consideration of signs that are specifically integrated into the overall architectural style or theme for that project. Because signs can play an important role in the overall site design in order to set it apart from other similar projects, a comprehensive sign plan can create an effect both desired and unique that will enhance the overall environment of the development.

Overall Recommendation. In order to approve the proposed CSP, your Commission must find that the sign plan as a whole is in conformity with the purpose of Chapter 17.60 and such exceptions are for the general welfare resulting in an improved relationship among the various signs, building facades, or overall project covered by the plan. In light of the size (acreage) of the Memorial Hospital medical complex, the proposed sign component height exceedances are considered appropriate. Therefore, Staff recommends approval of the Revised Comprehensive Sign Plan.

ATTACHMENTS:

Draft Resolution with Exhibits
Sign Ordinance 17.60.070

Draft Resolution

RESOLUTION NO. _____

RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION APPROVING A REVISED COMPREHENSIVE SIGN PLAN FOR THE MEMORIAL HOSPITAL 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. (FILE NO. 20-0180)

WHEREAS, California Wayfinders (applicant) filed an application 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; and

WHEREAS, the Secretary of the Planning Commission, did set Thursday, September 17, 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 15311; and

WHEREAS, at said meeting held September 17, 2020, said Revised Comprehensive Sign Plan (20-0180) was duly heard and considered and the Planning Commission found as follows:

1. All required public notices have been given. Hearing notices regarding the proposed project were mailed to property owners within 300 feet of the project area and published in a local newspaper of general circulation 10 days prior to the hearing.
2. The provisions of the California Environmental Quality Act (CEQA) have been followed.
3. Pursuant to State CEQA Guidelines Section 15311, this request is exempt from the requirements of CEQA because it consists of the placement of minor accessory structures (signs).
4. The Revised Comprehensive Sign Plan for the Memorial Hospital medical complex is in conformity with the purpose of Chapter 17.60 of the Bakersfield Zoning Ordinance and the exceptions granted are for the general welfare resulting in an improved relationship among the various signs, and overall project covered by the 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 project is exempt from CEQA.
3. Comprehensive Sign Plan No. 20-0180, as delineated in attached Exhibit B, is hereby approved.

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 17th day of September 2020, on a motion by Commissioner _____ and seconded by Commissioner _____, by the following vote.

AYES:

NOES:

ABSENT:

APPROVED

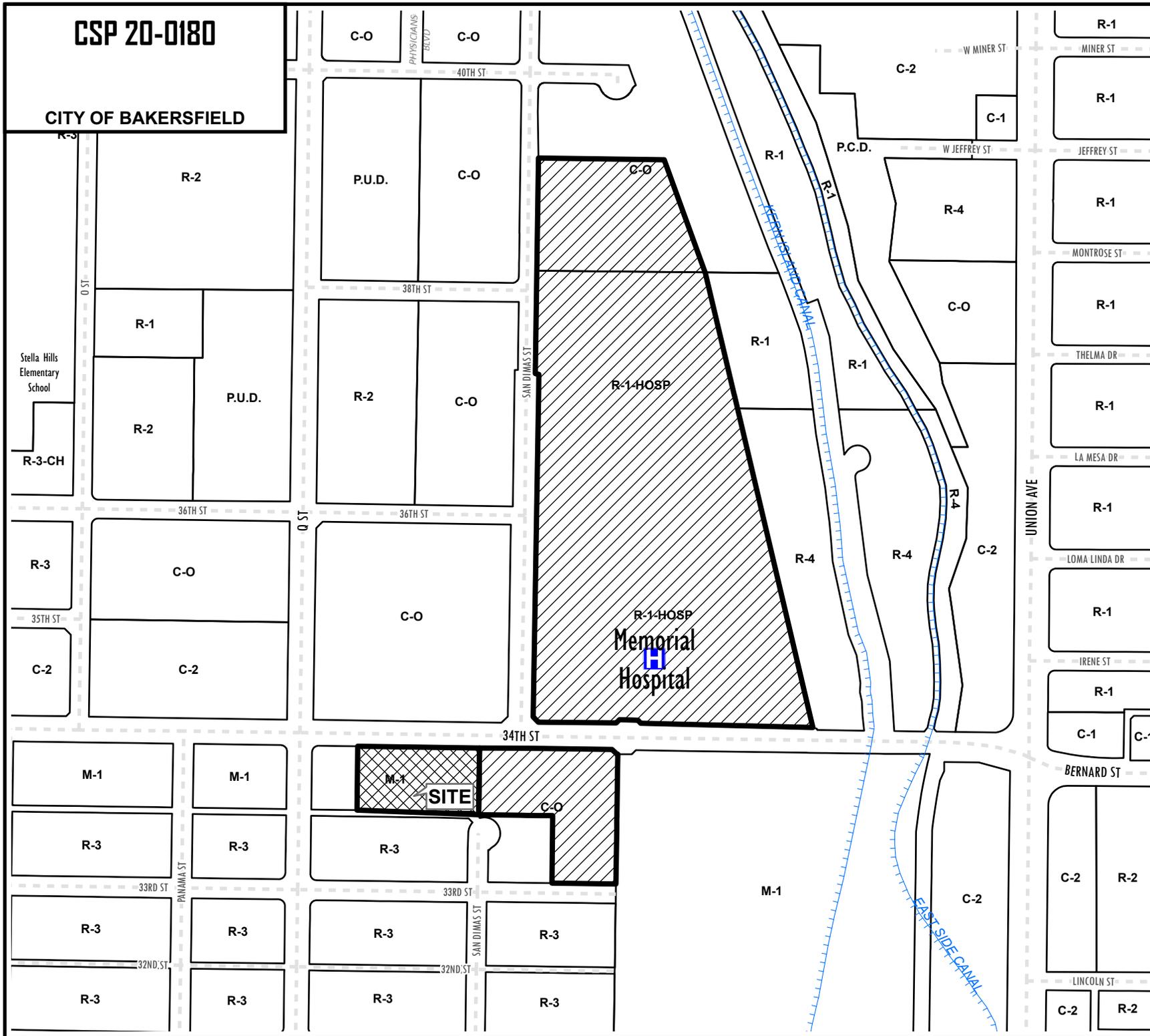
LARRY KOMAN, CHAIR
City of Bakersfield Planning Commission

- Exhibits:
- A. Location Map
 - B. Comprehensive Sign Plan No. 20-0180

Exhibit A
(Location Map)

CSP 20-0180

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
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- 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

Exhibit B

(Comprehensive Sign Plan No. 20-0180)

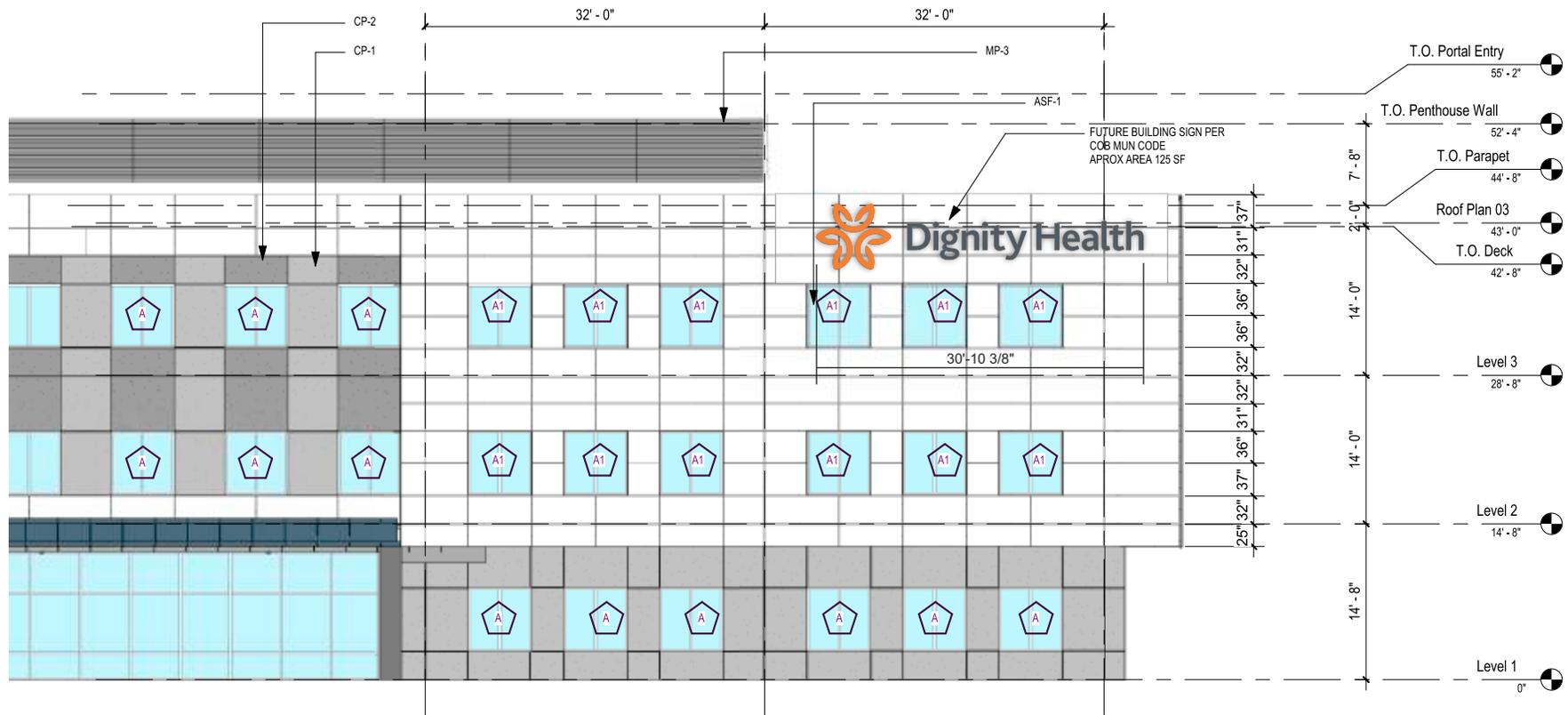


Dignity HealthTM

Loc#: 32401

625 34th Street
Bakersfield, CA
93301

ICON



PARTIAL NORTH BUILDING ELEVATION

Scale 1/16" = 1'-0"



CUSTOM GRAY CHANNEL LETTERS w/ ORANGE SYMBOL (124.65 SQ.FT.)

QTY: 1
 NOTE: FIELD VERIFY PRIOR TO FABRICATION
 STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

Scale 3/16" = 1'-0"

SITE MAP

*NOT TO SCALE

Any additional signage will conform to the Bakersfield Municipal Code Standards



Comprehensive Sign Plan No. 16-0471



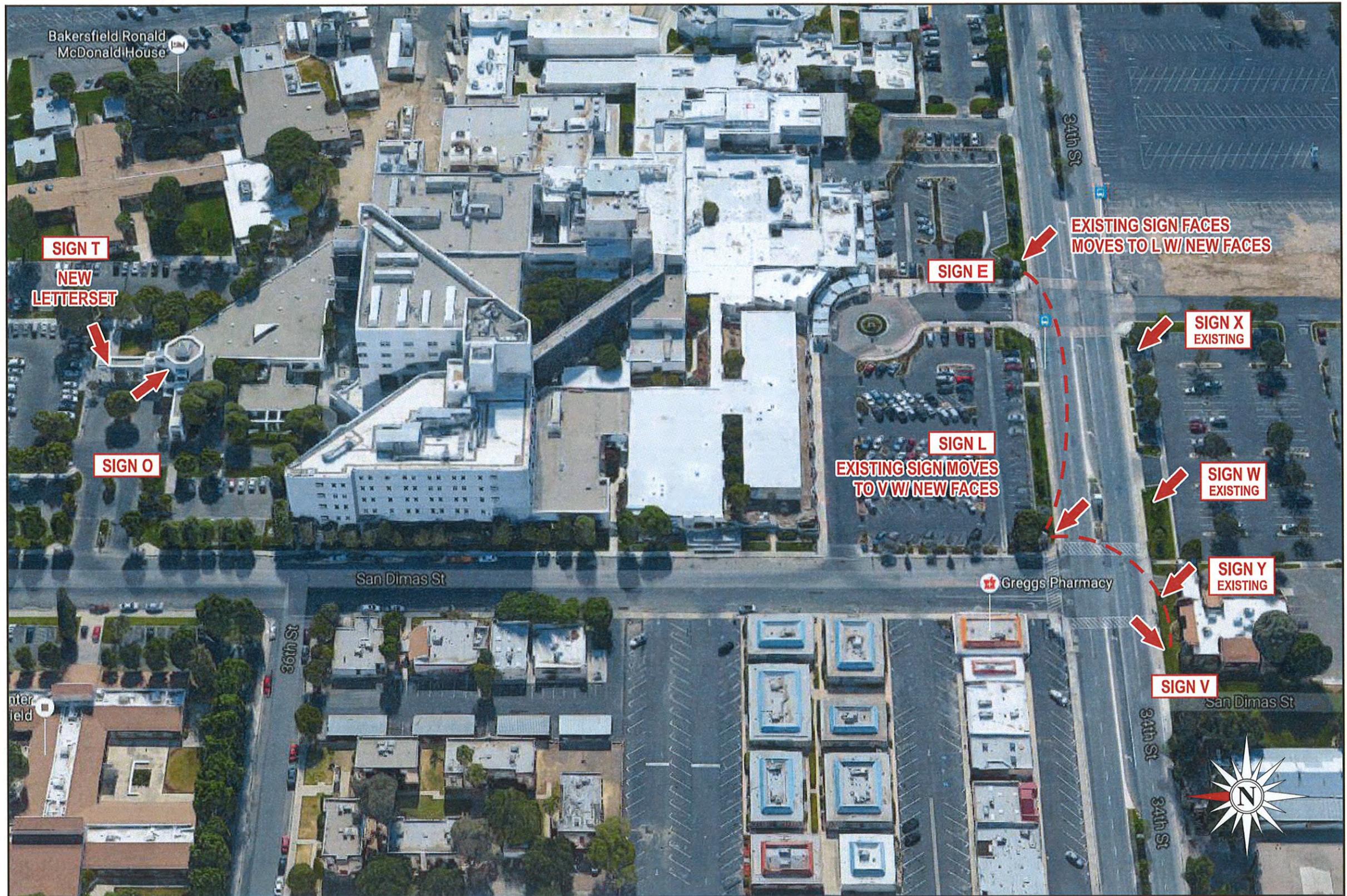
Dignity HealthTM

Loc#: 32401

420 34th St.
Bakersfield, CA
93301



We Brand Your
Places & Spaces



Drawing prepared by:

SITE PLAN

Drawing prepared for:



Location:
420 34th St.
Bakersfield, CA 93301

Proj #:
3803
Loc #:
32401



File Path:
Active\ACCOUNTS\D\Dignity Health\Locations\3803-32401_Bakersfield CA_R11.cdr

Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.				
Original	211787	06/11/15	JA	TI		Rev #:	Req#:	Date:	Req. By:	Drawn By:
Rev 1	214733	07/21/15	JA	TI	Added option 3.	Rev -	241206	10/21/16	BW	JF
Rev 2	217215	09/09/15	JA	TI	See request for details.	Rev -	242896	11/30/16	BW	JF
Rev 3	233922	06/17/16	BW	NPP	Per email: increase monument height, add logos	Rev 10	246727	02/17/17	BW	JF
Rev 4	237525	08/11/16	BW	NPP	Lay out affiliate logos per attached layout from client.	Rev 11	246826	02/24/17	BW	JF
Rev 5	238247	08/26/16	BW	TI	Revised pylon graphics.					
Rev 6	239138	09/20/16	BW	NPP						Pg. 2

Any additional signs will comply with the Sign Ordinance Standards



AREA/WEIGHT
SIGN SQUARE FOOTAGE: 125.84
ESTIMATED WEIGHT
OF LARGEST ELEMENT: 28 LBS

FACE LIT GRAY CHANNEL LETTERS & ORANGE LOGO

QTY: 1 SCALE: 3/16"=1'-0"
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

Electrical Chart

AMPS:	3	AMPS	
V.A.:	120	VOLTS	WATTS: 360
CIRCUITS:	1-20 amp CIRCUIT		

General Requirements

1. All letter sets require a UL label
2. Letters are designed to meet 2012 International Building Code ASCE 7-10 (150 mph Exposure C)
3. Letters to be installed according to NEC and/or applicable local codes
4. The disconnect must be placed in direct view of the sign
5. Use white silicone to conceal light leaks

SECTION						
ANCHOR TYPE	1/2" SLEEVE ANCHOR (3/8" BOLT), 2" MINIMUM EMBEDMENT	3/8" EXPANSION ANCHOR, 2 1/2" MINIMUM EMBEDMENT	3/8" LAG BOLT	3/8" THREADED ROD	3/8" THREADED ROD w/ALUMINUM OR PVC COMPRESSION SLEEVE	3/8" TOGGLE BOLT (WING OR PIVOT ROD)
WALL TYPE	CMU, BRICK	PRE-CAST CONCRETE, CONCRETE	WOOD BLOCKING, PLYWOOD	WOOD, CONCRETE BLOCK, EIFS WALL SYSTEMS	EIFS WALL w/ FOAM INSULATION	GLASS MATTE SHEATHING, PLYWOOD

NOTE: MINIMUM (4) ANCHOR BOLTS PER LETTER, ANCHOR BOLTS SHALL BE ZINC COATED A325 UNLESS OTHERWISE NOTED.

DETAIL - MOUNTING OPTIONS

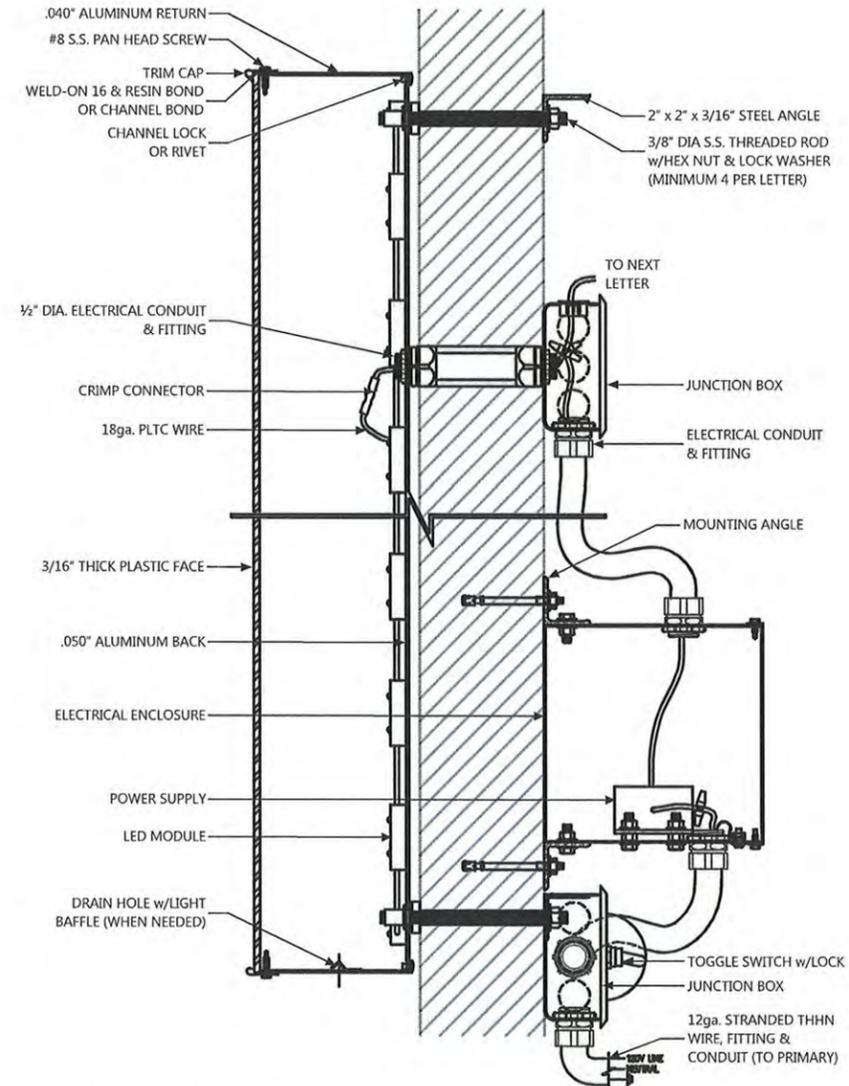
SIGN LIGHTING CONTROLS

§130.3(a)1. ALL INDOOR SIGN LIGHTING IS CONTROLLED WITH AN AUTOMATIC TIME-SWITCH CONTROL OR ASTRONOMICAL TIME-SWITCH CONTROL.

§130.3(a)2A. ALL OUTDOOR SIGN LIGHTING IS CONTROLLED WITH A PHOTOCONTROL IN ADDITION TO AN AUTOMATIC TIME-SWITCH CONTROL, OR AN ASTRONOMICAL TIME-SWITCH CONTROL.
EXCEPTION TO SECTION §130.3(a)2A. OUTDOOR SIGNS IN TUNNELS, AND SIGNS IN LARGE PERMANENTLY COVERED OUTDOOR AREAS THAT ARE INTENDED TO BE CONTINUOUSLY LIT, 24 HOUR PER DAY AND 365 DAYS PER YEAR.

§130.3(a)2B. ALL OUTDOOR SIGN LIGHTING THAT IS ON BOTH DAY AND NIGHT IS CONTROLLED WITH A DIMMER THAT PROVIDES THE ABILITY TO AUTOMATICALLY REDUCE THE SIGN LIGHTING POWER BY A MIN. OF 65% DURING THE NIGHT TIME HOURS. SIGNS THAT ARE ILLUMINATED AT NIGHT AND FOR MORE THAN 1 HOUR DURING DAYLIGHT HOURS SHALL BE CONSIDERED ON BOTH DAY AND NIGHT.

§130.3(a)3. **DEMAND RESPONSIVE ELECTRONIC MESSAGE CENTER CONTROL.** AN ELECTRONIC MESSAGE CENTER (EMC) HAVING A NEW CONNECTED LIGHTING POWER LOAD GREATER THAN 15kW HAS A CONTROL INSTALLED THAT IS CAPABLE OF REDUCING THE LIGHTING POWER BY A MIN. OF 30% WHEN RECEIVING A DEMAND RESPONSE SIGNAL.
EXCEPTION TO SECTION §130.3(a)3. LIGHTING FOR EMCs THAT IS NOT PERMITTED BY A HEALTH OR LIFE SAFETY STATUTE, ORDINANCE, OR REGULATION TO BE REDUCED BY 30%.



TYPICAL SECTION - FACE LIT LETTER SET

N.T.S.

Drawing prepared by:



RECOMMENDATION

Location:
420 34th St.
Bakersfield, CA 93301

Proj #:
3803

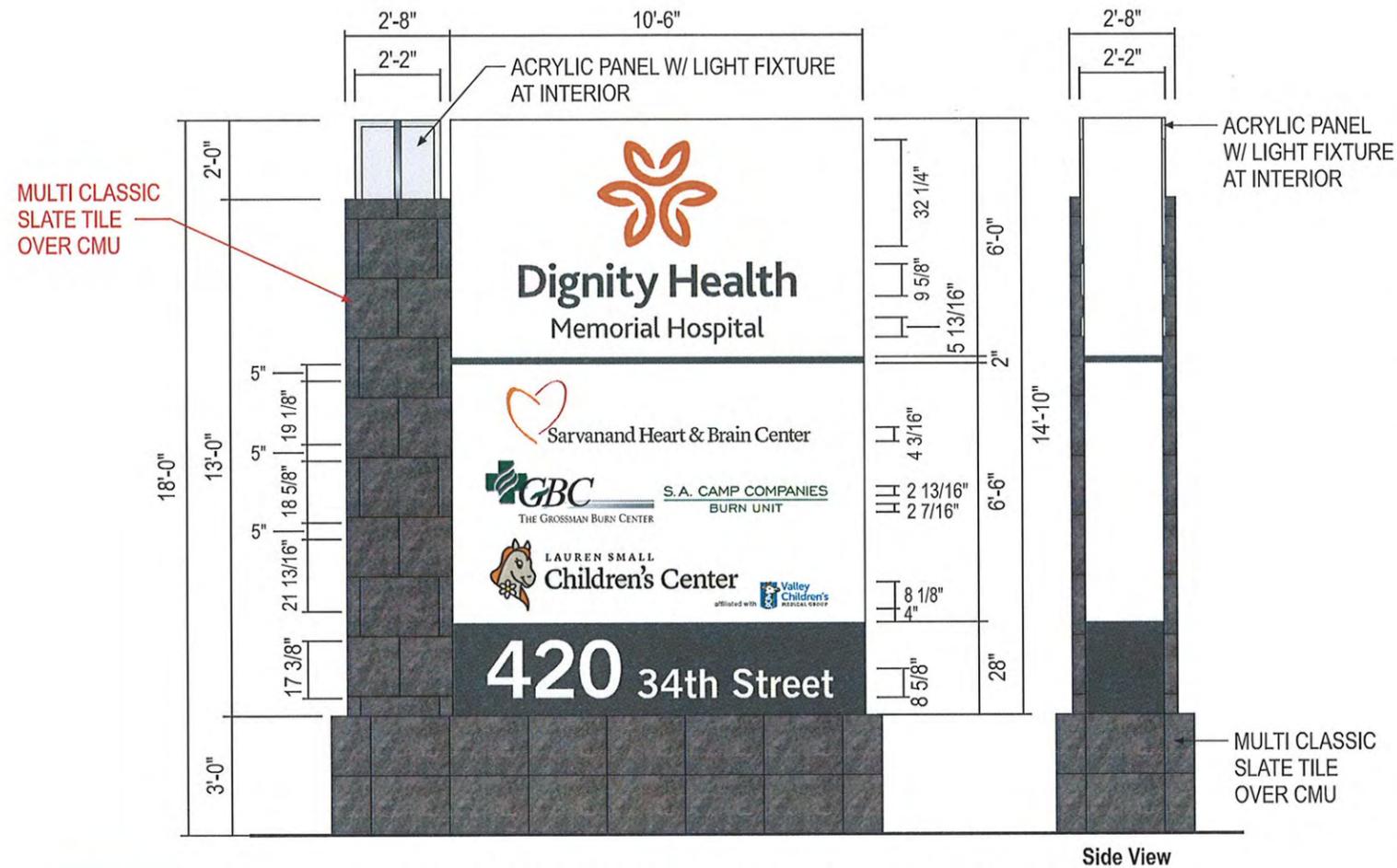
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File Path:
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Drawing prepared for:



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Original	211787	06/11/15	JA	TI		
Rev 1	214733	07/21/15	JA	TI	Added option 3.	
Rev 2	217215	09/09/15	JA	TI	See request for details.	
Rev 3	233922	06/17/16	BW	NPP	Per email: increase monument height, add logos	
Rev 4	237525	08/11/16	BW	NPP	Lay out affiliate logos per attached layout from client.	
Rev 5	238247	08/26/16	BW	TI	Revised pylon graphics.	
Rev 6	239138	09/20/16	BW	NPP		
Rev #:	Req#:	Date:	Req. By:	Drawn By:		
Rev 10	246727	02/17/17	BW	JF		
Rev 11	246826	02/24/17	BW	JF		
Rev 12	247594	03/09/17	BW	JF		
Rev 13	251367	05/22/17	BW	JF		



SIGN E

D/F ILLUMINATED FREESTANDING SIGN (ROUTED & PUSH THRU COPY)

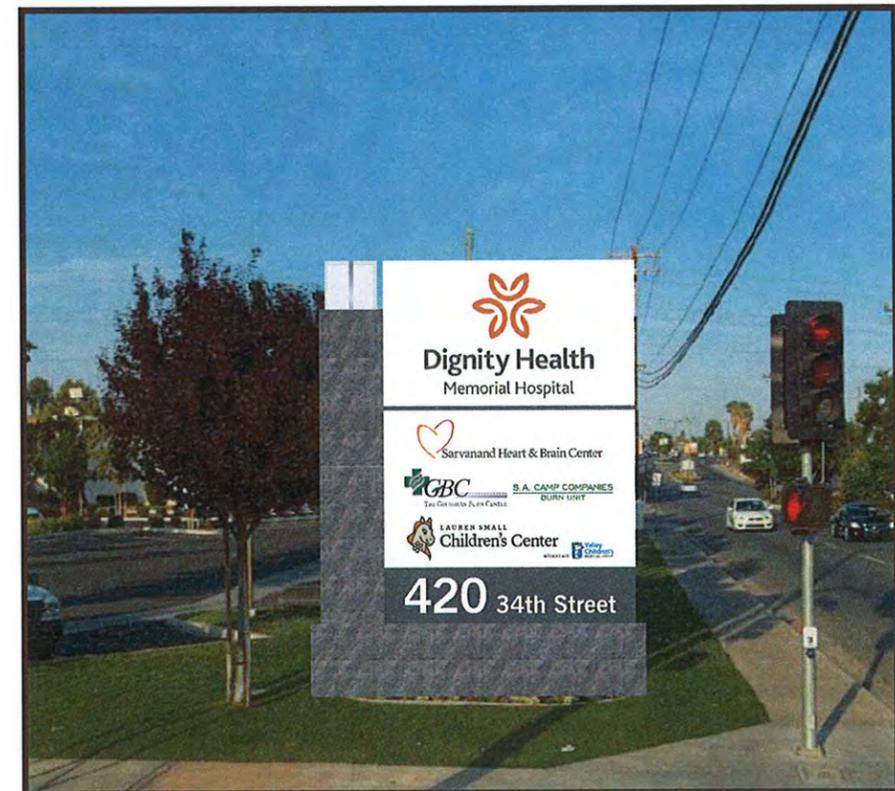
QTY: 1

NOTE: FIELD VERIFY PRIOR TO FABRICATION
EXISTING SIGN TO BE RELOCATED.

SCALE: 3/16"=1'-0"



EXISTING SIGN L (MOVE TO CORNER OF 34th & SAN DIMAS)



PROPOSED NEW SIGN E PYLON

Drawing prepared by:

RECOMMENDATION

Drawing prepared for:



Location:
420 34th St.
Bakersfield, CA 93301

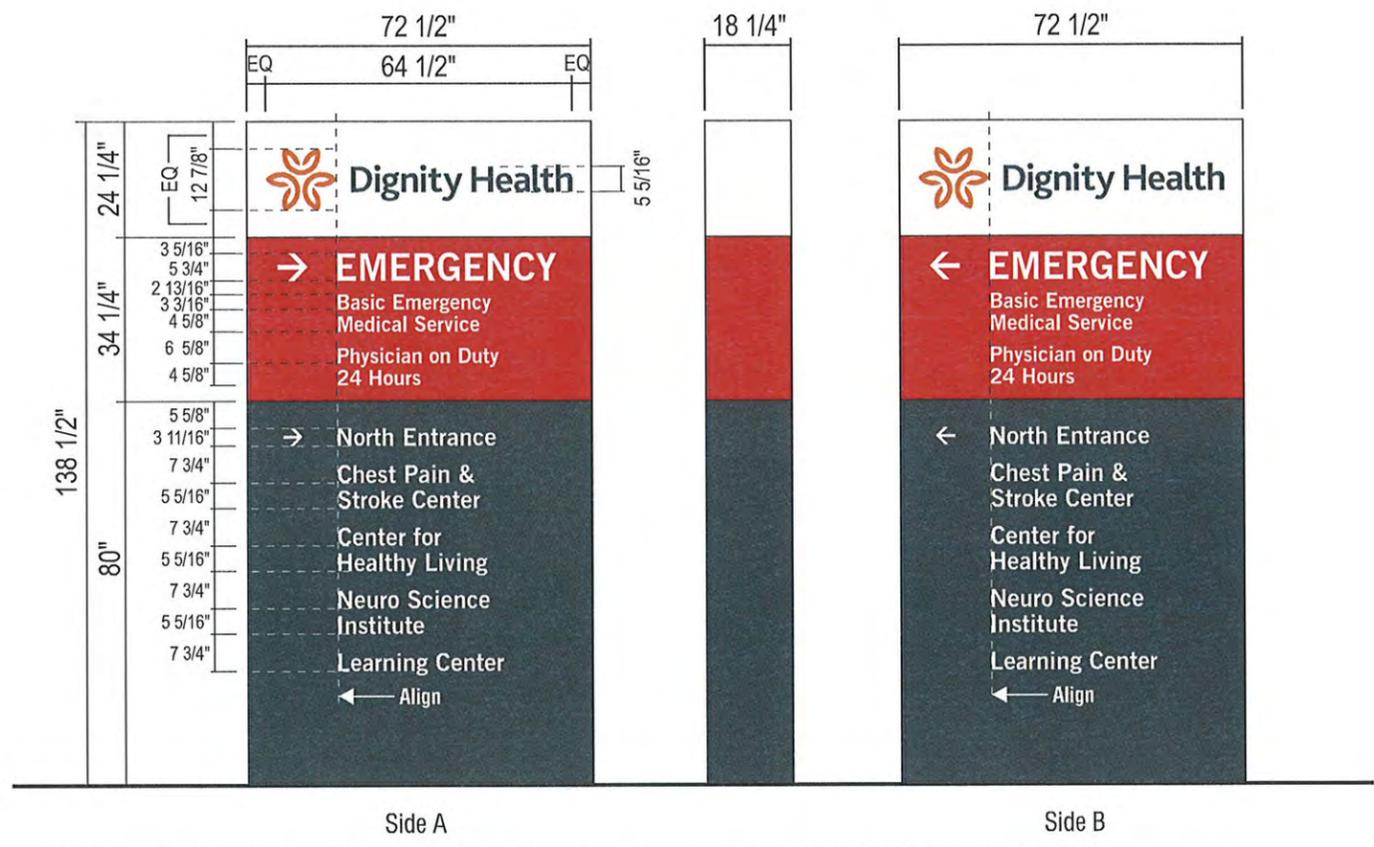
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File Path:
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Rev 1	214733	07/21/15	JA	TI	Added option 3.	Rev 10	246727	02/17/17	BW	JF
Rev 2	217215	09/09/15	JA	TI	See request for details.	Rev 11	246826	02/24/17	BW	JF
Rev 3	233922	06/17/16	BW	NPP	Per email: increase monument height, add logos	Rev 12	247594	03/09/17	BW	JF
Rev 4	237525	08/11/16	BW	NPP	Lay out affiliate logos per attached layout from client.	Rev 13	251367	05/22/17	BW	JF
Rev 5	238247	08/26/16	BW	TI	Revised pylon graphics.					
Rev 6	239138	09/20/16	BW	NPP						

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Replacement Face for D/F Monument Routed Aluminum Sign Face with Push Thru Copy
 QTY: 2 Faces
 Scale 1/4"=1'-0"

SIGN L

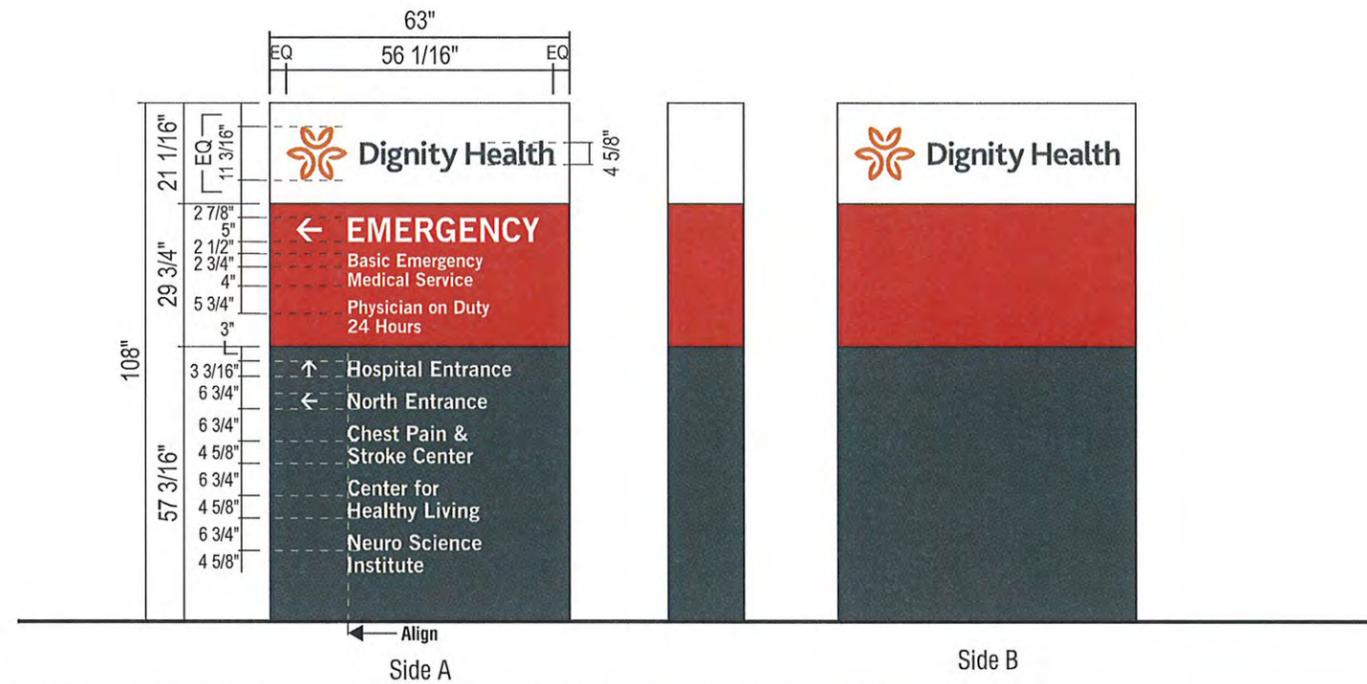


EXISTING SIGN V (MOVE TO SOUTH SIDE OF 34th ST, TBD)



PROPOSED SIGN L (IN PLACE OF SIGN V)

Drawing prepared by: RECOMMENDATION		Drawing prepared for:		Rev #:		Req#:		Date:		Req. By:		Drawn By:		Revision Description:		Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.						
Location: 420 34th St. Bakersfield, CA 93301		Proj #: 3803 Loc #: 32401		Dignity Health		Original	211787	06/11/15	JA	TI	Rev 1	214733	07/21/15	JA	TI	Added option 3.	Rev #:	Req#:	Date:	Req. By:	Drawn By:	
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						Rev 4	237525	08/11/16	BW	NPP	Rev 5	238247	08/26/16	BW	TI	Per email: increase monument height, add logos	Rev 11	246826	02/24/17	BW	JF	
						Rev 6	239138	09/20/16	BW	NPP	Rev 12	247594	03/09/17	BW	JF	Lay out affiliate logos per attached layout from client.	Rev 13	251367	05/22/17	BW	JF	
																						Pg. 6



Replacement Face for D/F Monument Routed Aluminum Sign Face with Push Thru Copy

QTY: 2 Faces

Scale 1/4"=1'-0"

SIGN V



EXISTING SIGN V (MOVE TO SOUTH SIDE OF 34th ST, TBD)



PROPOSED SIGN V (MOVE TO SOUTH SIDE OF 34th ST, TBD)

Drawing prepared by:



RECOMMENDATION

Location: 420 34th St.
Bakersfield, CA 93301
Proj #: 3803
Loc #: 32401
File Path: Active\ACCOUNTS\D\Dignity Health\Locations\3803-32401_Bakersfield CA_R13.cdr

Drawing prepared for:



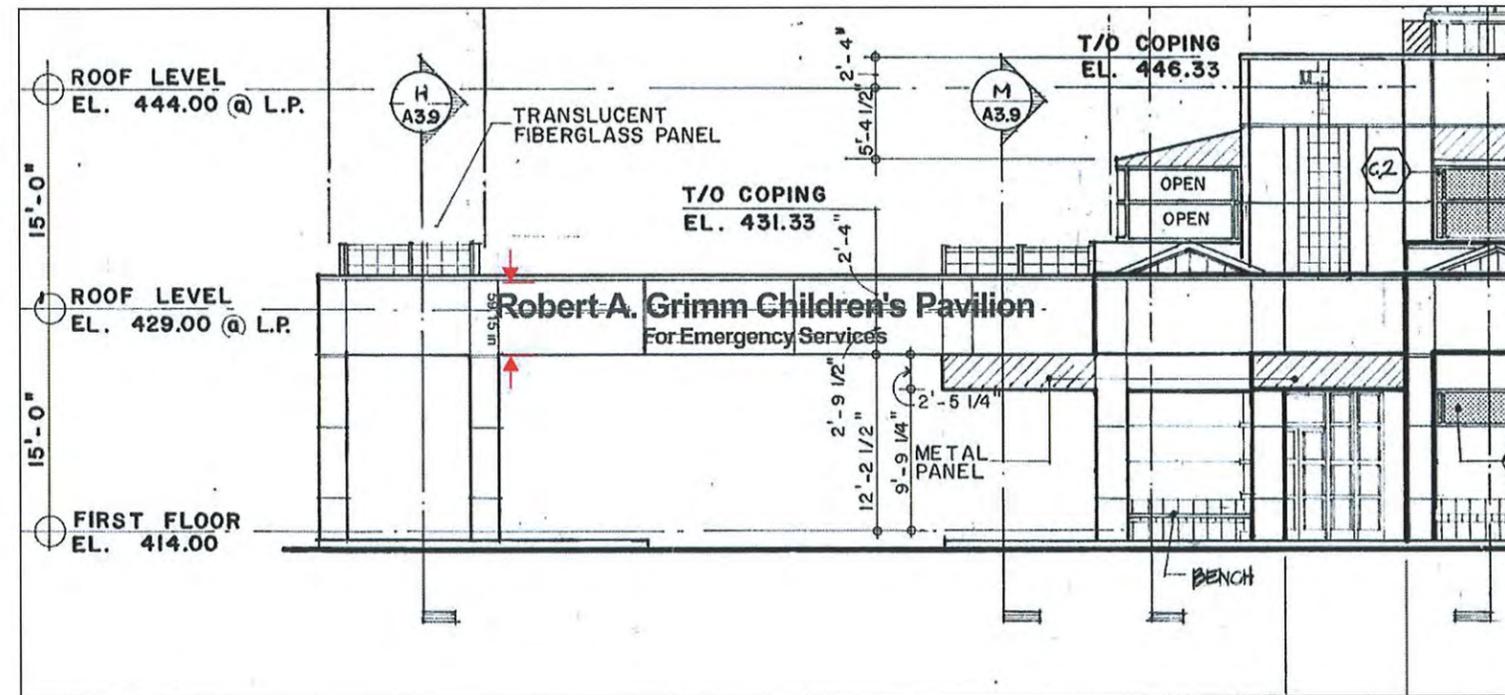
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Rev 2	217215	09/09/15	JA	TI	See request for details.	Rev 11	246826	02/24/17	BW	JF
Rev 3	233922	06/17/16	BW	NPP	Per email: increase monument height, add logos	Rev 12	247594	03/09/17	BW	JF
Rev 4	237525	08/11/16	BW	NPP	Lay out affiliate logos per attached layout from client.	Rev 13	251367	05/22/17	BW	JF
Rev 5	238247	08/26/16	BW	TI	Revised pylon graphics.					
Rev 6	239138	09/20/16	BW	NPP						



SIGN T ILLUMINATED FACE LIT CHANNEL LETTERS (GRAY) - WIREWAY MOUNTED

QTY: 1
 STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
 WIREWAY COLOR TO BE DETERMINED.

SCALE: 3/16"=1'-0"



ELEVATION

SCALE: 1/16"=1'-0"

Drawing prepared by:

RECOMMENDATION

Drawing prepared for:



Location:
 420 34th St.
 Bakersfield, CA 93301

Proj #:
 3803
 Loc #:
 32401



File Path:
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Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.
Original	211787	06/11/15	JA	TI		
Rev 1	214733	07/21/15	JA	TI	Added option 3.	Rev #: 246727 Date: 02/17/17 Req. By: BW Drawn By: JF
Rev 2	217215	09/09/15	JA	TI	See request for details.	Rev 10 246826 02/24/17 BW JF
Rev 3	233922	06/17/16	BW	NPP	Per email: increase monument height, add logos	Rev 11 247594 03/09/17 BW JF
Rev 4	237525	08/11/16	BW	NPP	Lay out affiliate logos per attached layout from client.	Rev 12 251367 05/22/17 BW JF
Rev 5	238247	08/26/16	BW	TI	Revised pylon graphics.	
Rev 6	239138	09/20/16	BW	NPP		

Comprehensive Sign Plan 06-1166



Bakersfield Memorial Hospital
CHW

**REVISED COMPREHENSIVE
SIGN PROGRAM**

FOR CITY APPLICATION

14 JUNE, 2006

**ROSS/LUTHIN CREATIVE
WEIDNER ARCHITECTURAL SIGNAGE**



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NY Lic. #0040109

Consulting Designers



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- Planning
- Conceptual Design
- Design Development
- Design Intent

Date	
05.25.2006	
Project No.	Scale
4057	NA

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Sign Code	Sign Type	Existing Sign Description	Proposed Sign Description	Existing Sign Area	Proposed Sign Area	Location	Notes
A	Wall Sign	4'x75' Single line of illum. letters. <i>Bakersfield Memorial Hospital</i>	No change proposed	300 s.f.	300 s.f.	Southeast elevation. Top of sign is 90' above grade	Permitted by Revised CSP 5-94
B	Wall Sign	12'x8' Illuminated logo. <i>CHW</i>	No change proposed	96 s.f.	96 s.f.	Southeast tower elevation. Top of logo is 100' above grade	Permitted by Revised CSP 5-94
C	Wall Sign	4'x36' two line int. illum letters <i>Bakersfield Memorial Hospital</i>	No change proposed	288 s.f.	288 s.f.	Southeast tower elevation. Top of logo is 100' above grade	Permitted by Revised CSP 5-94
D	Monument	3.5'x9.5' Int. illum cabinet sign. <i>Emergency Department Chest Pain Center North Tower Bakersfield Memorial Hospital Logo</i>	3' x 4.5' Non-illum directional sign. <i>Emergency Chest Pain Center Hospital Entrance</i>	33 s.f.	13.5 s.f.	Drive entrance off San Dimas	Permitted by Revised CSP 5-94 See Page 7
E	Monument	4.5'x12.1' Int. illum cabinet sign on 8' pole. <i>Bakersfield Memorial Hospital Logo</i>	6' x 11.5' Int. illum cabinet sign. <i>Bakersfield Memorial Hospital Logo</i>	57 s.f.	69 s.f.	Main entrance off 34th Replace in same location.	Permitted by Revised CSP 5-94 See Page 1
F	Pylon	3'x8' Int. illum cabinet on a pole. <i>Cardiac Rehabilitation Clinical Observation Patient Parking</i>	3.8' x 5.4' Non-illum directional sign on 8' pole. <i>Center for Wound Care & Hyperbarics Cardiac Rehabilitation Outpatient Presurgery</i>	24 s.f.	20.5 s.f.	Drive entrance off 34th Replace in same location.	Permitted by Revised CSP 5-94 See Page 2
G	Pylon	3'x8' Int. illum cabinet on a pole. <i>Founders Hall Physical Therapy MRI</i>	3.8' x 5.4' Non-illum directional sign. <i>Center for Wound Care & Hyperbarics Founders Hall</i>	24 s.f.	20.5 s.f.	Drive entrance off 34th Replace in same location.	Permitted by Revised CSP 5-94 See Page 2
H	Wall Sign	1'x12' Int. illum letters. <i>Bakersfield MRI</i>	10.5' x 1.3' Int. illum. wall sign. <i>Center for Wound Care & Hyperbarics</i>	12 s.f.	14 s.f.	On MRI building front off 34th. Building function has changed to Wound Care Center Replace in same location.	Permitted by Revised CSP 5-94 See Page 3
J	Wall Sign	19.6'x1.9' Int. illum. sign cabinet <i>Ambulance Entrance</i>	19.6' x 1.9' Int. illum. sign cabinet <i>Ambulance Entrance</i>	37 s.f.	37 s.f.	On porta cochere at emergence ambulance Entrance off San Dimas. Replace in same location.	Permitted by Revised CSP 5-94 See Page 4

- Planning
- Conceptual Design
- Design Development
- Design Intent

Date	
06.15.06	
Project No.	Scale
5062	NA
Sheet Title	

Sign Matrix

Page No.

ii

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Sign Code	Sign Type	Existing Sign Description	Proposed Sign Description	Existing Sign Area	Proposed Sign Area	Location	Notes
K	Monument	5.3' x 6' Int. Illum cabinet sign on pole. Top of sign 8'. <i>Emergency Entrance</i>	5.25' x 9' Int. Illum cabinet sign. <i>Emergency Chest Pain Center</i>	32 s.f.	47 s.f.	Drive entrance off San Dimas. Replace in same location.	Permitted by Revised CSP 5-94 See Page 5
L	Pylon	3' x 8' Int. Illum cabinet sign on pole. Top of sign 8'. <i>Emergency Entrance Emergency medical service...</i>	5.25' x 9' Int. Illum cabinet sign. <i>Emergency Emergency medical service... Chest Pain Center</i>	24 s.f.	47 s.f.	Corner of 34th and San Dimas. Replace in same location.	Permitted by Revised CSP 5-94 See Page 5
M	Wall Sign	1' x 19' Int. Illum individual letters. <i>Founders Hall</i>	1' x 19' Int. Illum individual letters. <i>Founders Hall</i>	19 s.f.	19 s.f.	East elevation of building facing parking. Repaint existing letters.	Permitted by Revised CSP 5-94 See Page 6
N	Monument	5.3' x 6' Int. Illum. sign cabinet on pole. Top of sign 8'. <i>Skilled Nursing Unit</i>	3' x 4.5' Non-Illum directional sign. <i>Emergency Chest Pain Center Hospital Entrance</i>	37 s.f.	13.5 s.f.	Drive entrance off San Dimas	Permitted by Revised CSP 5-94
O	Wall Sign	3' x 8' Int. illum. sign cabinet. <i>Emergency Department Chest Pain Center</i>	9' x 1.8' Int. illum. sign cabinet and Int. illum. ind. letters. <i>Bakersfield Memorial Hospital CHW Emergency Department Chest Pain Center</i>	24 s.f.	31 s.f.	West elevation of building facing San Dimas over ED door. replace in same location.	Permitted by Revised CSP 5-94 See Page 8
Q	Pylon	5' x 3.5' Int. Num. sign cabinet on pole. Top of sign 6.5'. <i>Skilled Nursing Unit Parking Central California Heart Institute</i>	None. Remove existing sign.	17 s.f.	0 s.f.		Permitted by Revised v 5-94
R S	Wall Sign	2.5' x 7' Int. illum. sign cabinet. <i>Cardiac Rehabilitation Outpatient Pre-Surgery</i>	(2) 3' x 3' int. illum. blade signs. <i>Outpatient Pre-Surgery Endoscopy</i>	17.5 s.f.	18 s.f.	South elevation of building facing 34th. Replace in adjacent location.	Permitted by Revised CSP 5-94 See Page 9
T	Wall Sign	1' x 11' Int. illum. sign cabinet. <i>Kid's Castle</i>	None. Remove existing sign.	11 s.f.	0 s.f.		Permitted by Revised CSP 5-94
U	Wall Sign	No existing	16' x 1.7' int. illum beam sign. <i>Bakersfield Memorial Hospital</i>	0 s.f.	27 s.f.	South elevation of building over main entrance facing 34th.	Permitted by Revised CSP 5-94 See Page 10

TOTALS **1,052.5** existing s.f. **1,061** proposed s.f.

EXTERIOR SIGNAGE



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- Planning
- Conceptual Design
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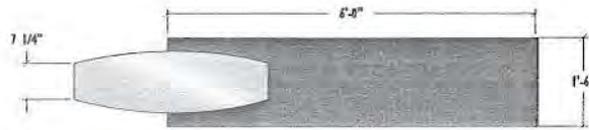
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Project No.	Scale
5062	NA

Sheet Title
Sign Matrix

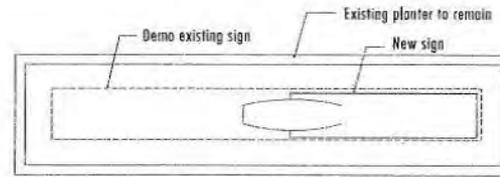
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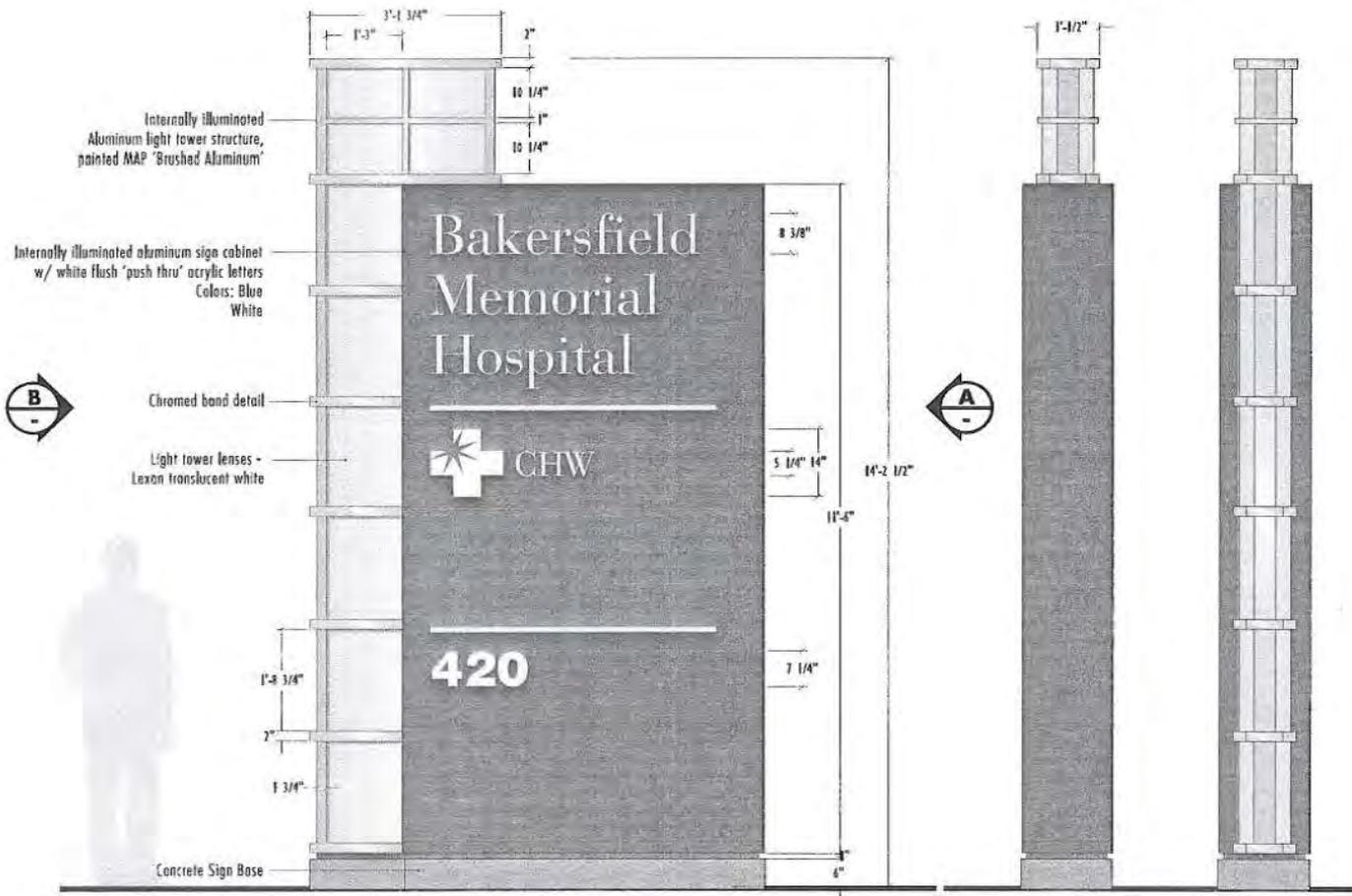
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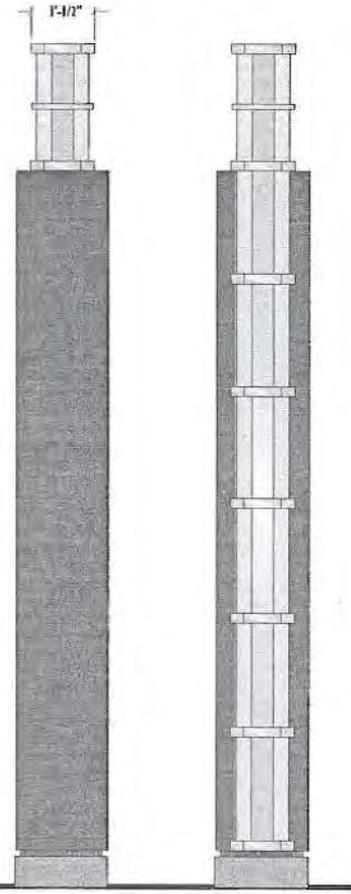
PLAN



INSTALL DETAIL
1/4"=1'-0"



ELEVATION



A

B



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Sheet Title	1/2"=1'0"	

E

Page No.

1

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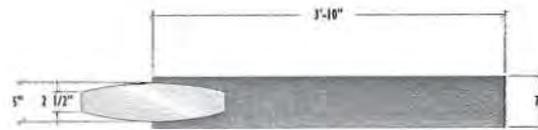


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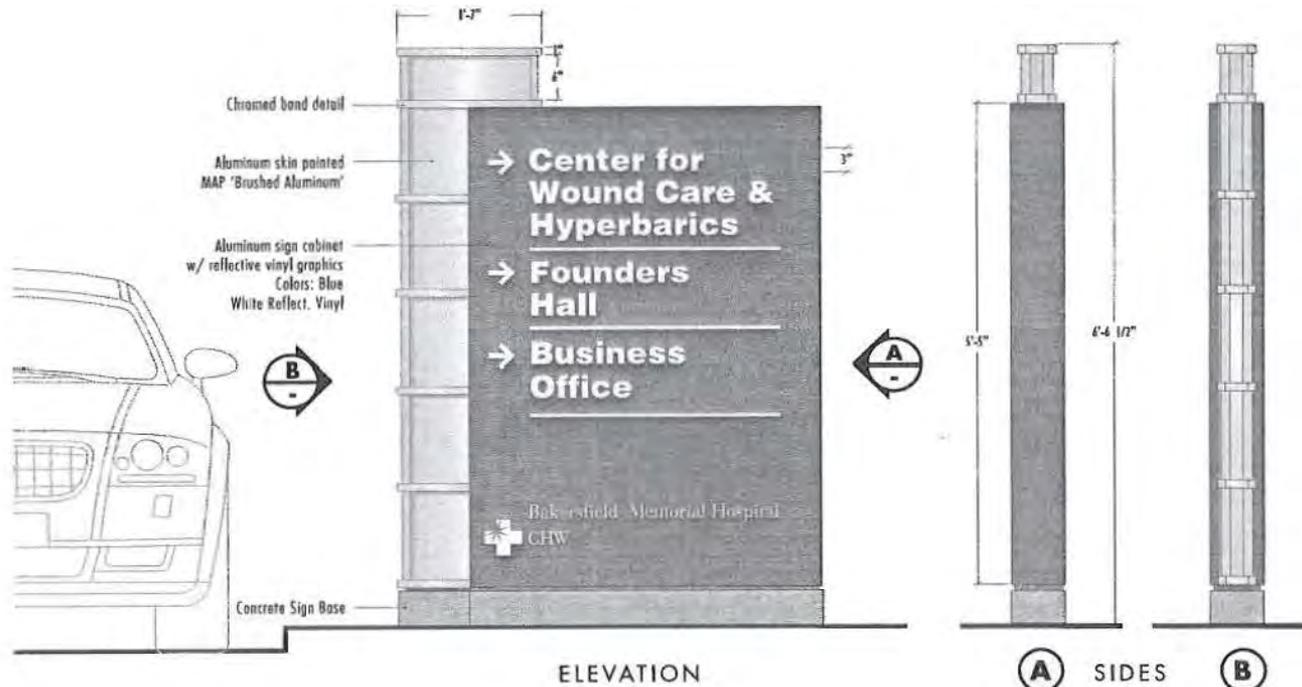
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PLAN

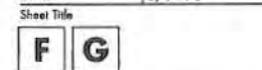


ELEVATION

A SIDES B

- Planning
- Conceptual Design
- Design Development
- Design Intent

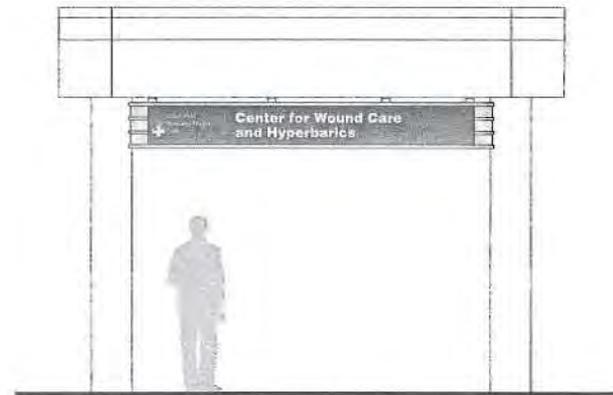
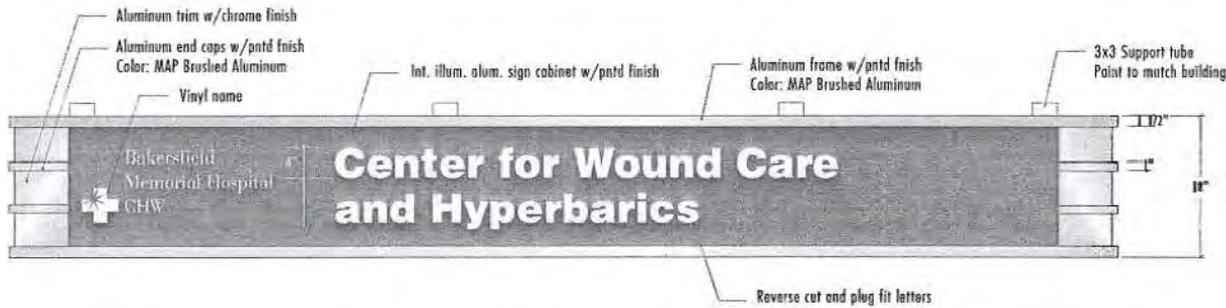
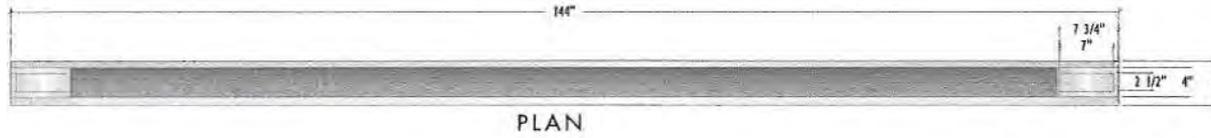
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06.12.06	
Project No.	Scale
5062	3/4" = 1'0"



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2

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- Conceptual Design
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Date	06.12.06	
Project No.	5062	Scale
Sheet Title	As Noted	

H

Page No.

3

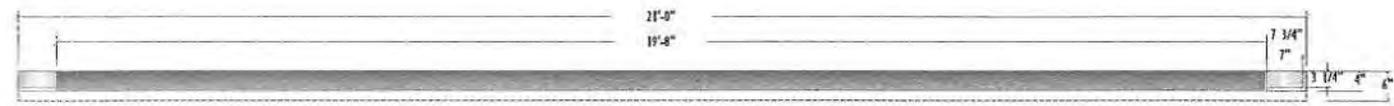


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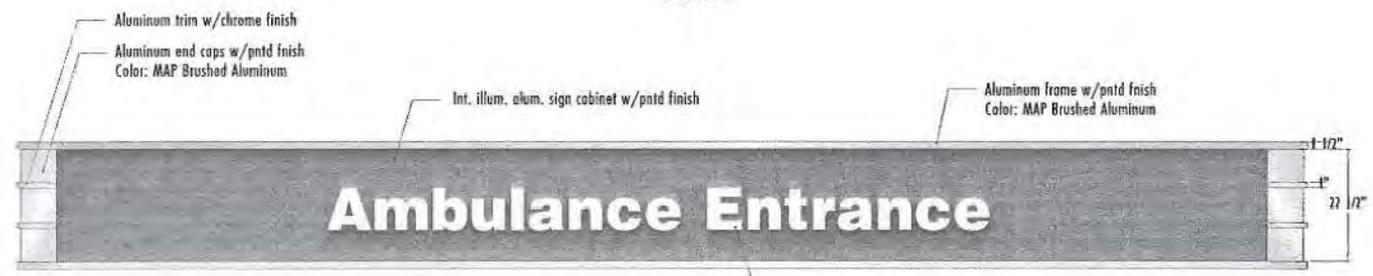
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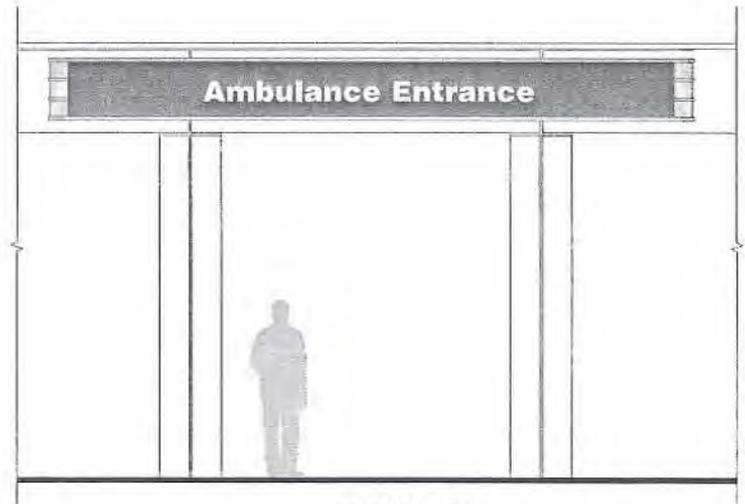
PLAN



FRONT
1/2" = 1'-0"



SIDE



ELEVATION
1/4" = 1'-0"

- Planning
- Conceptual Design
- Design Development
- Design Intent

Date	06.13.06	
Project No.	5062	Scale
		As Noted

Sheet Title
J

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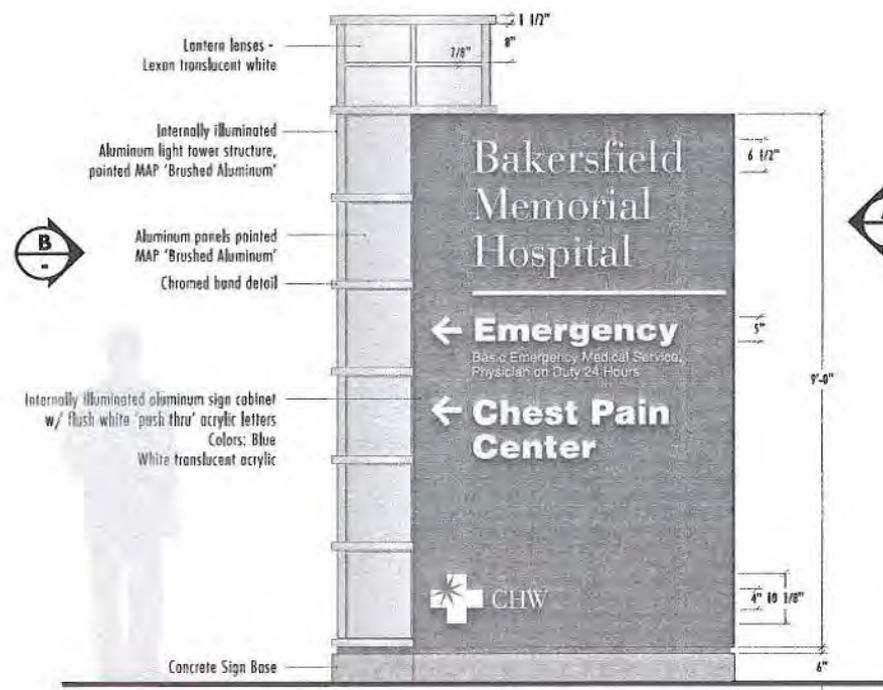
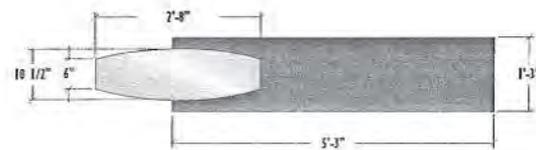


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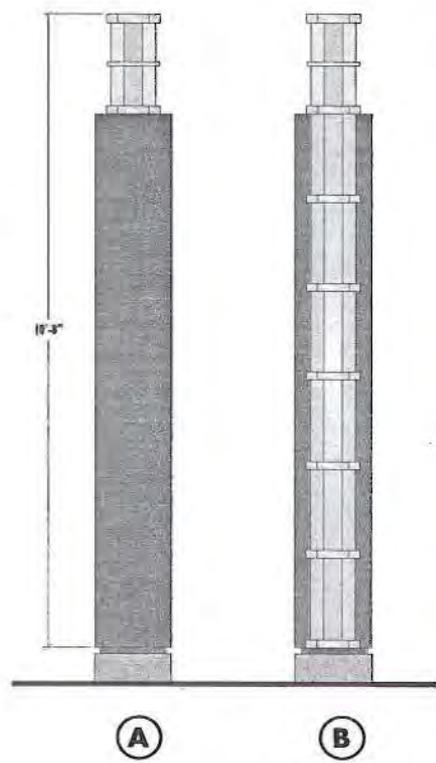
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ELEVATION



<input type="checkbox"/> Planning	
<input type="checkbox"/> Conceptual Design	
<input checked="" type="checkbox"/> Design Development	
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Date	
05.25.06	
Project No.	Scale
5062	1/2"=1'0"
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EXTERIOR SIGNAGE



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Fax 916.452.3331
CA Lic. #559090
NV Lic. #0040109

Consulting Designers



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F: 707.573.9840
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Point existing letters
Color: Blue



PHOTO OF EXISTING LETTERS

- Planning
- Conceptual Design
- Design Development
- Design Intent

Date	
05.25.06	
Project No.	Scale
5062	As Noted

Sheet Title



Page No.

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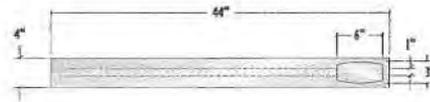


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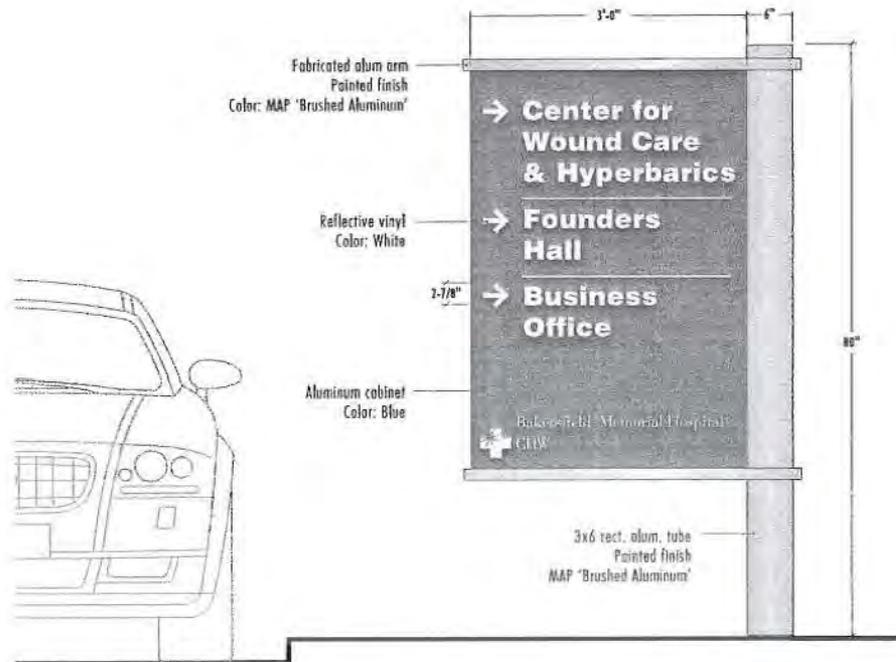
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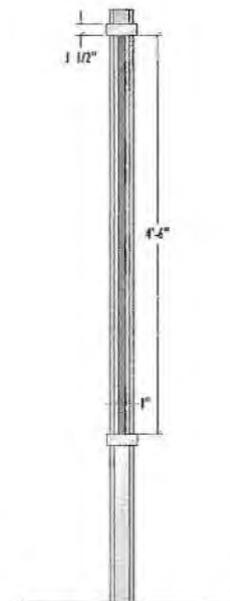
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PLAN



ELEVATION



SIDE

- Planning
- Conceptual Design
- Design Development
- Design Intent

Date	06.12.06	
Project No.	5062	Scale
		3/4" = 1'0"



Page No.

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EXTERIOR SIGNAGE

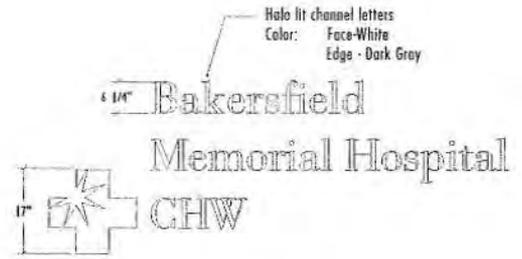
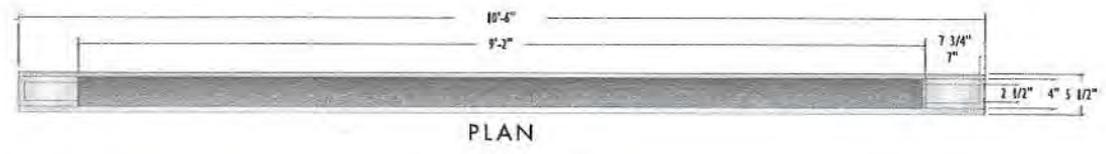
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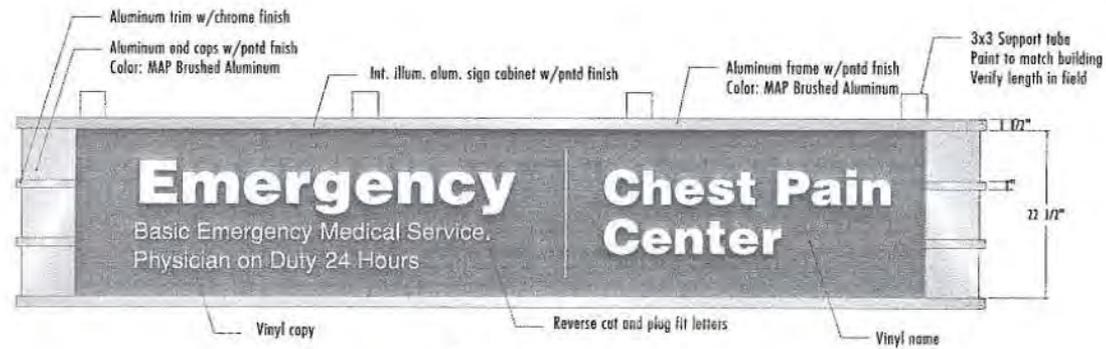
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CREATIVE

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LETTERS
1/2" = 1'-0"



- Planning
- Conceptual Design
- Design Development
- Design Intent

Date: 06.13.06
Project No: 5062
Scale: As Noted



Page No. 8

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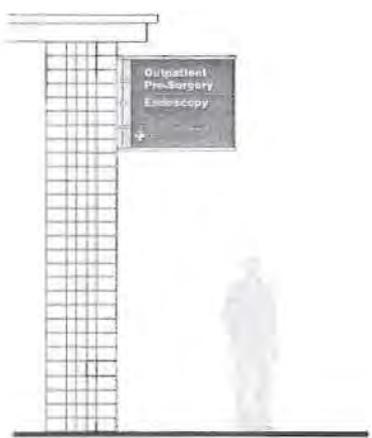
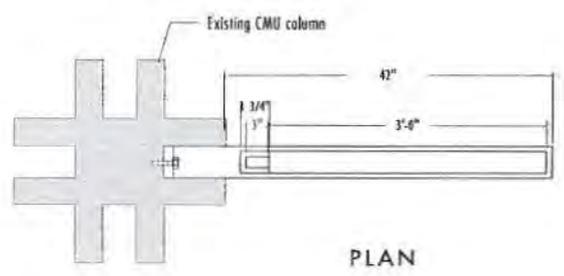


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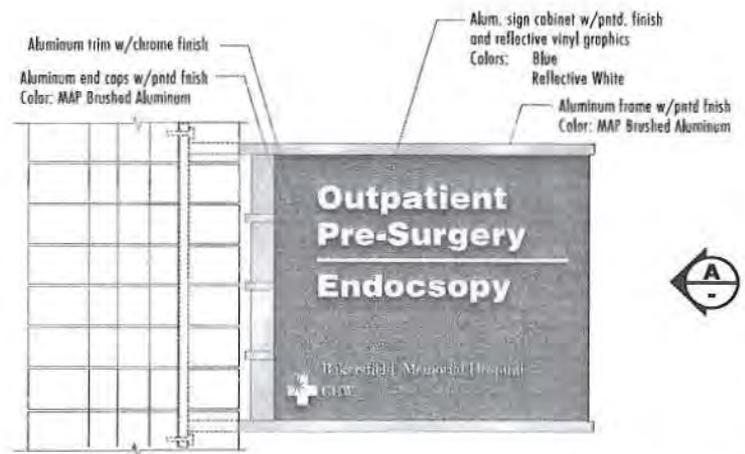
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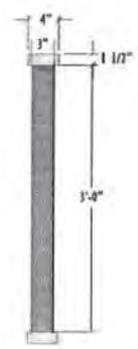
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ELEVATION
1/4" = 1'-0"



FRONT DETAIL
3/4" = 1'-0"



END

- Planning
- Conceptual Design
- Design Development
- Design Intent

Date	06.12.06	
Project No.	5062	Scale
		As Noted

Sheet Title
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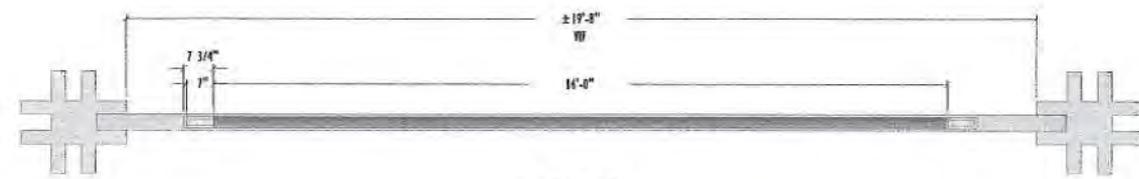


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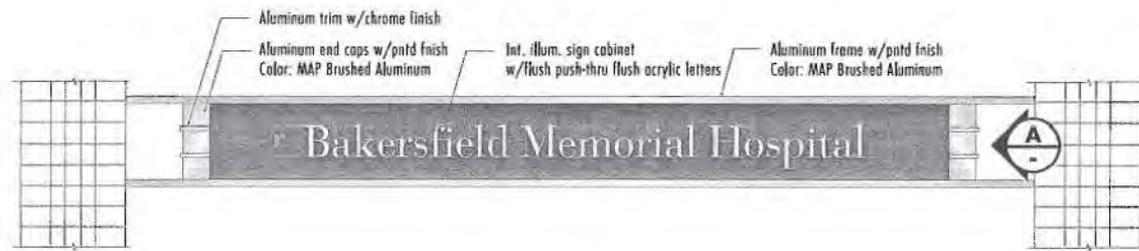
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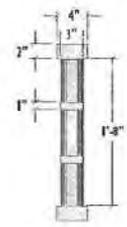
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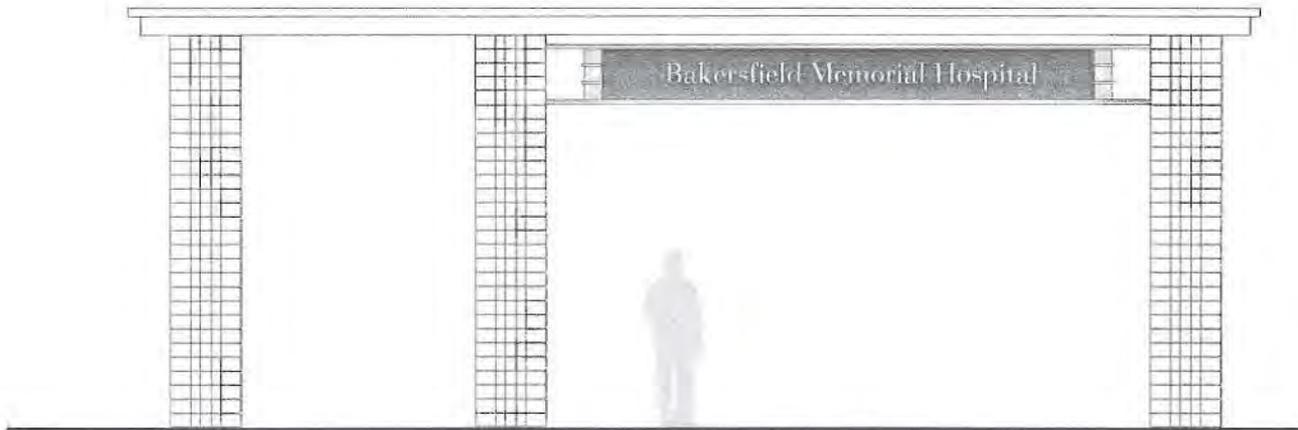
PLAN



FRONT DETAIL
 3/8"=1'-0"



SIDE
 3/4"=1'-0"



ELEVATION
 1/4"=1'-0"

- Planning
- Conceptual Design
- Design Development
- Design Intent

Date	
06.12.06	
Project No.	Scale
5062	As Noted
Sheet Title	



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 10.0

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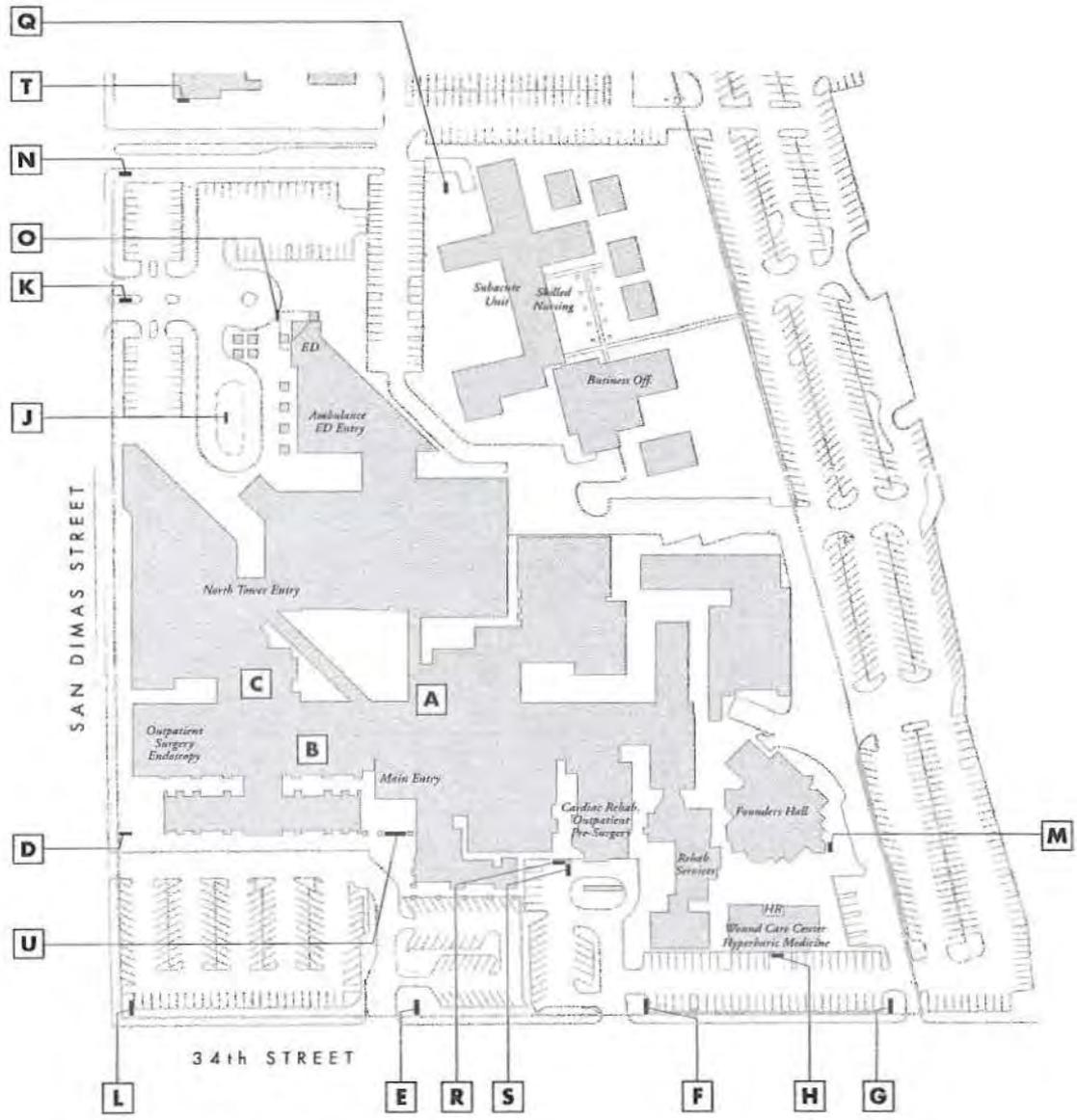
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- Planning
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- Design Intent

Date	
06.15.06	
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5062	As Noted
Sheet Title	
Sign Location Plan	

**Bakersfield Municipal Code - Sign Ordinance
Section 17.60.070 (Specialized Signs)**

4. Signs shall not be located less than one thousand feet from another such sign, or one hundred feet from any other freestanding sign.
5. Signs shall not be located in nor project over public property or public right-of-way.
6. Multifaced signs are allowed, provided the faces are placed back-to-back, are no more than two feet apart, and are equal in size and configuration.
7. Signs shall be set back a minimum of three hundred feet from any property zoned residential or developed with residential uses.
8. Signs shall not project over or be placed upon any building or structure.
9. Signs shall be set back twenty-five feet from adjacent property lines except those fronting public streets where no setback is required.
10. Signs may be illuminated provided no lighting is directed onto adjacent properties or public rights-of-way.
11. Electronic message displays as defined in Section [17.04.547](#) are permitted.

F. *Skyline Building Signs.* Wall signs for a building that is three or more stories may be permitted that exceed the height limits delineated by the zone district in which it is located, to provide long distance visual identification of a building or its primary tenant, subject to the following regulations:

1. Signs are permitted in the C-O, C-1, C-2, C-C, C-B, PCD, M-1, M-2, and M-3 zone districts.
2. Signs may be installed on all elevations of the building.
3. Signs shall be located on the top story or between the top story and the top of the building.
4. Signs shall be comprised solely of individual letters or logos installed a minimum of three inches and a maximum of twelve inches from the surface of the wall on which they are located. Illumination may be provided by indirect reverse lighting or internal illumination as approved by the building director. Floodlighting shall be prohibited.
5. Signs shall not have a horizontal dimension exceeding one hundred feet or seventy percent of the horizontal dimension of the building elevation where the sign is placed, whichever is less.
6. The property owner shall designate in writing or on the sign plan the primary tenant of the building if such tenant is to be identified by the sign.
7. Signs shall not have letters exceeding the following heights:

Building Height (feet)	Maximum Letter Height¹ (inches)	Capital Letter² (inches)	Logo³ (inches)
35—59	24	36	48
60—69	36	54	72
70—79	48	72	96
80—89	60	90	120
90—99	72	108	144
100—119	84	126	168
120 or more	96	144	192

1 Letter height is if all letters used are capital letters.

2 Maximum height of a capital letter (one and one-half times maximum height) if used in conjunction with lower case letters. Lower case shall not exceed maximum height.

3 Maximum height of a logo (two times maximum height).

8. All signs shall be limited to two lines of letters and/or logo.

9. Pylon signs shall not be permitted on the site if skyline signs are utilized; only monument signs in this instance would be permitted subject to the regulations of the zone district in which they are located.

10. All other wall signs permitted by this chapter which are placed on a building with a skyline sign pursuant to this section shall not exceed sixty percent of the area which would otherwise be allowed in the particular zone district, a height of twenty feet from grade, and letters that are taller than the skyline letters.

11. Comprehensive sign plans may permit skyline signs to be more or less restrictive than the requirements of this section.

G. *Electronic Message Displays.*

1. Only retail development exceeding fifty thousand square feet, or shopping centers encompassing five acres or more, are permitted use of an electronic message display on a pylon sign.

2. Only one of the allowed pylon signs permitted along a street frontage may include an electronic display.

3. If a pylon sign contains an electronic message display and monument signs are also permitted for the center, only one of the allowed monument signs along a street frontage may contain an electronic message display. If a pylon sign does not contain an electronic message display and monument signs are permitted for



COVER SHEET
PLANNING DEPARTMENT
STAFF REPORT

MEETING DATE: September 17, 2020 **ITEM NUMBER:** 7.(a.)

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER:

DATE:

WARD:

SUBJECT:
Conditional Use Permits

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION: