



**BOARD OF ZONING ADJUSTMENT
AGENDA
MEETING OF JULY 14, 2020, 3:00 PM**
Council Chambers, City Hall South, 1501 Truxtun Avenue

1. ROLL CALL

2. PUBLIC STATEMENTS:

3. MINUTES

- a. Approval of Minutes for the June 9, 2020 regular meeting.
Staff recommends approval.

4. CONSENT CALENDAR PUBLIC HEARINGS

Ward 5

- a. **Conditional Use Permit No. 20-0120:** Pacifica Companies, LLC, is proposing a conditional use permit to allow for the addition of 30 beds to an existing 78-bed assisted living facility (17.64.020.B) in the R-2 (Limited Multiple Family Dwelling) zone district, located at 3115 Brookside Drive. Notice of Exemption on file.

Staff recommends approval.

Ward 5

- b. **Conditional Use Permit No. 20-0090:** George Masud is proposing a conditional use permit to allow an establishment selling alcoholic beverages for on-site consumption where such use is the primary business (17.24.040.B.4) in the C-2 (Regional Commercial) zone district, located at 1110 Calloway Drive, Suite 500. Notice of Exemption on file.

Staff recommends approval.

Ward 6

- c. **Zoning Modification No. 20-0099:** Cornwall Associates is proposing a zoning modification to allow a 6-foot tall gated fence along the property line of an existing church where a maximum of 4 feet is allowed (17.08.180) in the R-1/CH (One Family Dwelling/Church Overlay) zone district, located at 2801 South Real Road. Notice of Exemption on file.

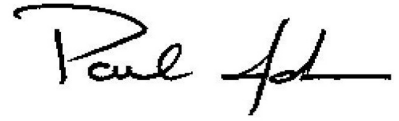
Staff recommends approval.

5. PUBLIC HEARINGS

6. STAFF COMMUNICATIONS

7. BOARD STATEMENTS

8. ADJOURNMENT

A handwritten signature in black ink, appearing to read "Paul Johnson", with a stylized flourish at the end.

Paul Johnson
Planning Director



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: July 14, 2020

ITEM NUMBER: Minutes3.(a.)

TO: Board of Zoning Adjustment

FROM: Paul Johnson, Planning Director

PLANNER: Kassandra Gale, Principal Planner

DATE:

WARD:

SUBJECT:

Approval of Minutes for the June 9, 2020 regular meeting.

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description		Type
<input type="checkbox"/>	Minutes	Backup Material



BOARD OF ZONING ADJUSTMENT MINUTES

Meeting of June 9, 2020, 3:00 p.m.
Council Chambers, City Hall, 1501 Truxtun Avenue

		<u>ACTION TAKEN</u>
REGULAR MEETING		
1.	ROLL CALL Present: Members Fick and Patteson Absent: Member Kitchen	
2.	PUBLIC STATEMENTS None.	
3.	MINUTES a. Approval of minutes of the May 12, 2020 regular Board of Zoning Adjustment meeting. <i>Motion by Member Fick to approve. Motion passed with Kitchen absent.</i>	
4.	CONSENT CALENDAR PUBLIC HEARINGS	
(Ward 4)	a. Conditional Use Permit No. 20-0069: McIntosh & Associates, on behalf of Dignity Health-Mercy Hospital Southwest, is proposing a conditional use permit to allow a helipad incidental to an existing hospital in the C-2 (Regional Commercial Zone) district, located at 551 Shanley Court. Notice of Exemption on file. Chair Patteson deferred to Planning Director for instruction. Planning Director Johnson requested that Item 4.a. be removed from consent to clarify an error in the staff report. Public hearing opened. No requests from the public. Public hearing closed. <i>Motion by Member Fick to move agenda item 4.a. to Public Hearings. Motion passed.</i>	Moved to 5.a

**ACTION
TAKEN****Resolution
20-06****REGULAR MEETING****5. PUBLIC HEARINGS**

a. Conditional Use Permit No. 20-0031: Sean Nourani is proposing a conditional use permit to allow conversion of an existing hotel into a residential care facility in the C-2 (Regional Commercial Zone) district, located at 818 Real Road. Notice of Exemption on file.

Staff presentation given. Public hearing opened. The applicant spoke in favor of the project. Public hearing closed. Board Members asked staff whether there was a regulating body for access off Shanley Court. Member Fick identified that the State regulates helipads. Staff confirmed.

Motion by Member Fick to approve the project. Motion passed.

6. STAFF COMMUNICATIONS

None.

7. BOARD STATEMENTS

None.

8. ADJOURNMENT

Chair Patteson adjourned the meeting at 3:21 p.m.

Marisa Iturralde, Recording Secretary

Paul Johnson
Planning Director



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: July 14, 2020

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

TO: Board of Zoning Adjustment

FROM: Paul Johnson, Planning Director

PLANNER: Kassandra Gale, Principal Planner

DATE:

WARD: Ward 5

SUBJECT:

Conditional Use Permit No. 20-0120: Pacifica Companies, LLC, is proposing a conditional use permit to allow for the addition of 30 beds to an existing 78-bed assisted living facility (17.64.020.B) in the R-2 (Limited Multiple Family Dwelling) zone district, located at 3115 Brookside Drive. Notice of Exemption on file.

APPLICANT: Pacifica Companies, LLC

OWNER: Pacifica Companies, LLC

LOCATION: 3115 Brookside Drive

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

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

**CITY OF BAKERSFIELD
PLANNING DEPARTMENT
STAFF REPORT**

TO: Chair and Members of the Board of Zoning Adjustment

FROM: Paul Johnson, Planning Director

APPROVED PJ

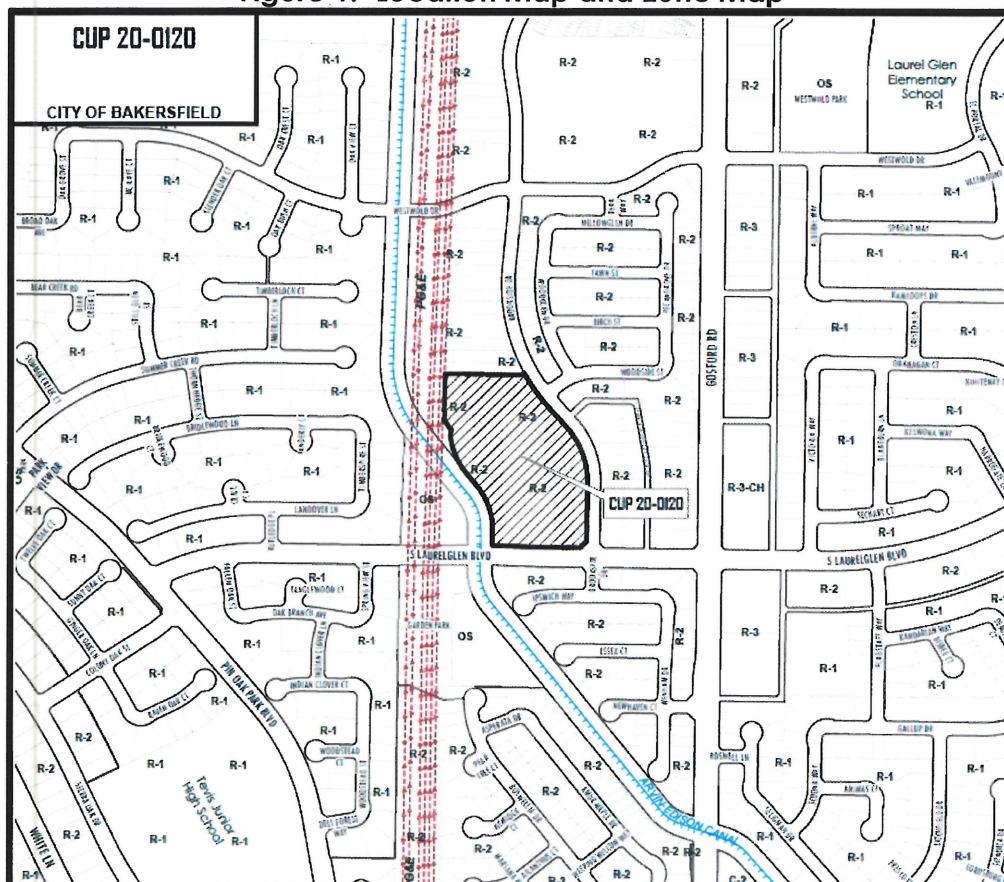
DATE: July 14, 2020

SUBJECT: Conditional Use Permit; File No. 20-0120 (Ward 5)

APPLICANT/OWNER: Pacifica Companies, LLC
1775 Hancock Street, Ste. 200
San Diego, CA 92110

LOCATION: 3115 Brookside Drive | APN: 389-160-19

Figure 1. Location Map and Zone Map



RECOMMENDATION: Adopt Resolution and suggested findings **APPROVING** Conditional Use Permit No. 20-0120 as depicted in the project description and subject to the listed conditions of approval.

The project is a request for a conditional use permit to allow construction of a 31,105 square foot expansion (30 beds) to an existing assisted living facility (78 beds) located in the R-2 (Limited Multiple Family Dwelling Zone) district. See Figures 2 and 3.

[illegible]

SURROUNDING LAND USES:

The 9.76-acre project site is developed with an assisted living facility, Pacifica Senior Living Bakersfield. 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	HMR	R-2	Assisted living facility
North	HMR	R-2	Multiple-Family Residential
East	HMR	R-2	Multiple-Family Residential
South	HMR	R-2	Single-Family Residential
West	LR, HMR, OS-P	R-1, OS	Arvin-Edison Canal, Park, Single-Family Residential
General Plan Key HMR: High Medium Density Residential LR: Low Density Residential OS-P: Parks and Recreation		Zone District Key R-1: One Family Dwelling R-2: Limited Multiple-Family Dwelling OS: Open Space	

BACKGROUND AND SITE HISTORY:

Conditional Use Permit No. P98-0602. On September 8, 1998, the Board of Zoning Adjustment approved a conditional use permit to allow construction of an assisted living facility with a maximum 82 beds in an R-2 (Limited Multiple Family Dwelling) zone (Resolution No. 62-98). Staff notes that only 78 beds were constructed.

Conditional Use Permit No. 14-0018. On February 11, 2014, the Board of Zoning Adjustment approved a conditional use permit to expand the facility by 8 beds (Resolution 14-10). Staff notes the expansion was not constructed.

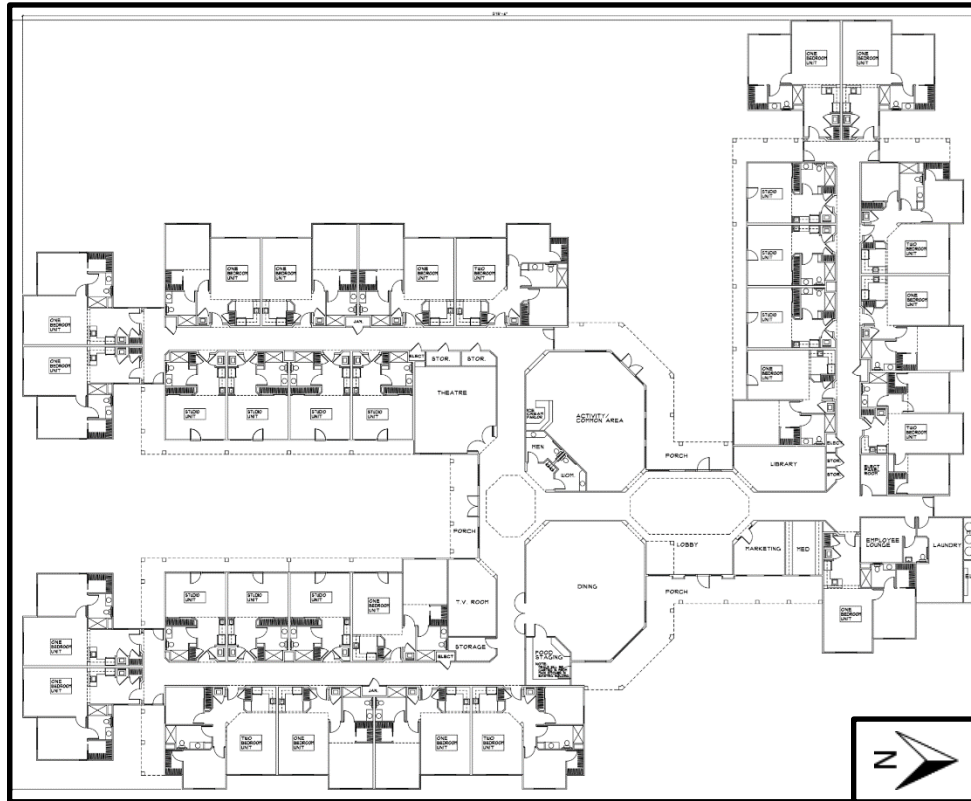
ANALYSIS:

Assisted living facilities are generally considered a continuum of long-term care services that provide a combination of housing and personal care services designed to respond to individuals who need assistance with normal daily activities in a way that promotes maximum independence. In the R-2 zone district, assisted living facilities housing more than 6 residents require approval of a conditional use permit.

Existing Facility. The existing facility is comprised of two, one-story buildings including Building A (19,650 square feet) and Building B (27,720 square feet). The facility has a current capacity of 78 beds and includes approximately 1,197 square feet of office space. The buildings are located in the southeastern portion of the larger 9.76-acre parcel; the remaining area (approximately 4 acres) is currently vacant land. According to the applicant, the current occupancy of Pacifica Senior Living is over 90%, necessitating the request for an expansion.

Proposed Expansion. The applicant is proposing to construct a 31,105 square foot building in the vacant portion of the property. The new building would accommodate 30 additional residents, bringing the total capacity to 108 beds. The expanded facility will also include two landscaped courtyards, dining and laundry services, and entertainment areas for the residents (see Figure 4).

Figure 4. Building Floor Plan



Parking is calculated at $\frac{1}{2}$ space per bed, plus 1 space for every 250 square feet of office space. The required parking for the complex, including the proposed expansion, is 59 spaces and 65 spaces are provided.

The architecture of the proposed expansion is designed to be consistent with the existing facility (see Figures 4 and 5).

Figure 5. Existing Site Photo



Figure 6. Proposed Building Elevations



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 15332, In-Fill Development Projects (Class 32). The proposed expansion is less than 5 acres, surrounded by existing urban uses, consistent with the Zoning Ordinance and Metropolitan Bakersfield General Plan, and would not result in any significant environmental effects. A Notice of Exemption has been prepared.

PUBLIC NOTIFICATION:

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

CONCLUSIONS:

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

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

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

In accordance with these required findings, and as conditioned, Staff finds: (1) the assisted living facility will provide a place for living and care for members of the public in need; (2) the proposed infill development of the vacant land is an efficient expansion of use that is in character with the existing development and surrounding neighborhood; and (3) the project would result in a development that is consistent with the intent of both the Metropolitan Bakersfield General Plan and the Bakersfield Municipal Code.

Recommendation. Based on the foregoing, Staff concludes the request sufficiently demonstrates compliance with the necessary findings and, therefore, recommends your Board adopt Resolution and suggested findings approving Conditional Use Permit No. 20-0120, as depicted in the project description and subject to the listed conditions of approval.

ATTACHMENTS:

Draft Resolution with Exhibits

RESOLUTION NO. 20-_____

**RESOLUTION OF THE BAKERSFIELD BOARD OF ZONING ADJUSTMENT
APPROVING A CONDITIONAL USE PERMIT TO ALLOW FOR THE ADDITION
OF 30 BEDS TO AN EXISTING 78-BED ASSISTED LIVING FACILITY IN THE R-2
(LIMITED MULTIPLE FAMILY DWELLING ZONE) DISTRICT, LOCATED AT 3115
BROOKSIDE DRIVE. (CUP NO. 20-0120)**

WHEREAS, Pacifica Companies, LLC filed an application with the City of Bakersfield Development Services Department for a conditional use permit to allow the addition of 30 beds to an existing 78-bed assisted living facility (17.64.020.B) in the R-2 (Limited Multiple Family Dwelling Zone) district, located at 3115 Brookside Drive (the "Project"); and

WHEREAS, the Secretary of the Board of Zoning Adjustment set Tuesday, July 14, 2020, at 3:00 p.m. in City Council Chambers, City Hall South, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the Board of Zoning Adjustment to consider the proposed conditional use permit, and notice of the public hearing was given in the manner provided in Title 17 of the Bakersfield Municipal Code; and

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

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

WHEREAS, the above described project is exempt from the requirements of CEQA in accordance with Section 15332; and

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

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

1. All required public notices have been given. Hearing notices regarding the Project were mailed to property owners within 300 feet of the Project area and published in *The Bakersfield Californian*, a local newspaper of general circulation, 10 days prior to the hearing.
2. The provisions of CEQA, the State CEQA Guidelines, and the City of Bakersfield CEQA Implementation Procedures have been followed. Staff determined that the proposal is a project that is exempt from CEQA pursuant to Section 15332 because the project is an infill development and does not have the potential to cause a significant effect on the environment.
3. The proposed use is essential and desirable to the public convenience and welfare.

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

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

1. The above recitals, incorporated herein, are true and correct.
2. This project is exempt from the requirements of CEQA.
3. Conditional Use Permit No. 20-0120 as described in this resolution, is hereby approved subject to the conditions of approval in Exhibit A and as shown in Exhibits B and C.

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Board of Zoning Adjustment of the City of Bakersfield at a regular meeting held on the 14th day of July 2020, on a motion by Member _____ by the following vote:

AYES:

NOES:

RECUSE:

ABSTAIN

ABSENT:

APPROVED

STUART PATTESON, CHAIR
City of Bakersfield Board of Zoning Adjustment

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

Exhibit A
(Conditions of Approval)

EXHIBIT A

CONDITIONS OF APPROVAL Conditional Use Permit No. 20-0120

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

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

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

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

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

The City will promptly notify Applicant of any such claim, action or proceeding, falling under this condition within thirty (30) days of actually receiving such claim. The City, in its sole discretion,

shall be allowed to choose the attorney or outside law firm to defend the City at the sole cost and expense of the Applicant and the City is not obligated to use any law firm or attorney chosen by another entity or party.

2. This conditional use permit allows for the expansion of an existing assisted living facility to include a new 31,105 square foot residential care facility with 30 beds in the R-2 (Limited Multiple Family Dwelling Zone) district located at 3115 Brookside Drive as depicted on attached Exhibits B and C.

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

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

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

1. Prior to review of improvement plans by the City, the developer shall submit a grading plan for the proposed site to be reviewed and approved by the City Engineer and Building Official (Bakersfield Municipal Code Section 16.44.010). With the grading plan, if the project is subject to the provisions of the National Pollutant Discharge Elimination System (NPDES), a Notice of Intent (NOI) to comply with the terms of the General Permit to Discharge Storm Water Associated with Construction Activity (WQ Order No. 99-08-DWQ) must be filed with the State Water Resources Control Board in Sacramento before the beginning of any construction activity. Compliance with the general permit requires that a Storm Water Pollution Prevention Plan (SWPPP) be prepared, continuously carried out, and always be available for public inspection during normal construction hours.

APPLICANT'S RESPONSE: _____

2. A grading permit is required prior to final plan approval. The developer shall submit four (4) copies of grading plans and two (2) copies of the preliminary soils report to the Building Division. A final soils report shall also be submitted to the Building Division before they can issue a building permit. Please note that grading plans must be consistent with the final building site plans and landscaping plans. Building permits will not be issued until the grading permit is approved by the Building Division, Planning Division (HCP), and Public Works Department.

APPLICANT'S RESPONSE: _____

3. Show on the final building plan pedestrian access from the public way and accessible parking. Private streets are not the public way.

APPLICANT'S RESPONSE: _____

4. The developer shall include fire resistive wall construction details with the final building plans for all exterior walls of any building that is within the distance as set forth in Table 602 of the California Building Code.

APPLICANT'S RESPONSE: _____

5. Include with or show on the final building plans information necessary to verify that the project complies with all accessibility requirements of Title 24 of the California Building Code.

APPLICANT'S RESPONSE: _____

6. Buildings or structures shall require installation of an automatic fire sprinkler system where required by current California Building Code and City ordinance.

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

8. Final Building plans shall show pedestrian access pathways or easements for persons with disabilities from public rights-of-ways that connect to all accessible buildings, facilities, elements, and spaces in accordance with the California Building Code. These pedestrian access ways shall not be parallel to vehicular lanes unless separated by curbs or railings.

APPLICANT'S RESPONSE: _____

9. Prior to granting occupancy, the Building Division will verify that a water meter serving the development is in place. Therefore, it is recommended that the developer contact the applicable water purveyor to inquire about their process for obtaining water service for the development as soon as possible. To determine who the water purveyor for the development is, you may contact the City of Bakersfield Water Resources Department (1000 Buena Vista Road, Bakersfield, CA, phone: 661-326-3715).

APPLICANT'S RESPONSE: _____

10. Show on the final building plan, electric vehicle supply equipment to facilitate future installation as required by the California Green Code.

APPLICANT'S RESPONSE: _____

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

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

Existing Use	Ratio	Square Footage/Beds	Required Parking
Assisted living	½ space/bed	78 beds	39 spaces
Administrative Office	1 space/250 ft ²	1,197 ft ²	5 spaces
Proposed Use	Ratio	Square Footage/Beds	Required Parking
Assisted Living	½ space/bed	30 beds	15 spaces
Admin Office/Med	1 space/250 ft ²	300 ft ²	1 space
Required Parking:			60 spaces

(**Note:** 65 parking spaces are shown on the proposed site plan. By ordinance, compact and tandem spaces cannot be counted towards meeting minimum parking requirements. For commercial development containing a multi-tenant pad, any change in use where 50 percent or more of the pad requires additional parking pursuant to Bakersfield Municipal Section 17.58.110, the Planning Director may require parking commensurate with the new use.)

APPLICANT'S RESPONSE: _____

2. Minimum parking stall dimensions shall be 9 feet wide by 18 feet long and shall be designed according to standards established by the Traffic Engineer. Vehicles may hang over landscape areas no more than 2-1/2 feet provided required setbacks along street frontages are maintained, and trees and shrubs are protected from vehicles.

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

4. Lighting is required for all parking lots, except residential lots with four units or less (Section 17.58.060.A.). Illumination shall be evenly distributed across the parking area with light fixtures designed and arranged so that light is directed downward and is reflected away from adjacent properties and streets. Use of glare shields or baffles may be required for glare reduction or control of back light. No light poles, standards and fixtures, including bases or pedestals, shall exceed a height of 40 feet above grade. However, light standards placed less than 50 feet from residentially zoned or designated property, or from existing residential development, shall not exceed a height of 15 feet. The final building plans shall include a picture or diagram of the light fixtures being used and show how light will be directed onto the parking area.

(**Note:** Staff can require additional adjustments to installed lighting after occupancy to resolve glare or other lighting problems if they negatively affect adjacent properties.)

APPLICANT'S RESPONSE: _____

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

(**Note 1:** At the time a final site inspection is conducted, it is expected that plants will match the species identified and be installed in the locations consistent with the approved landscape plan. Changes made without prior approval of the Planning staff may result in the removal and/or relocation of installed plant materials and delays in obtaining building occupancy.)

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

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

APPLICANT'S RESPONSE: _____

6. A solid masonry wall shall be constructed adjacent to residentially zoned and/or designated property. This wall must be shown on the final building plans and shall be constructed a minimum height of 6 feet as measured from the highest adjacent finished property grade. If the parking lot, including drive aisles, delivery areas, loading and unloading areas are within 10 feet of residentially zoned property, a 7-foot wide landscape strip that includes landscaping consistent with Chapter 17.61 shall be installed between the wall and parking/drive areas.

APPLICANT'S RESPONSE: _____

7. Street addresses for the project shall be designated by staff. These numbers will be the only addresses assigned by the city unless you wish to have a different address program. Internal building unit addresses will be only by suite number and will be the responsibility of the owner or developer to assign to each tenant. Please contact the Karl Davisson at 661-326-3594 for further information.

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

APPLICANT'S RESPONSE: _____

8. Provide a map and a list/spreadsheet indicating all unit numbers that need to receive mail. All unit numbers shall be numeric. Mixed alphas and numeric designations are unacceptable in all cases (e.g. A-1, B-2, etc.). Please contact the Karl Davisson at 661-326-3594 for further information.

APPLICANT'S RESPONSE: _____

9. Business identification signs are **neither considered nor approved** under this review (e.g. wall, monument, pylon, etc.). A separate sign permit reviewed by the Planning and Building Divisions and issued by the Building Division, is required for all new signs, including future use and construction signs.

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

APPLICANT'S RESPONSE: _____

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

Forms and instructions are available at the Planning Division or on the city's web site at https://bakersfieldcity.us/gov/depts/community_development/habitat.htm.

The current MBHCP expires on February 28, 2022. To ensure take of covered species does not occur after the expiration date, fees must be paid no later than August 31, 2021 and all covered activities must be completed by the MBHCP expiration date of February 28, 2022. As determined by the City, only projects ready to be issued an urban development permit, grading plan approval, or building permit will be eligible to pay fees under the current MBHCP. Early payment or pre-payment of MBHCP fees shall not be allowed. The ability of the City to issue urban development permits is governed by the terms of the MBHCP. Urban development permits issued after the 2022 expiration date may be subject to a new or revised Habitat Conservation Plan, if approved, or be required to comply directly with requests of the U.S. Fish & Wildlife Service and the California Department of Fish and Wildlife.

- b. Burrowing Owl Notification: The burrowing owl is a migratory bird species protected by international treaty under the Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 C.F.R. Part 10 including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 C.F.R. 21). Sections 3503, 3503.5, and 3800 of the California Fish and Game Code prohibit the taking, possession, or destruction of birds, their nests or eggs. To avoid violation of the provisions of these laws generally requires that project related disturbance at active nesting territories be reduced or eliminated during critical phases of the nesting cycle (March 1- August 15, annually). Disturbance that causes nest abandonment and/or loss of reproductive effort

(e.g., killing or abandonment of eggs or young) may be considered “taking” and is potentially punishable by fines and/or imprisonment.

- c. Prior to ground disturbance, the developer shall have a California Department of Fish and Wildlife approved MBHCP biologist survey the location for kit fox, and comply with the provisions of the Metropolitan Bakersfield Habitat Conservation Plan. Survey protocol shall be recommended by the California Department of Fish and Wildlife. Developer shall be subject to the mitigation measures recommended by the biologist. Copies of the survey shall be provided to the Development Services Department, California Department of Fish and Wildlife, and the U.S. Fish and Wildlife Service prior to ground disturbance.

APPLICANT’S RESPONSE: _____

11. Rooftop areas of commercial buildings (e.g., office, retail, restaurant, assembly, hotel, hospital, church, school), and industrial buildings adjacent to residentially zoned properties, shall be completely screened by parapets or other finished architectural features constructed to a height of the highest equipment, unfinished structural element or unfinished architectural feature of the building.

APPLICANT’S RESPONSE: _____

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

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

APPLICANT’S RESPONSE: _____

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

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

APPLICANT’S RESPONSE: _____

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

APPLICANT’S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

16. Prior to receiving final building or site occupancy, you must contact the Planning Division (staff contact noted above) for final inspection and approval of the landscaping, parking lot, lighting and other related site improvements. Inspections will not be conducted until all required items have been installed. Any deviations from the approved plans without prior approval from the Planning Division may result in reconstruction and delays in obtaining a building or site occupancy.

APPLICANT'S RESPONSE: _____

C. FIRE DEPARTMENT (2101 H Street)

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

1. Show on the final building plans the following items:
 - a. All fire lanes. Any modifications shall be approved by the Fire Department. Fire lane identification signs shall be installed every 100 feet with red curbing when curbing is required. All work shall be completed before occupancy of any building or portion of any building is allowed.
 - b. All fire hydrants, both offsite (nearest to site) and on-site. *Include flow data on all hydrants.* Hydrants shall be in good working condition and are subject to testing for verification. Fire flow requirements must be met prior to construction commencing on the project site. Please provide two (2) sets of the water plans stamped by a licensed Registered Civil Engineer to the Fire Department and two (2) sets to the Water Resources Department (1000 Buena Vista Road, Bakersfield, CA. 93311; 661-326-3715).

(**Note:** Show: 1) distance to the nearest hydrant; and 2) distance from that hydrant to the farthest point of the project site.)
 - c. All fire sprinkler and/or stand pipe systems, fire alarms and commercial hood systems. These suppression systems require review and permits by the Fire Department. The Fire Department will issue guidelines for these various items as they may apply to this project.

APPLICANT'S RESPONSE: _____

2. The developer must pay required fees to and request an inspection from the Water Resources Department (1000 Buena Vista Road, Bakersfield, CA, phone: 661-326-3715) for any underground sprinkler feeds at least 2 full business days before they are buried. The Prevention Services Division (2101 H Street, Bakersfield CA, Ph. 661/326-3979) must complete all on-site inspections of fire sprinkler systems and fire alarm systems before any building is occupied.

APPLICANT'S RESPONSE: _____

3. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.

APPLICANT'S RESPONSE: _____

4. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved fire apparatus access road* with an asphalt, concrete or other driving surface approved by the fire chief. Must be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds and shall be surfaced with the first lift of asphalt as to provide all-weather driving capabilities. All access (Permanent and temporary) to and around any building under construction must be at least 20 feet wide (26 feet wide where building height exceeds 30 feet), with an overhead clearance of 13 feet 6 inches, and contain no obstruction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

APPLICANT'S RESPONSE: _____

5. Turning Radius: The minimum turning radius shall be thirty-seven feet.

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

D. WATER RESOURCES (1000 Buena Vista Road)

(Staff contact - Tylor Hester; 661-326-3715 or THester@bakersfieldcity.us)

1. Developer shall submit two (2) sets of utility plans signed by a California Registered Civil Engineer to the Water Resources Department showing all offsite and onsite improvements, including connections to the existing water main and underground fire waterlines and related apparatuses. Include any existing nearby on or off-site hydrants on the plans. Plans shall be submitted along with applicable plan check fees and any other associated fees per the current fee schedule. Plans shall comply with current City Standards and Specifications, California Fire Code, and City of Bakersfield Municipal Code. City Standards and Specifications and the current Fee Schedule are available for download from the City's website at www.bakersfieldcity.us/gov/depts/water_resources/fees.htm

APPLICANT'S RESPONSE: _____

2. The Contractor responsible for construction of waterlines and appurtenances within the City's right of way or easement, shall have an active Class "A" or "C-34" License from the State of California.

APPLICANT'S RESPONSE: _____

3. Developer shall complete and submit to the Water Resources Department the *Application for Water Service*. The application is available for download from the City's website at www.bakersfieldcity.us/gov/depts/water_resources.

APPLICANT'S RESPONSE: _____

4. Developer shall submit to the Water Resources Department the Contractor's itemized construct cost for all off-site water improvements within the City's right of way or easement. Inspection fees are calculated as five percent (5%) of the approved Contractor's water construction cost. The construction costs are subject to review and approval by the Water Resources Department.

APPLICANT'S RESPONSE: _____

5. Developer shall pay the required domestic inspection fees and request an inspection from the California Water Company at least two (2) full business days before permanent construction within the City's right of way or easement. The California Water Company may be contacted at 661-837-7200.

APPLICANT'S RESPONSE: _____

6. Developer shall pay the required Water Resources Fire Service Inspection Fees and submit an *Inspection Request Form* for any underground fire waterlines and their apparatuses at least two (2) full business days before permanent construction. The form is available for download from the City's website at www.bakersfieldcity.us/gov/depts/water_resources/fees.htm

APPLICANT'S RESPONSE: _____

E. PUBLIC WORKS - ENGINEERING (1501 Truxtun Avenue)

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

1. The developer shall construct standard accessible ramps at the northwest corner of Brookside Drive and South Laurelglan Boulevard according to adopted city standards. These improvements shall be shown on the final building plans submitted to the Building Division before any building permits will be issued.

APPLICANT'S RESPONSE: _____

2. The developer shall install new connection(s) to the public sewer system. This connection shall be shown on the final building plans submitted to the Building Division before any building permits will be issued.

APPLICANT'S RESPONSE: _____

3. Show on the final building plans all existing connection(s) to the public sewer system.

APPLICANT'S RESPONSE: _____

4. All on-site areas required to be paved (i.e. parking lots, access drives, loading areas, etc.) shall consist of concrete, asphaltic concrete (Type B. A. C.) or other paved street material approved by the City Engineer. Pavement shall be a minimum thickness of 2 inches over 3 inches of approved base material (i.e. Class II A. B.) if concrete is used, it shall be a minimum thickness of 4 inches per Municipal Code Section 17.58.060.A. This paving standard shall be noted on the final building plans submitted to the Building Division before any building permits will be issued.

APPLICANT'S RESPONSE: _____

5. If a grading plan is required by the Building Division, building permits will not be issued until the grading plan is approved by **both** the Public Works Department and the Building Division.

APPLICANT'S RESPONSE: _____

6. All storm water generated on the project site, including the street frontage shall be retained onsite unless otherwise allowed by the Public Works Department (please contact the Public Works Department – Subdivisions at 661-326-3576).

APPLICANT'S RESPONSE: _____

7. If the project generates industrial waste, it shall be subject to the requirements of the Industrial Waste Ordinance. An industrial waste permit must be obtained from the Public Works Department before issuance of the building permit. To find out what type of waste is considered industrial, please contact the Wastewater Treatment Superintendent at 661-326-3249.

APPLICANT'S RESPONSE: _____

8. Before any building or site can be occupied, the developer must reconstruct or repair substandard off-site street improvements that front the site to adopted city standards as directed by the City Engineer. Please call the Construction Superintendent at 661-326-3049 to schedule a site inspection to find out what improvements may be required prior to submitting a grading plan. Any off-site/frontage improvements or repairs required during the site inspection shall be shown on the grading plan.

APPLICANT'S RESPONSE: _____

9. A street permit from the Public Works Department shall be obtained before any work can be done within the public right-of-way (streets, alleys, easements). Please include a copy of this site plan review decision to the department at the time you apply for this permit.

APPLICANT'S RESPONSE: _____

10. A sewer connection fee shall be paid at the time a building permit is issued. We will base this fee at the rate in effect at the time a building permit is issued.

APPLICANT'S RESPONSE: _____

11. If the project is subject to the provisions of the National Pollutant Discharge Elimination System (NPDES), a "Notice of Intent" (NOI) to comply with the terms of the General Permit to Discharge Storm Water Associated with Construction Activity (SWRCB Order No. 2009-009-DWQ as amended by Order No. 2010-0014-DWQ and 2012-0006-DWQ) must be filed with the State Water Resources Control Board in Sacramento before the beginning of any construction activity. Compliance with the general permit required that a Storm Water Pollution Prevention Plan (SWPPP) be prepared, continuously carried out, and always be available for public inspection during normal construction hours.

APPLICANT'S RESPONSE: _____

12. Prior to the issuance of each building permit, or if no building permit is required, the first required City approval prior to construction, the developer/owner shall pay a Transportation Impact Fee (TIF) for regional facilities. This fee will be based on the rate in effect at the time the applicable approval is issued or in accordance with the Subdivision Map Act, as applicable. The Public Works Department will calculate an estimate of the total fee upon submittal of construction plans for the project.

APPLICANT'S RESPONSE: _____

13. The developer shall form a new Maintenance District. Undeveloped parcels within an existing Maintenance District are required to update Maintenance District documents. Updated documents, including Proposition 218 Ballot and Covenant, shall be signed and notarized. If there are questions, contact Alerik Hoeh at 661-326-3576.

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

APPLICANT'S RESPONSE: _____

14. The developer shall install a full sized manhole in each sewer line except residential development before it connects to the sewer main. This manhole is to be located within the property being developed and must be easily accessible by City workers.

APPLICANT'S RESPONSE: _____

15. This project may be located within a Planned Sewer Area. Please contact the Public Works Department – Subdivisions at 661-326-3576 to determine what fees may apply.

APPLICANT'S RESPONSE: _____

16. This project may be located within a Planned Drainage Area. Please contact the Public Works Department – Subdivisions at 661-326-3576 to determine what fees may apply.

APPLICANT'S RESPONSE: _____

17. This project may be subject to Bridge and Major Thoroughfare fees. Please contact the Public Works Department – Subdivisions at 661-326-3576 to determine what fees may apply.

APPLICANT'S RESPONSE: _____

F. PUBLIC WORKS - TRAFFIC (1501 Truxtun Avenue)

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

1. Show on the final building plans all drive approach(es). Drive approaches must be centered on drive aisles. All dimensions shall be shown on the final building plans.

APPLICANT'S RESPONSE: _____

2. Two-way drive aisles shall be a minimum width of 24 feet. If perpendicular (90°) parking spaces are proposed where a vehicle must back into these aisles, the minimum aisle width shall be 25 feet. All drive aisle dimension shall be shown on the final building plans.

APPLICANT'S RESPONSE: _____

3. Show the typical parking stall dimension on the final building plans (minimum stall size is 9 feet x 18 feet and shall be designed according to standards established by the Traffic Engineer).

APPLICANT'S RESPONSE: _____

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

(Staff Contact - Jesus Carrera; 661-326-3114 or jcarrera@bakersfieldcity.us)

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

- | | | | |
|-------------------------------------|----------------------------|----|---|
| <input type="checkbox"/> | Cart service | -- | 1 cubic yard/week or less 1 time per week |
| <input checked="" type="checkbox"/> | Front loader bin services | -- | 1 cubic yard/week - 12 cubic yards/day |
| <input type="checkbox"/> | Roll-off compactor service | -- | More than 12 cubic yards/day |

APPLICANT'S RESPONSE: _____

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

☐ _____ 6' deep x 8' wide (1 bin) ☐ _____ 8' deep x 15' wide (3 bins)
☐ _____ 8' deep x 10' wide (2 bins) ☒ 1- _____ 8' deep x 20' wide (4 bins)
☐ _____ 8' deep x 10' wide; on skids for direct stab only (1-6 yard recycling bin)

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

APPLICANT'S RESPONSE: _____

3. Examples of enclosure styles can be found on (Detail # ST-32).

APPLICANT'S RESPONSE: _____

4. Facilities that require infectious waste services shall obtain approval for separate infectious waste storage areas from the Kern County Health Department. In no instances shall the refuse bin area be used for infectious waste containment purposes.

APPLICANT'S RESPONSE: _____

5. Facilities that require grease containment must provide a storage location that is separate from the refuse bin location. This shall be shown on the final building plans. If a grease interceptor is to be used instead of a grease containment bin, the plans must still show the location of an adequately sized enclosure should a grease containment bin be required at a future date. The grease containment bin shall not share the same enclosure as the refuse/recyclable/organic bin enclosure.

APPLICANT'S RESPONSE: _____

6. Residential properties with four (4) units or greater and are required to have ADA Accessible unit/s, must provide refuse/recycling enclosures that are ADA Accessible (Detail # ST-29).

APPLICANT'S RESPONSE: _____

7. Facilities with existing refuse service must improve the service location area(s) according to adopted City standards (Detail # ST-27 and ST-28). These improvements shall be clearly shown on the final building plans.

APPLICANT'S RESPONSE: _____

8. If utilities are incorporated into the enclosure design, they shall not interfere with space provided for refuse bins and must provide sufficient protection measures to guard the utilities from damage.

APPLICANT'S RESPONSE: _____

9. Enclosures shall not be located in an area that would cause refuse trucks to interfere with drive thru traffic flow entering or exiting the site, drive thru lanes, etc.

APPLICANT'S RESPONSE: _____

10. Businesses are required to have sufficient capacity of refuse/recycling/organic material storage to go without service for 1 day (Sunday). At any time refuse/recycling/organic services become an issue, businesses shall construct a second refuse enclosure to meet the demand. The second enclosure shall be approved by the City prior to construction.

APPLICANT'S RESPONSE: _____

11. Revise the site plan to make the trash enclosure accessible to the refuse truck. City trucks may not drive down dead end corridors, nor back-up long distances; therefore, a turn-around area shall be provided.

APPLICANT'S RESPONSE: _____

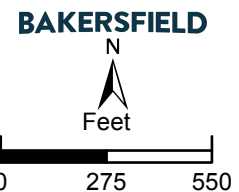
Exhibit B
(Location Map)

CUP 20-0120

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



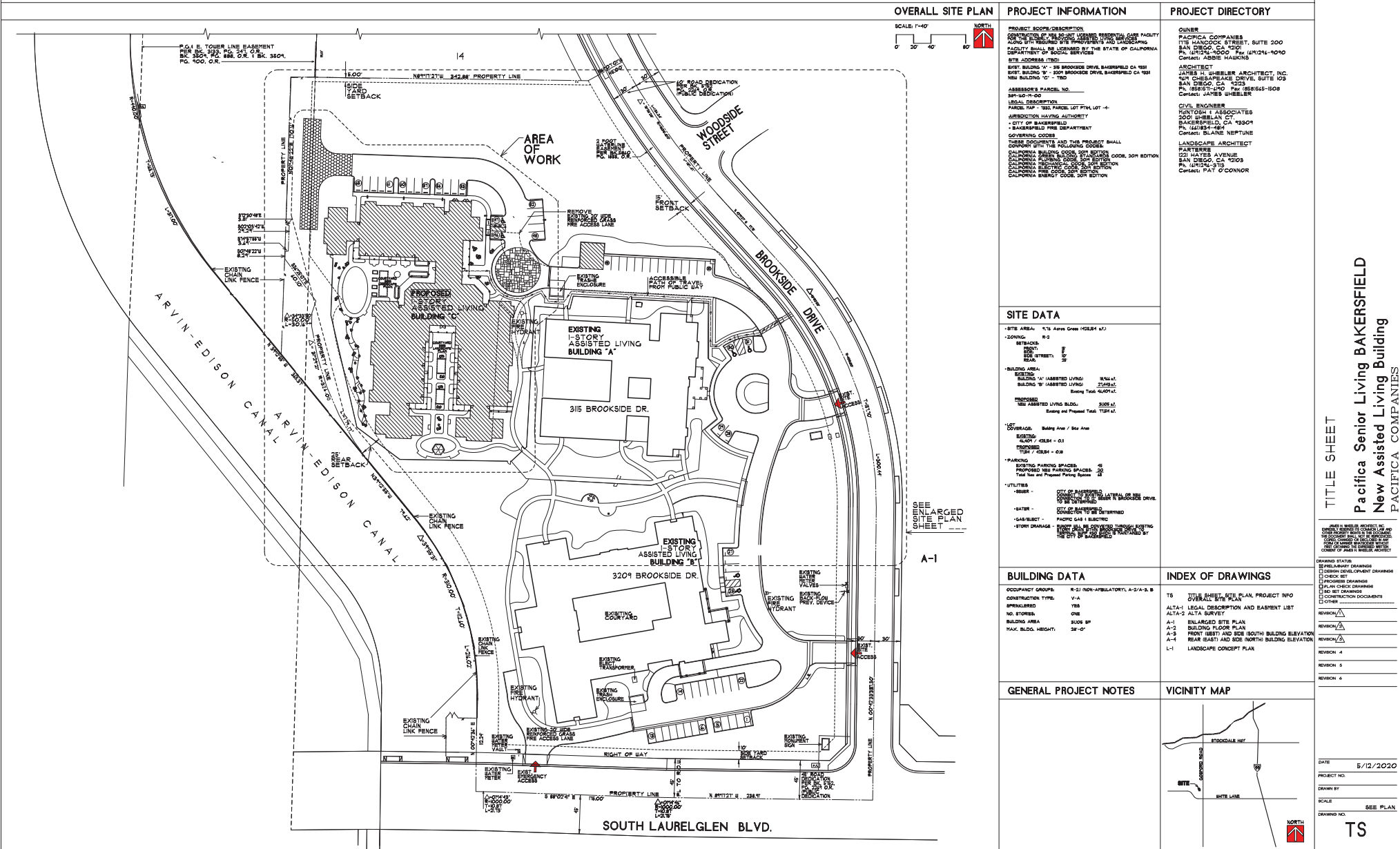
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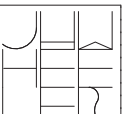
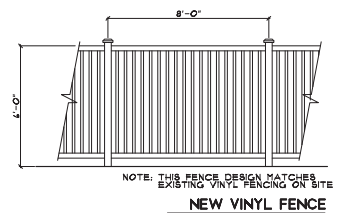
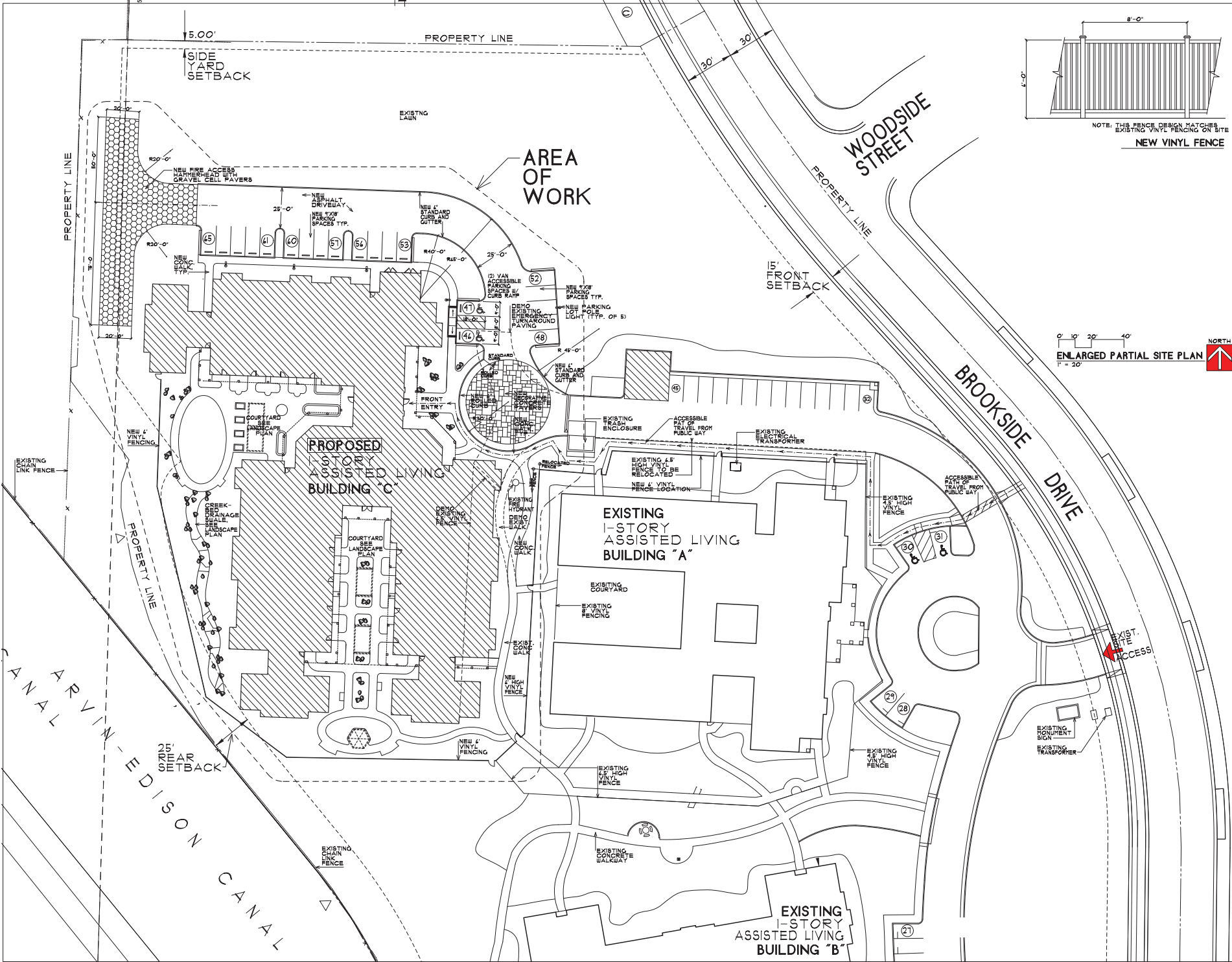
Exhibit C
(Site Development Plans)

PACIFICA SENIOR LIVING BAKERSFIELD

New Assisted Living Building

3209 & 3115 Brookside Drive, Bakersfield CA 93311
PACIFICA SENIOR LIVING





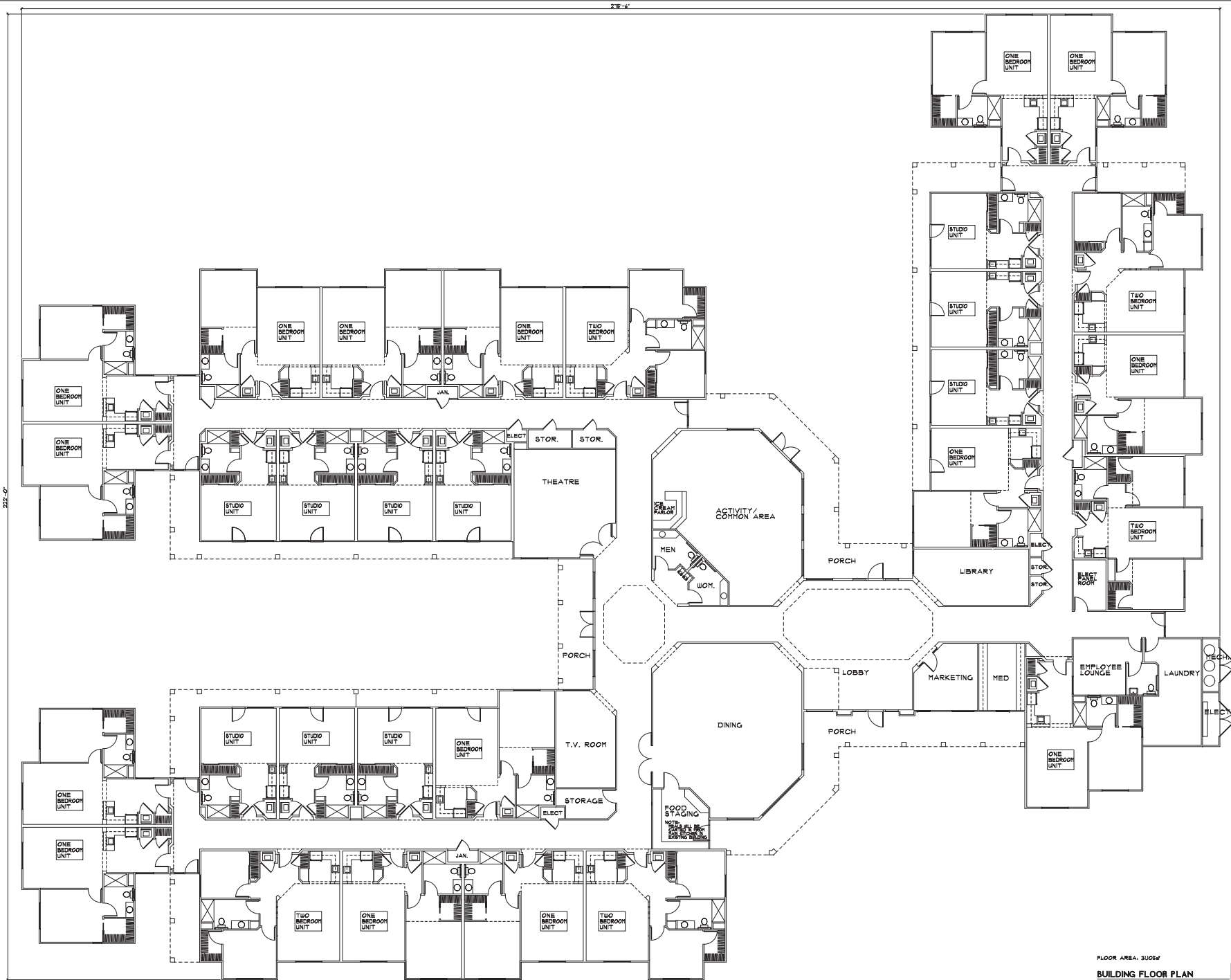
JAMES H. WHEELER
ARCHITECT, INC.
9610 Chippendale Dr., Suite 100
San Diego, CA 92123 (619) 576-0700

ENLARGED PARTIAL SITE PLAN
Pacifica Senior Living BAKERSFIELD
New Assisted Living Building
PACIFICA COMPANIES

REVISIONS

REVISION	1	REVISION	2
REVISION	3	REVISION	4
REVISION	5	REVISION	6

DATE: 5/12/2020
PROJECT NO.:
DRAWN BY:
SCALE: SEE PLAN
DRAWING NO.:



BUILDING FLOOR PLAN
Pacifica Senior Living BAKERSFIELD
New Assisted Living Building
PACIFICA COMPANIES

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF JAMES H. WHEELER ARCHITECT, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JAMES H. WHEELER ARCHITECT, INC.

- DRAWING STATUS
- ☐ PRELIMINARY DRAWINGS
 - ☐ DESIGN DEVELOPMENT DRAWINGS
 - ☐ CHECK SET
 - ☐ PROGRESS DRAWINGS
 - ☐ 10% AND 30% CHECK DRAWINGS
 - ☐ 10% SET DRAWINGS
 - ☐ 30% SET DRAWINGS
 - ☐ CONSTRUCTION DOCUMENTS
 - ☐ OTHER

REVISION 1
REVISION 2
REVISION 3
REVISION 4
REVISION 5
REVISION 6

DATE 5/12/2020
PROJECT NO.
DRAWN BY
SCALE SEE PLAN
DRAWING NO.

FLOOR AREA: 30067

BUILDING FLOOR PLAN
1/8"=1'-0"

0' 5' 10' 20' 30'
























EXTERIOR BUILDING ELEVATIONS
Pacifica Senior Living BAKERSFIELD
New Assisted Living Building
PACIFICA COMPANIES

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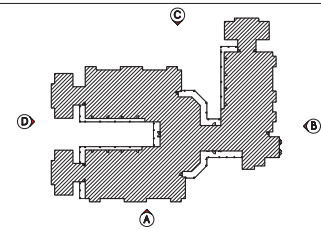
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☐ DESIGN DEVELOPMENT DRAWINGS
☐ CONCEPT ART
☐ PROCESS DRAWINGS
☐ PLAN CHECK DRAWINGS
☐ NO SET DRAWINGS
☐ CONSTRUCTION DOCUMENTS
☐ OTHER

REVISION 
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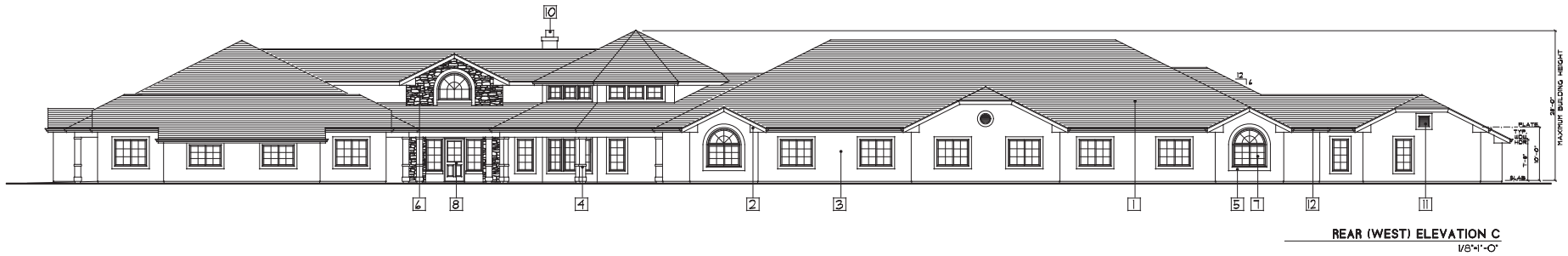
KEYNOTES - ALL COLORS AND MATERIALS TO MATCH EXISTING STRUCTURES

- | | |
|--|--|
|  CONCRETE TILE ROOFING - FLAT PROFILE
COLOR: LIGHT TAN |  EXTERIOR ENTRY DOORS
COLOR: DARK BROWN |
|  EXPOSED WOOD TRIM, PAINTED
COLOR: MEDIUM TAN |  EXTERIOR UTILITY DOORS
COLOR: MATCH STUCCO |
|  EXTERIOR PLASTER MAIN COLOR
LIGHT SAND FINISH
COLOR: LIGHT-MEDIUM TAN |  DECORATIVE METAL CHIMNEY SHROUD
COLOR: BLACK |
|  EXTERIOR HIGHLIGHT COLOR
LIGHT SAND FINISH
COLOR: LIGHT TAN |  METAL LOUVERED VENT
COLOR: DARK BROWN |
|  2X PLASTER WRAPPED FOAM TRIM
COLOR: LIGHT TAN |  SEAMLESS METAL RAIN GUTTER AND DOWNSPOUTS
COLOR: MATCH ADJACENT SURFACE COLOR |
|  SIMULATED STONE VENEER
PROFILE/COLOR: MATCH EXISTING PROJECT | |
|  VINYL WINDOWS
COLOR: WHITE | |

ELEVATION KEY



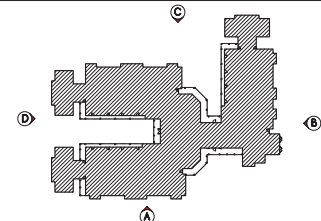
DATE: 5/12/2020
 PROJECT NO.:
 DRAWN BY:
 SCALE: SEE PLAN
 DRAWING NO.:



KEYNOTES - ALL COLORS AND MATERIALS TO MATCH EXISTING STRUCTURES

- | | |
|---|---|
| 1 CONCRETE TILE ROOFING - FLAT PROFILE
COLOR: LIGHT TAN | 8 EXTERIOR ENTRY DOORS
COLOR: DARK BROWN |
| 2 EXPOSED WOOD TRIM, PAINTED
COLOR: MEDIUM TAN | 9 EXTERIOR UTILITY DOORS
COLOR: MATCH STUCCO |
| 3 EXTERIOR PLASTER MAIN COLOR
LIGHT SAND FINISH
COLOR: LIGHT-MEDIUM TAN | 10 DECORATIVE METAL CHIMNEY SHROUD
COLOR: BLACK |
| 4 EXTERIOR HIGHLIGHT COLOR
LIGHT SAND FINISH
COLOR: LIGHT TAN | 11 METAL LOUVERED VENT
COLOR: DARK BROWN |
| 5 2X PLASTER WRAPPED FOAM TRIM
COLOR: LIGHT TAN | 12 SEAMLESS METAL RAIN GUTTER AND DOWNSPOUTS
COLOR: MATCH ADJACENT SURFACE COLOR |
| 6 SIMULATED STONE VENEER
PROFILE/COLOR: MATCH EXISTING PROJECT | |
| 7 VINYL WINDOWS
COLOR: WHITE | |

ELEVATION KEY



EXTERIOR BUILDING ELEVATIONS

**Pacifica Senior Living BAKERSFIELD
New Assisted Living Building**
PACIFICA COMPANIES

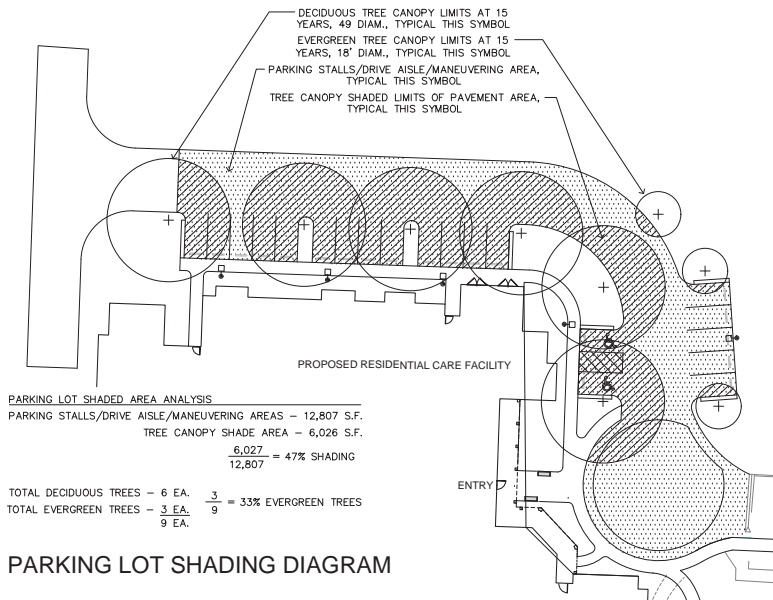
ANY A MEASUREMENTS OF THE BUILDING SHALL BE TO THE CENTER OF THE BUILDING. THE DIMENSIONS SHALL BE TO THE CENTER OF THE BUILDING. THE DIMENSIONS SHALL BE TO THE CENTER OF THE BUILDING.

DRAWING STATUS:
☐ PRELIMINARY DRAWING
☐ DESIGN DEVELOPMENT DRAWING
☐ CHECK SET
☐ PERFORMED DRAWING
☐ PLAN CHECK DRAWING
☐ RED SET DRAWING
☐ CONSTRUCTION DOCUMENTS
☐ OTHER

REVISION:
 REVISION:
 REVISION:
 REVISION:
 REVISION:
 REVISION:

DATE: 5/12/2020
 PROJECT NO.:
 DRAWN BY:
 SCALE: SEE PLAN
 DRAWING NO.:

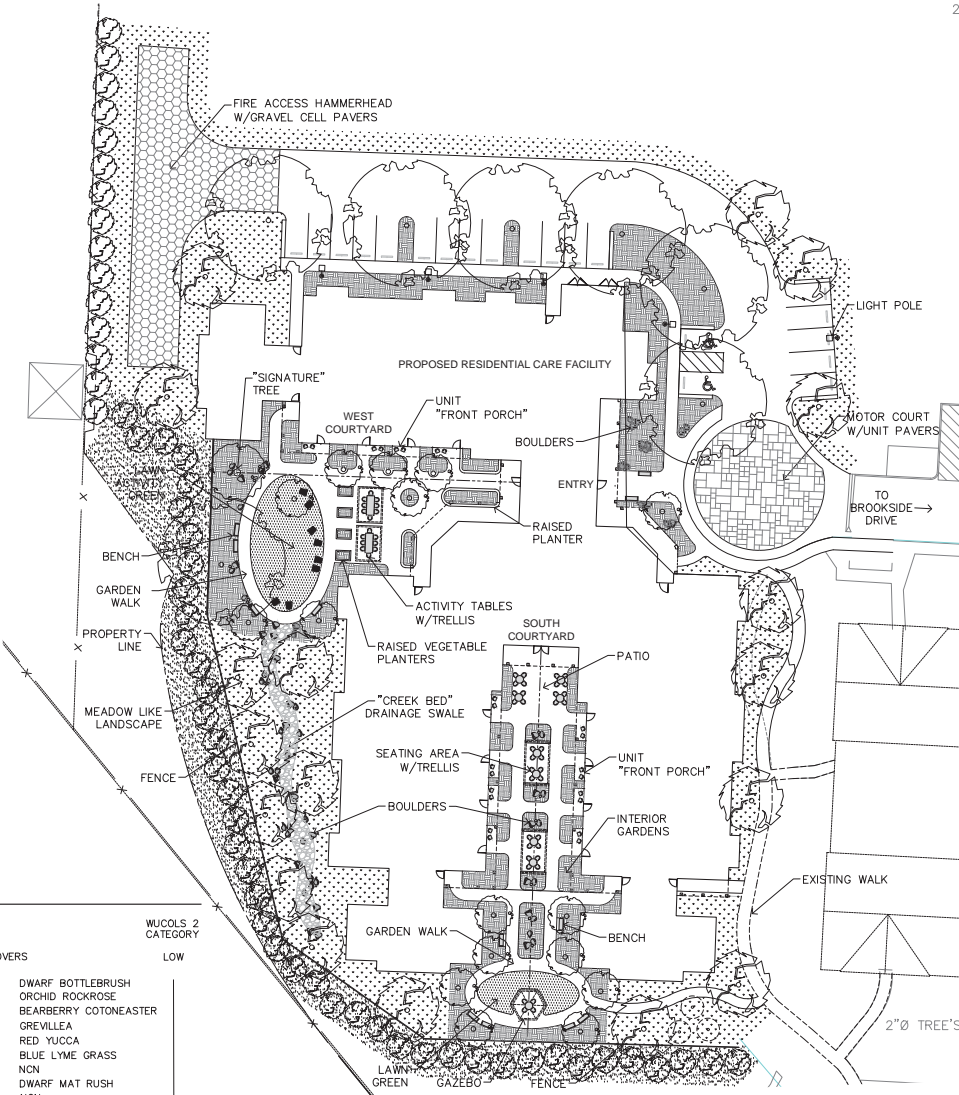
ALL DESIGN, CONSTRUCTION, AND PLANTING DETAILS ARE OWNED BY AND THE PROPERTY OF PARTNER AND SHALL BE USED BY ANY PERSON OR FIRM OF CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF PARTNER. NONE OF SUCH REUSE OR REPRODUCTION SHALL BE MADE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH REUSE OR REPRODUCTION SHALL BE MADE IN CONNECTION WITH THE SPECIFIED PROJECT.



PARKING LOT SHADING DIAGRAM

PLANT MATERIAL LEGEND

SYMBOL	CATEGORY/DESCRIPTION	WUCOLS 2 CATEGORY	SYMBOL	CATEGORY/DESCRIPTION	WUCOLS 2 CATEGORY
	PARKING SHADE TREES - MINIMUM SIZE, 24" BOX (60" HEIGHT, 50' - 60' SPREAD) SUCH AS: ULMUS PARVIFOLIA CHINESE ELM ZELKOVA SERRATA SAWLEAF ZELKOVA	MEDIUM		LOW WATER USE SHRUBS AND GROUNDCOVERS SIZES: 1 AND 5 GALLON SUCH AS: CALLISTEMON VIMINALIS "LITTLE JOHN" CISTUS X PURPUREUS COTONEASTER DAMMERI "LOWFAST" GREVILLEA NOELI HESPERALOE PARVIFOLIA LEYMUS ARENARIUS LANTANA HYBRID "SPREADING SUNSHINE" LOMANDRA LONGIFOLIA "BREEZE" MYOPORUM PARVIFOLIUM "PUTAH CREEK" MUHLENBERGIA RIGENS	LOW
	INTERIOR SHADE TREES - MINIMUM SIZE, 24" BOX (20' - 30' HEIGHT, 25' - 35' SPREAD) SUCH AS: RHUS LANCEA AFRICAN SUMAC GEJERA PAVIFOLIA AUSTRALIAN WILLOW	LOW		MEDIUM WATER USE SHRUBS AND GROUNDCOVERS MINIMUM SIZE, 5 GALLON SUCH AS: BUXUS MICROPHYLLA JAPONICA CAREX DIVULSA DISTICTUS BUCONATORIA ESCALLONIA SPECIES FATSIA JAPONICA MOLINIA CAERULEA NANDINA DOMESTICA "HARBOR DWARF" PHORMIUM TENAX RHAPHIOLEPIS INDICA TRACHELOSPERMUM ASIATICUM	MEDIUM
	INTERIOR ACCENT TREES - MINIMUM SIZE, 24" BOX (20' - 25' HEIGHT, 15' SPREAD) SUCH AS: PITTOSPORUM TENIFOLIUM KOUHUI MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA "LITTLE GEM"	MEDIUM		LAWN, SOD SUCH AS: TIFGREEN HYBRID BERMUDA	HIGH
	SCREENING SHRUB - MINIMUM SIZE, 5 GALLON (8'-10' HEIGHT) SUCH AS: DODONAEA VISCOSA HOP SEED BUSH LEUCOPHYLLUM FRUTESCENS TEXAS RANGER	LOW		INERT GROUNDCOVERS SUCH AS: BARK MULCH, CRUSHED ROCK OR DECOMPOSED GRANITE	
	EXISTING TREE TO REMAIN				



GENERAL NOTES

- ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE LANDSCAPING STANDARDS OF THE CITY OF BAKERSFIELD, CA.
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. THE IRRIGATION SYSTEM WILL INCLUDE A COMBINATION OF DRIP AND OVERHEAD SPRAY SYSTEMS.
ALL PLANTED AREAS WILL BE IRRIGATED USING LOW PRECIPITATION SPRINKLERS, WATER MONITORING DEVICES, CHECK VALVES AND APPROPRIATE WATER CONSERVING EQUIPMENT.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.





COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: July 14, 2020

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

TO: Board of Zoning Adjustment

FROM: Paul Johnson, Planning Director

PLANNER: Wayne Lawson, Associate Planner

DATE:

WARD: Ward 5

SUBJECT:

Conditional Use Permit No. 20-0090: George Masud is proposing a conditional use permit to allow an establishment selling alcoholic beverages for on-site consumption where such use is the primary business (17.24.040.B.4) in the C-2 (Regional Commercial) zone district, located at 1110 Calloway Drive, Suite 500. Notice of Exemption on file.

APPLICANT: George D. Masud

OWNER: Vantage Property Management

LOCATION: 1110 Calloway Drive, Suite 500

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

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

**CITY OF BAKERSFIELD
PLANNING DEPARTMENT
STAFF REPORT**

TO: Chair and Members of the Board of Zoning Adjustment

FROM: Paul Johnson, Planning Director

APPROVED PJ

DATE: July 14, 2020

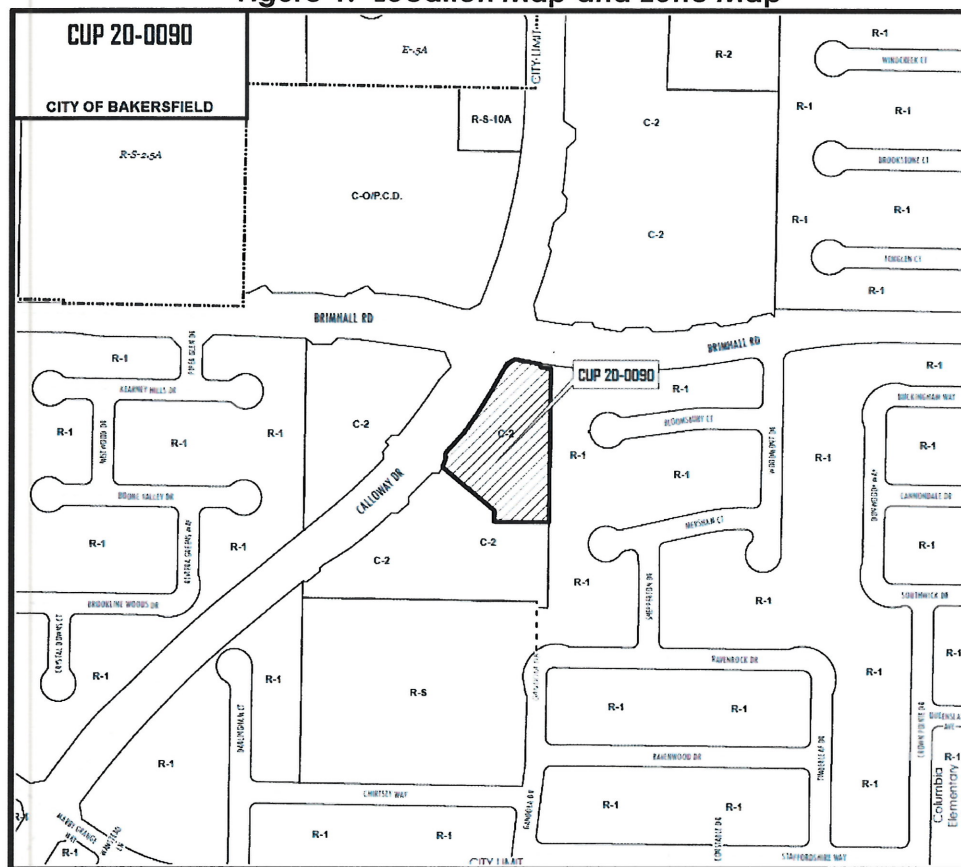
SUBJECT: Conditional Use Permit; File No. 20-0090 (Ward 5)

APPLICANT: George D. Masud
1110 Calloway Drive #500
Bakersfield, CA 93312

OWNER: Vantage Property Management
9810 Brimhall Road
Bakersfield, CA 93312

LOCATION: 1110 Calloway Drive Suite 500 | APN: 500-030-29

Figure 1. Location Map and Zone Map



RECOMMENDATION: Adopt Resolution and suggested findings **APPROVING** Conditional Use Permit No. 20-0090 as depicted in the project description and subject to the listed conditions of approval.

The project is a request for a conditional use permit to allow an establishment selling alcoholic beverages for on-site consumption where such use, including entertainment, is the primary business (17.24.040.B.4) in the C-2 (Regional Commercial Zone) district. See Figures 2 and 3.

[illegible]

SURROUNDING LAND USES:

The proposed establishment will be located in an existing suite, within the northern portion of a developed shopping center. The site and surrounding property's General Plan land use designation, zoning classification, and land use are specified in Table 1:

Table 1. Surrounding Land Uses			
LOCATION	GENERAL PLAN	ZONE DISTRICT	EXISTING LAND USE
Site	GC	C-2	Shopping center
North	OC and GC	C-O/P.C.D. and C-2	Offices and a retail center
East	LR	R-1	Residential
South	GC	C-2	Shopping center
West	GC	C-2	Retail uses
General Plan Key GC: General Commercial OC: Office Commercial LR: Low Density Residential		Zone District Key C-2: Regional Commercial C-O: Professional and Administrative Office PCD: Planned Commercial Development R-1: One Family Dwelling	

BACKGROUND AND SITE HISTORY:

Site Plan Review No. 05-1344. On December 6, 2005, the Development Services Director approved a preliminary site plan to construct a 63,288 square foot multi-tenant retail/office center on 6 acres located at 1110 Calloway Drive.

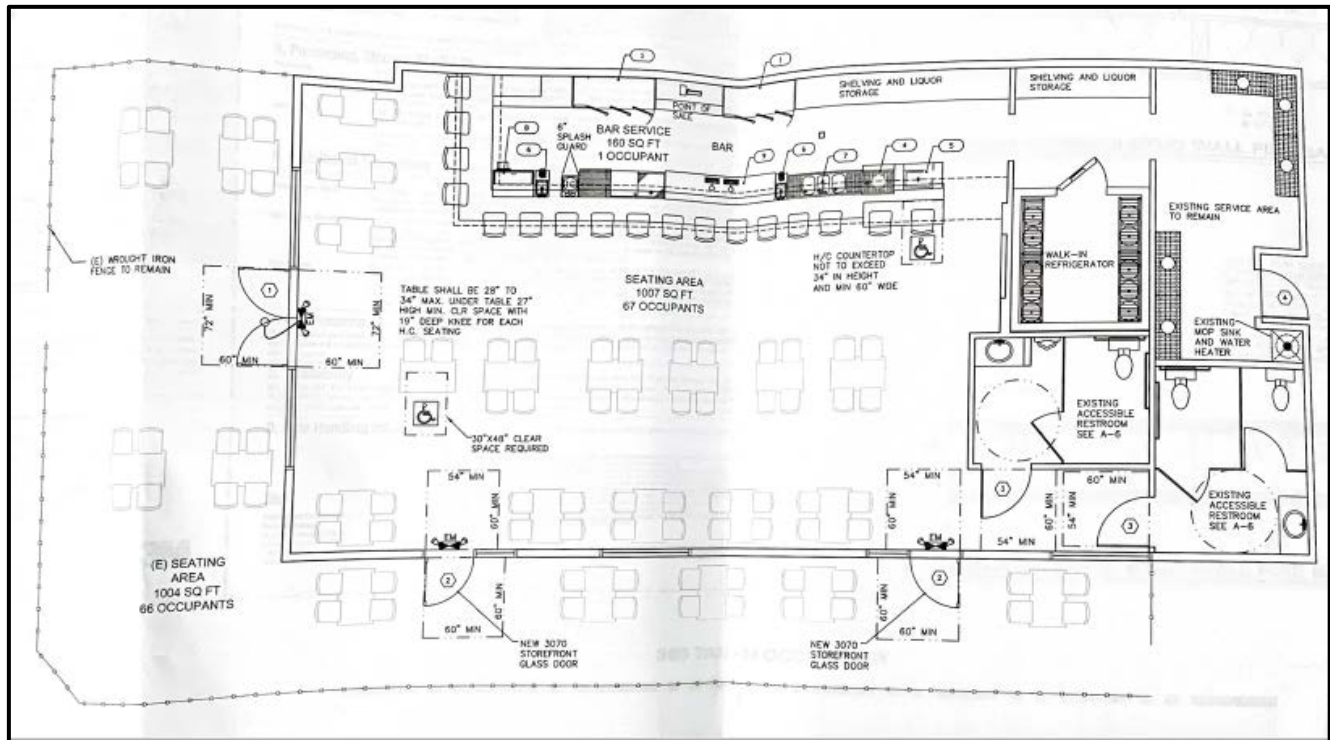
Previous Operations. The suite within the existing shopping center was occupied by a hookah lounge, Elixir Café, from 2010 to 2020. The operating hours of the lounge were 3:00 pm to 12:00 am on weekdays, and 3:00 pm to 4:00 am on weekends.

ANALYSIS:

Alcohol sales at restaurants, when incidental to the serving of food, are permitted by right in the C-2 (Regional Commercial Zone) district. However, bars, cocktail lounges and other establishments selling alcoholic beverages for on-site consumption where said use is the primary business, requires approval of a conditional use permit.

The applicant is proposing an Irish pub with live music at a 1,905 square foot suite within an existing shopping center (see Figure 4). The suite also includes a 1,004 square foot patio space on the west and south sides of the suite. The proposed hours of operation will be 12:00 pm to 2:00 am, seven days a week. The patio allows 66 occupants and the suite will be designed for 67 occupants. Staffing will vary from two to nine employees, including one security personnel. In the future, 10-12 employees are anticipated as the business grows. Since the subject property is situated in proximity to residential properties, and excessive noise on the patio could potentially disturb neighboring residents, Staff is recommending a condition of approval to prohibit amplified music on the patio. A 12-foot tall masonry wall and a row of parking stalls also separate the patio from adjacent residential properties.

Figure 4. Tenant Improvements for Floor Plan and Patio



Should your Board approve this conditional use permit, Staff notes the applicant will be required to obtain and comply with any additional restrictions associated with California Department of Alcohol Beverage Control license. At the time of this writing, the applicant has applied for a Type 48 (bar/nightclub) License. Additionally, the applicant will be required to obtain a cabaret permit through the City Treasury Department to allow for the live music.

Regarding parking, during the 2005 initial review for the multi-tenant retail commercial center, there were 291 parking stalls provided where 288 were required (1 space for 200 square feet of gross floor area up to 35,000 square feet; then 1 space for 250 square feet). Staff notes the parking requirement for stand-alone bars/lounges is greater than the requirement for multi-tenant buildings (1 space per 50 square feet). However, parking calculations for shopping centers consider mixed uses and varying hours of operation. Because the peak parking demand for bars/lounges typically occurs later in the evening than typical commercial uses, it is likely that the bar's peak parking demand would not coincide with the peak parking demand of other on-site uses. Therefore, adequate parking is available and in compliance with the Zoning Ordinance.

Staff consulted with the Bakersfield Police Department to obtain record of service data for the project location. It was determined that the range of call topics and their distribution over time do not point to a specific land use related issue. Conditional use permits approved by the City of Bakersfield are rarely conditioned to expire. However, if problems or issues with an active conditional use permit arise, the permit may be brought before your Board to consider its amendment or revocation.

ENVIRONMENTAL REVIEW AND DETERMINATION:

This project has been found to be exempt from the provisions of the California Environmental Quality Act (CEQA) and the City of Bakersfield's CEQA Implementation Procedures in accordance with Section 15303, *New Construction or Conversion of Small Structures*. This exemption includes Class 3 projects consisting of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. A Notice of Exemption has been prepared.

PUBLIC NOTIFICATION:

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

CONCLUSIONS:

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

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

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

In accordance with these required findings, and as conditioned, Staff finds: (1) the proposed establishment would provide a place for adults to socialize; and (2) the project would result in a development that is consistent with the intent of both the Metropolitan Bakersfield General Plan and the Bakersfield Municipal Code.

Recommendation. Based on the foregoing, Staff concludes the request sufficiently demonstrates compliance with the necessary findings and, therefore, recommends your Board adopt Resolution and suggested findings approving Conditional Use Permit No. 20-0090 as depicted in the project description and subject to the listed conditions of approval.

ATTACHMENTS:

Draft Resolution with Exhibits

RESOLUTION NO. 20-_____

**RESOLUTION OF THE BAKERSFIELD BOARD OF ZONING ADJUSTMENT
APPROVING A CONDITIONAL USE PERMIT TO ALLOW AN ESTABLISHMENT
SELLING ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION WHERE
SUCH USE, INCLUDING ENTERTAINMENT, IS THE PRIMARY BUSINESS IN A C-2
(REGIONAL COMMERCIAL ZONE) DISTRICT, LOCATED AT 1110 CALLOWAY
DRIVE, SUITE 500. (CUP 20-0090)**

WHEREAS, George D. Masud filed an application with the City of Bakersfield Development Services Department for a conditional use permit to allow an establishment selling alcoholic beverages for on-site consumption where such use, including entertainment, is the primary business (17.24.040.B.4) in a C-2 (Regional Commercial Zone) district, located at 1110 Calloway Drive, Suite 500 (the "Project"); and

WHEREAS, the Secretary of the Board of Zoning Adjustment set Tuesday, July 14, 2020, at 3:00 p.m. in City Council Chambers, City Hall South, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the Board of Zoning Adjustment to consider the proposed conditional use permit, and notice of the public hearing was given in the manner provided in Title 17 of the Bakersfield Municipal Code; and

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

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

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

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

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

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

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

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

1. The above recitals, incorporated herein, are true and correct.
2. This project is exempt from the requirements of CEQA.
3. Conditional Use Permit No. 20-0090 as described in this resolution, is hereby approved subject to the conditions of approval in Exhibit A and as shown in Exhibits B and C.

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Board of Zoning Adjustment of the City of Bakersfield at a regular meeting held on the 14th day of July 2020, on a motion by Member _____ by the following vote:

AYES:

NOES:

RECUSE:

ABSTAIN

ABSENT:

APPROVED

STUART PATTESON, CHAIR
City of Bakersfield Board of Zoning Adjustment

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

Exhibit A
(Conditions of Approval)

EXHIBIT A

CONDITIONS OF APPROVAL Conditional Use Permit No. 20-0090

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

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

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

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

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

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

2. This conditional use permit allows for an establishment selling alcoholic beverages for on-site consumption where such use, including entertainment, is the primary business (17.24.040.B.4) in the C-2 (Regional Commercial Zone) district located at 1110 Calloway Drive, Suite 500 as depicted on attached Exhibits B and C.
3. Prior to commencement of operations as allowed by this conditional use permit, the permit holder shall obtain, and continually maintain, all required permits, licenses, and approvals. This may include but is not limited to business license, cabaret permit, alcohol license, and tenant improvements.
4. The permit holder shall maintain compliance with conditions imposed by the California Department of Alcoholic Beverage Control (ABC).
5. The permit holder shall not allow the number of occupants inside the premise building to exceed the establishment's maximum occupant load, as determined by the Building Director or his designee and/or the Fire Chief or his designee.
6. Loitering is prohibited on the premises or area under the control of the permit holder.
7. Project must comply with the Noise Element laid out in Chapter Seven of the Metropolitan Bakersfield General Plan.
8. The use of amplified sound outdoors is prohibited.

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

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

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

1. Show on the final building plan pedestrian access from the public way and accessible parking. Private streets are not the public way.

APPLICANT'S RESPONSE: _____

- 2. The developer shall include fire resistive wall construction details with the final building plans for all exterior walls of any building that is within the distance as set forth in Table 602 of the California Building Code.

APPLICANT’S RESPONSE: _____

- 3. Include with or show on the final building plans information necessary to verify that the project complies with all accessibility requirements of Title 24 of the California Building Code.

APPLICANT’S RESPONSE: _____

- 4. The developer shall obtain all required approvals from the Kern County Environmental Health Services Department (2700 “M” Street, Bakersfield, CA., 93301; PH 661-862-8700) for any food handling facility (i.e.: market, delicatessen, café, concession, restaurant) before building permits can be issued.

APPLICANT’S RESPONSE: _____

- 5. Buildings or structures shall require installation of an automatic fire sprinkler system where required by current California Building Code and City ordinance.

APPLICANT’S RESPONSE: _____

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

APPLICANT’S RESPONSE: _____

- 7. Final Building plans shall show pedestrian access pathways or easements for persons with disabilities from public rights-of-ways that connect to all accessible buildings, facilities, elements, and spaces in accordance with the California Building Code. These pedestrian access ways shall not be parallel to vehicular lanes unless separated by curbs or railings.

APPLICANT’S RESPONSE: _____

- 8. Prior to granting occupancy, the Building Division will verify that a water meter serving the development is in place. Therefore, it is recommended that the developer contact the applicable water purveyor to inquire about their process for obtaining water service for the development as soon as possible. To determine who the water purveyor for the development is, you may contact the City of Bakersfield Water Resources Department (1000 Buena Vista Road, Bakersfield, CA, phone: 661-326-3715).

APPLICANT’S RESPONSE: _____

- 9. Show on the final building plan, electric vehicle supply equipment to facilitate future installation as required by the California Green Code.

APPLICANT’S RESPONSE: _____

B. DEVELOPMENT SERVICES - PLANNING (1715 Chester Avenue)
(Staff contact - Wayne Lawson; 661-326-3976 or WLawson@bakersfieldcity.us)

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

APPLICANT'S RESPONSE: _____

2. Business identification signs are **neither considered nor approved** under this review (e.g. wall, monument, pylon, etc.). A separate sign permit reviewed by the Planning and Building Divisions and issued by the Building Division, is required for all new signs, including future use and construction signs.

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

APPLICANT'S RESPONSE: _____

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

1. Show on the final building plans the following items:
 - a. All fire hydrants, both offsite (nearest to site) and on-site. Include flow data on all hydrants. Hydrants shall be in good working condition and are subject to testing for verification. Fire flow requirements must be met prior to construction commencing on the project site. Please provide two (2) sets of the water plans stamped by a licensed Registered Civil Engineer to the Fire Department and two (2) sets to the Water Resources Department (1000 Buena Vista Road, Bakersfield, CA. 93311; 661-326-3715).

(**Note:** Show: 1) distance to the nearest hydrant; and 2) distance from that hydrant to the farthest point of the project site.)

- b. All fire sprinkler and/or stand pipe systems, fire alarms and commercial hood systems. These suppression systems require review and permits by the Fire Department. The Fire Department will issue guidelines for these various items as they may apply to this project.
 - c. Project address, including suite number if applicable. If the project is within a shopping or business center, note the name and address of the center.
 - d. Name and phone number of the appropriate contact person.

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

Exhibit B
(Location Map)

CUP 20-0090

CITY OF BAKERSFIELD

R-S-2.5A

E-5A

R-S-10A

C-O/P.C.D.

C-2

C-2

R-1

R-1

R-1

R-1

R-1

R-1

BRIMHALL RD

BRIMHALL RD

CUP 20-0090

R-1

R-1

C-2

C-2

R-1

R-1

R-1

R-1

CALLOWAY DR

C-2

C-2

R-1

R-1

R-1

R-1

R-S

R-1

R-1

R-1

R-1

R-1

CHITSEY WAY

R-1

R-1

R-1

R-1

R-1

R-1

MARRY GRANGE WAY

R-1

R-1

CITY LIMIT

STAFFORDSHIRE WAY

LEGEND (ZONE DISTRICTS)

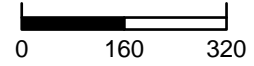
- R-1 One Family Dwelling
6,000 sq.ft. min lot size
- R-1-4.5 One Family Dwelling
4,500 sq.ft. min lot size
- E Estate
10,000 sq.ft. min lot size
- R-S Residential Suburban
24,000 sq.ft./dwelling unit
- R-S() Residential Suburban
1, 2.5, 5 or 10 min lot size
- R-2 Limited Multiple Family Dwelling
4,500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



BAKERSFIELD

N

Feet



Document Name: 2020_Cup20a

Exhibit C
(Site Development Plan)

[illegible]



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: July 14, 2020

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

TO: Board of Zoning Adjustment

FROM: Paul Johnson, Planning Director

PLANNER: Kassandra Gale, Principal Planner

DATE:

WARD: Ward 6

SUBJECT:

Zoning Modification No. 20-0099: Cornwall Associates is proposing a zoning modification to allow a 6-foot tall gated fence along the property line of an existing church where a maximum of 4 feet is allowed (17.08.180) in the R-1/CH (One Family Dwelling/Church Overlay) zone district, located at 2801 South Real Road. Notice of Exemption on file.

APPLICANT: Cornwall Associates

OWNER: The Church of Jesus Christ of Latter-Day Saints

LOCATION: 2801 S Real Road

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

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

CITY OF BAKERSFIELD PLANNING DEPARTMENT STAFF REPORT

TO: Chair and Members of the Board of Zoning Adjustment

FROM: Paul Johnson, Planning Director

DATE: July 14, 2020

SUBJECT: Zoning Modification; File No. 20-0099 (Ward 6)

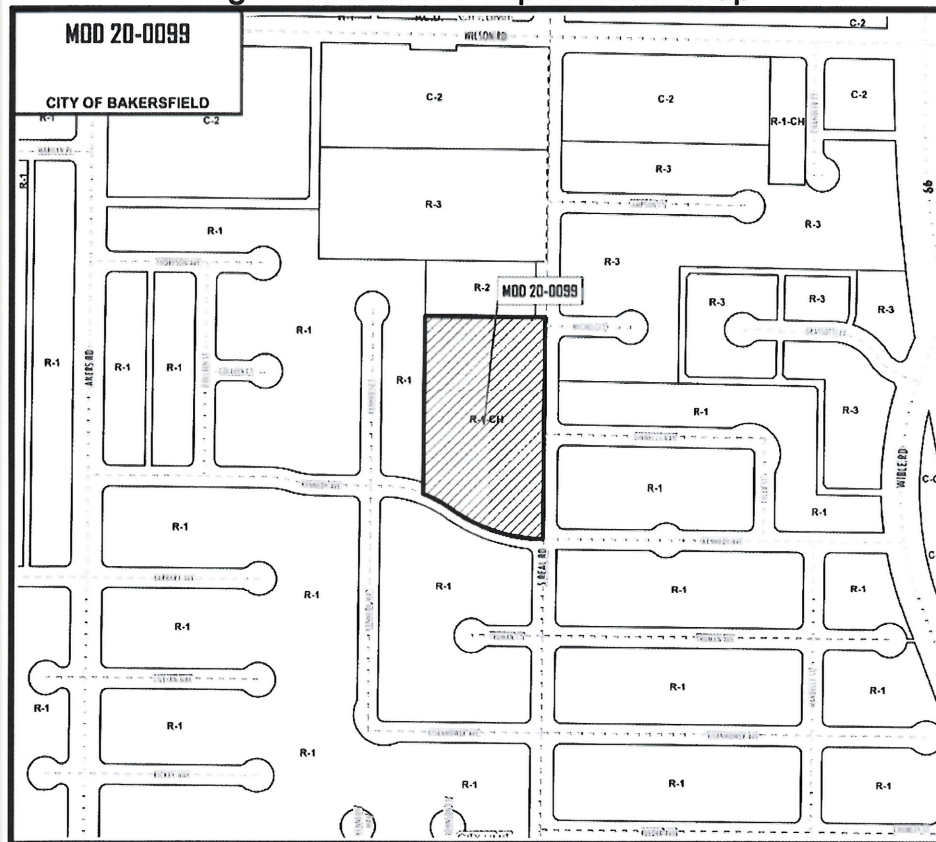
APPROVED 

APPLICANT: Cornwall Associates
234 N. El Molino Avenue, Ste 201
Pasadena, CA 91101

OWNER: The Church of Jesus Christ of
Latter-day Saints
50 East No. Temple St.
Salt Lake City, UT 84601

LOCATION: 2801 S Real Road | APN: 441-011-16, 441-011-17

Figure 1. Location Map and Zone Map



RECOMMENDATION: Adopt Resolution and suggested findings **APPROVING** Zoning Modification No. 20-0099 as depicted in the project description and subject to the listed conditions of approval.

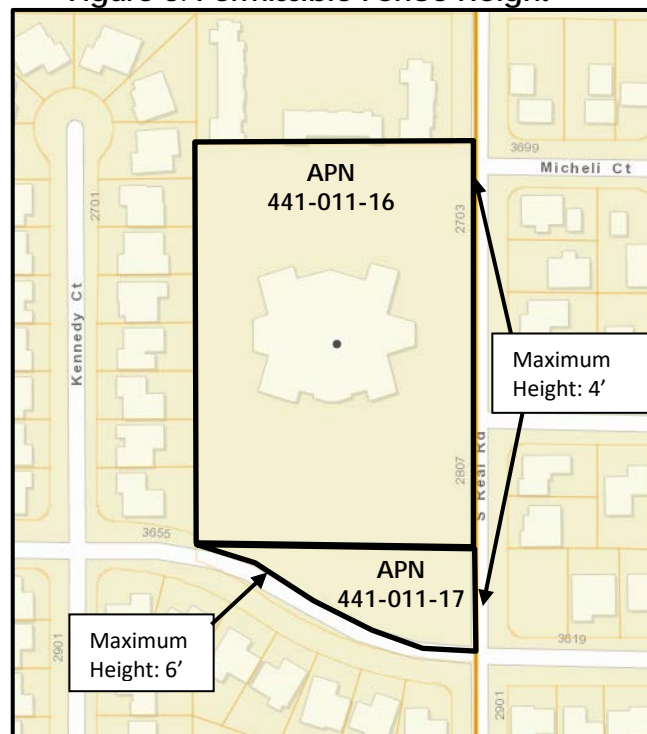
PROJECT SUMMARY:

The project is a request for a zoning modification to allow a 6-foot tall wrought iron fencing along the perimeter of an existing church where a maximum height of 4 feet is allowed in the front yard setback of the R-1/CH (One Family Dwelling/Church Overlay Zone) district. See Figures 2 and 3.

Figure 2. Site Aerial



Figure 3. Permissible Fence Height



SURROUNDING LAND USES:

The project site is currently developed with a 25,000 square foot church with on-site parking. 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	R-1/CH	Church
North	HMR, HR, GC	R-2, R-3, C-2	Multiple Family Residential, Commercial, Self-Storage
East	LR, HMR	R-1, R-3	Multiple & Single Family Residential
South	LR	R-1	Single-Family Residential
West	LR	R-1	Single-Family Residential
General Plan Key P: Public Facilities LR: Low Density Residential HMR: High Medium Density Residential HR: High Density Residential GC: General Commercial		Zone District Key R-1: One Family Dwelling CH: Church Overlay R-2: Limited Multiple Family Dwelling R-3: Multiple Family Dwelling C-2: Regional Commercial	

ANALYSIS:

Pursuant to Bakersfield Municipal Code Section 17.08.180, no fence, wall, or hedge located in the required front yard shall exceed a height of four feet within the R-1 zone.

The applicant states a 6-foot tall masonry wall currently exists along the northern (side yard) and western (rear yard) boundaries separating the church from adjacent residential development. However, no fencing exists along the eastern (front yard) and southern (side yard) boundaries of the site (see Figures 4 and 5, respectively).

Figure 4. South Real Road Street Frontage

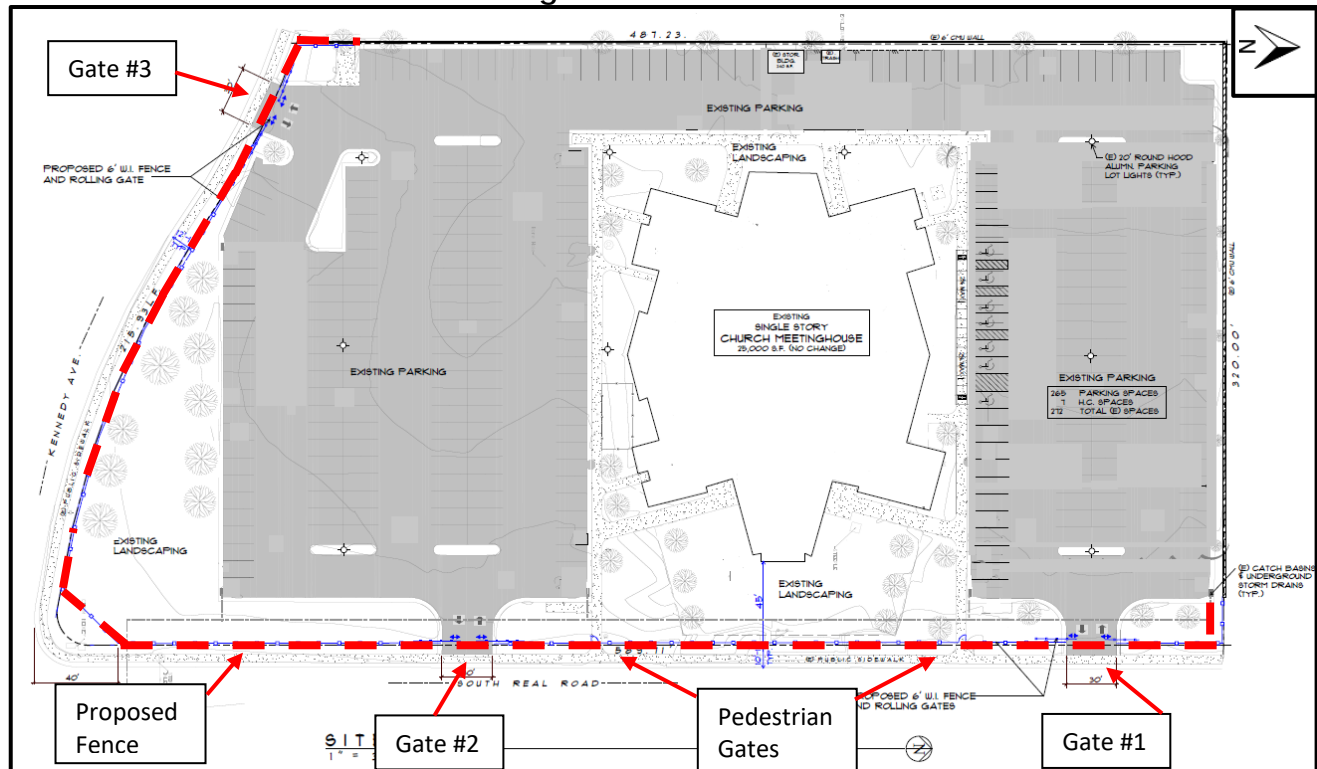


Figure 5. Kennedy Avenue Street Frontage



The church property consists of two adjacent parcels (APNs 441-011-16 and 441-011-17). In an effort to secure the property, the applicant is proposing to install to 6-foot tall decorative wrought iron fencing along the eastern (South Real Road) and southern (Kennedy Avenue) street frontage boundaries. The fence will also include electric gates at all three of the property's vehicular access points, and two pedestrian gates. The three vehicle gates will be left open during regular service and meeting hours to prevent queuing of vehicles on the adjacent streets. The gates will be equipped for emergency access as required by the Fire Department. See Figure 6.

Figure 6. Site Plan



Fence Hight Purpose. The intent of limiting fence, wall, and hedge height within the front yard setback takes its premise from protecting against line of sight accidents with drivers. As proposed, the placement of the fence is designed to maintain clear site view at the intersection. In addition, the wrought iron fencing along South Real Road and Kennedy Avenue will be visually transparent and, therefore, will not block the visibility of the property from the abutting streets (see Figure 7).

Figure 7. Example of Fencing Type



Applicant's Justification. The applicant's stated purpose of the request is to address ongoing security issues at the property including trespassing, homeless encampments, and vandalism. The church operates with a lay clergy on a volunteer basis; therefore, the property is left unattended throughout the week outside of service hours. The applicant states that fencing the property would enable the church to better maintain the property for its congregants and the surrounding neighborhood. The permissible height of 4 feet would not be sufficient to properly secure the property as intended.

ENVIRONMENTAL REVIEW AND DETERMINATION:

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

PUBLIC NOTIFICATION:

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

CONCLUSIONS:

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

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

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

Staff concurs with the applicant's justification that the increased height would adequately secure the property; that the proposed height would not cause any sight disruptions; and that the decorative wrought iron fence design would be consistent with the residential character of the neighborhood. Additionally, no evidence has been presented to date to demonstrate that adverse impacts are anticipated to result from the requested height increase.

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

Recommendation. Based on the foregoing, Staff concludes the request sufficiently demonstrates compliance with the necessary findings and, therefore, recommends your Board adopt Resolution and suggested findings approving Zoning Modification No. 20-0099, as depicted in the project description and subject to the listed conditions of approval.

ATTACHMENTS:

Draft Resolution with Exhibits

RESOLUTION NO. 20-_____

**RESOLUTION OF THE BAKERSFIELD BOARD OF ZONING ADJUSTMENT
APPROVING A ZONING MODIFICATION TO ALLOW 6-FOOT WROUGHT IRON
FENCING ALONG THE PERIMETER AT AN EXISTING CHURCH WHERE THE
MAXIMUM PERMISSIBLE HEIGHT IS 4 FEET IN THE R-1-CH (ONE FAMILY
DWELLING CHURCH OVERLAY ZONE) DISTRICT, LOCATED AT 2801 SOUTH
REAL ROAD (MOD NO. 20-0099).**

WHEREAS, Cornwall Associates filed an application with the City of Bakersfield Development Services Department for a zoning modification to allow 6-foot wrought iron fencing along the perimeter at an existing church where the maximum permissible height is 4 feet (17.08.180.B) in the R-1-CH (One family dwelling church overlay Zone) district, located at 2801 South Real Road (the "Project"); and

WHEREAS, the Secretary of the Board of Zoning Adjustment set Tuesday, July 14, 2020, at 3:00 p.m. in City Council Chambers, City Hall South, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the Board of Zoning Adjustment to consider the proposed conditional use permit, and notice of the public hearing was given in the manner provided in Title 17 of the Bakersfield Municipal Code; and

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

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

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

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

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

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

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

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

1. The above recitals, incorporated herein, are true and correct.
2. This project is exempt from the requirements of CEQA.
3. Zoning Modification No. 20-0099 as described in this resolution, is hereby approved subject to the conditions of approval in Exhibit A and as shown in Exhibits B and C.

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Board of Zoning Adjustment of the City of Bakersfield at a regular meeting held on the 14th day of July 2020, on a motion by Member _____ by the following vote:

AYES:

NOES:

RECUSE:

ABSTAIN

ABSENT:

APPROVED

STUART PATTESON, CHAIR
City of Bakersfield Board of Zoning Adjustment

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

Exhibit A
(Conditions of Approval)

EXHIBIT A

CONDITIONS OF APPROVAL Zoning Modification No. 20-0099

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

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

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

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

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

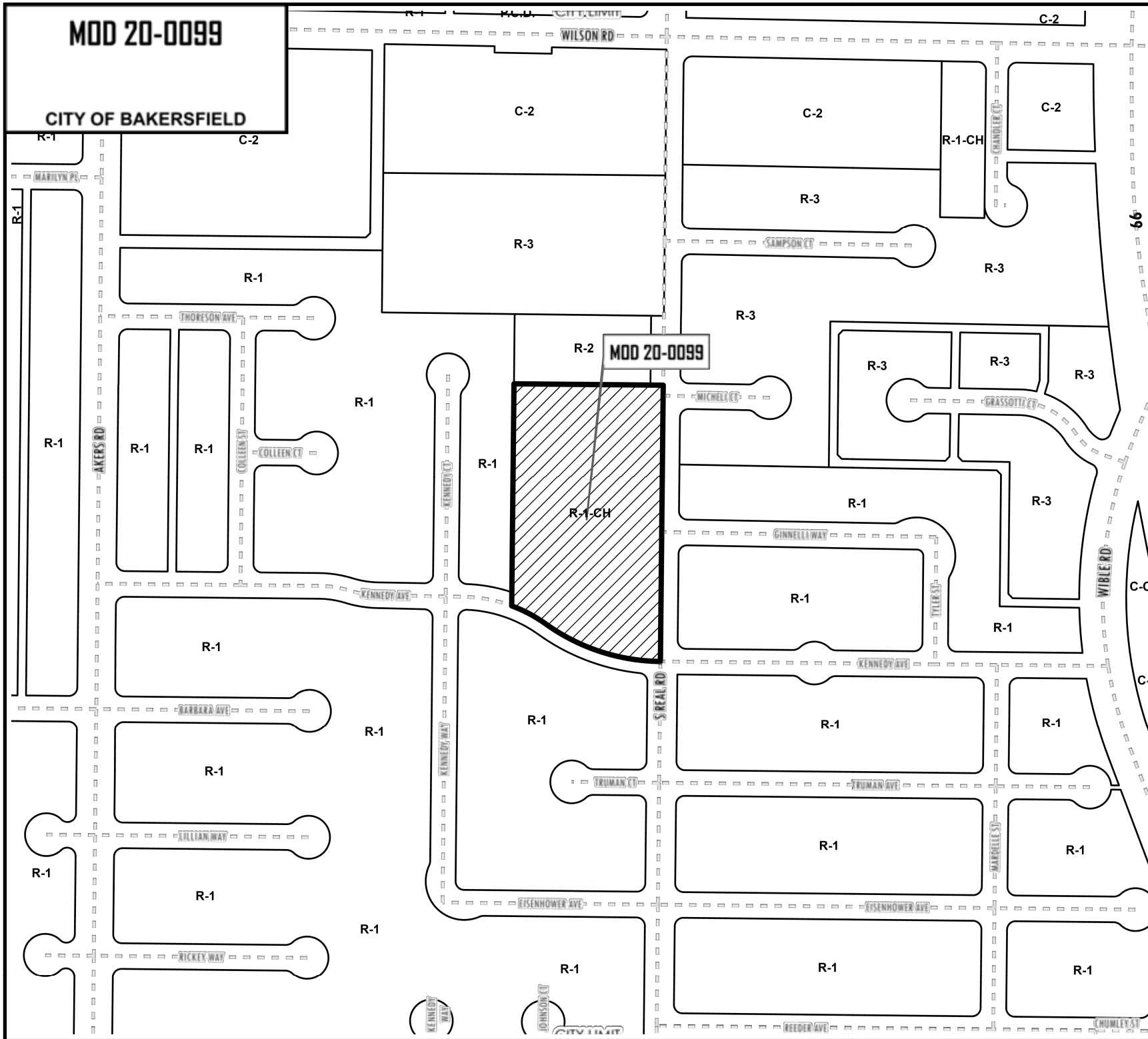
The City will promptly notify Applicant of any such claim, action or proceeding, falling under this condition within thirty (30) days of actually receiving such claim. The City, in its sole discretion, shall be allowed to choose the attorney or outside law firm to defend the City at the sole cost and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

2. This zoning modification allows for the construction of a 6-foot wrought iron fence along the perimeter of an existing church fronting South Real Road and Kennedy Avenue, with three vehicle gates and two pedestrian gates, in an R-1-CH (One Family Dwelling/Church Overlay Zone) district located at 2801 S Real Road as depicted on attached Exhibits B and C.
3. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. All new construction of access gates shall be equipped with an automatic opening device which is activated through the wireless activation system utilized on City of Bakersfield owned vehicles for traffic preemption. Installation and maintenance of the wireless activation system on access gate(s) shall be completed by the gate owner. The gate opening device shall have a disconnect feature for manual operation of the gate when the power fails.
4. The minimum gate width shall be 20 feet and a minimum vertical clearance of thirteen (13) feet six (6) inches is required when the gate is at full open position. Where there is more than one gate and two or more driveways separated by islands, a minimum horizontal clearance of fifteen (15) feet for each driveway and a minimum vertical clearance of thirteen (13) feet six (6) inches is required when gates are at full open position. Horizontal distance shall be measured perpendicular to the direction of travel on the driveway. Vertical distance shall be measured from the highest elevation of the driveway to the lowest overhead obstruction.

Exhibit B
(Location Map)

MOD 20-0099

CITY OF BAKERSFIELD



LEGEND
(ZONE DISTRICTS)

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



Exhibit C
(Site Development Plan)

512 - 7211

[illegible]

A.I.D. 44-0116-0
AGENCY WITH JURISDICTION CITY OF BAKERSFIELD
ZONE R-1-GH
OCCUPANCY A3 - WORSHIP & OFFICE
CONSTRUCTION TYPE V - B
FLOOR AREA - EXISTING 25,000 S.F.
NUMBER OF STORIES - EXISTING ONE (1)
FIRE SPRINKLERING NONE
EXISTING & PROPOSED CHURCH & SUPPORT ROOMS
NO PROPOSED ADDITION
NO PROPOSED CHANGE OF USE
NO PROPOSED CHANGE OF AREA OR HEIGHT

- ADD +/- 35' L.F. 6' W.I. FENCE
- PROVIDE 3) VEHICLE GATES & 2) PEDESTRIAN GATES
- ADJUST LANDSCAPING AND LANDSCAPE IRRIGATION SYSTEM AFFECTED BY NEW FENCE

OWNER: CORP. OF THE PRESIDING BISHOP OF THE
CHURCH OF JESUS CHRIST OF LATTER-DAY
SAINTS
50 E. N. TEMPLE ST. SALT LAKE CITY, UTAH,
84150
800-453-4860

ARCHITECT/ CORNWALL ASSOCIATES
AGENT: 234 N. EL MOLINO AVE., PASADENA, CA
9101
626.793.5782

1 EMERGENCY ACCESS: PROVIDE "KNOX" BOX AS REQUIRED BY LOCAL FIRE DEPT. TO PROVIDE EMERGENCY ACCESS TO SITE. MOUNT ON GATE AS DIRECTED BY FIRE DEPT.

3 PERMITS: OBTAIN ALL REQUIRED APPROVALS AND PERMITS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK.

[illegible]