



**BOARD OF ZONING ADJUSTMENT
AGENDA
MEETING OF OCTOBER 21, 2020, 12:00 PM**
Council Chambers, City Hall South, 1501 Truxtun Avenue
SPECIAL MEETING

- 1. ROLL CALL**
- 2. PUBLIC STATEMENTS:**
- 3. MINUTES**
 - a. Special Notice
 - b. Approval of minutes for the October 13, 2020 regular meeting.
Staff recommends approval.
- 4. CONSENT CALENDAR PUBLIC HEARINGS**
- 5. PUBLIC HEARINGS**
- 6. STAFF COMMUNICATIONS**
- 7. BOARD STATEMENTS**
- 8. ADJOURNMENT**

Paul Johnson
Planning Director



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: October 21, 2020

ITEM NUMBER: Minutes3.(a.)

TO: Board of Zoning Adjustment

FROM: Paul Johnson, Planning Director

PLANNER: Kassandra Gale, Principal Planner

DATE:

WARD:

SUBJECT: Special Notice

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:

ATTACHMENTS:

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



BAKERSFIELD

THE SOUND OF *Something Better*

Development Services Department - Planning Division

**NOTICE OF SPECIAL MEETING
OF THE
BOARD OF ZONING ADJUSTMENT**

A special meeting has been scheduled for **Wednesday, October 21, 2020 at 12:00 p.m.** in the City Council Chambers located at 1501 Truxtun Avenue, Bakersfield, CA.



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: October 21, 2020

ITEM NUMBER: Minutes3.(b.)

TO: Board of Zoning Adjustment

FROM: Paul Johnson, Planning Director

PLANNER: Kassandra Gale, Principal Planner

DATE:

WARD:

SUBJECT:

Approval of minutes for the October 13, 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 October 13, 2020, 3:00 p.m.
Council Chambers, City Hall, 1501 Truxtun Avenue

		<u>ACTION TAKEN</u>
REGULAR MEETING		
1.	ROLL CALL Present: Members Fick, Kitchen, and Patteson Absent: None	
2.	PUBLIC STATEMENTS None.	
3.	MINUTES a. Approval of minutes of the September 8th, 2020 regular Board of Zoning Adjustment meeting. <i>Motion by Member Kitchen to approve. Motion passed.</i>	
4.	CONSENT CALENDAR PUBLIC HEARINGS	
(Ward 2)	a. Conditional Use Permit No. 20-0087. Moved to Public Hearing Item 5.c. b. Conditional Use Permit No. 20-0210. Camelot Park Family Entertainment Center is proposing a conditional use permit to allow modifications to an existing family entertainment center (Camelot Park) by replacing attractions with new aquatic features in the M-1 (Light Manufacturing Zone) district, located at 1251 Oak Street. Notice of Exemption on file.	Resolution 20-14
(Ward 1)	c. Conditional Use Permit No. 20-0235. The City of Bakersfield Public Works Department/Solid Waste Division is proposing a conditional use permit to allow modification to an existing Recycling and Composting Facility by adding the temporary transfer of municipal solid waste and increasing their average intake volume in the A (Agriculture Zone) district, located at 2601 South Mount Vernon Avenue. An Addendum to a Mitigated Negative Declaration is on file per California Environmental Quality Act Guidelines Sections 15162 and 15164.	Resolution 20-15
(Ward 3)	d. Conditional Use Permit No. 20-0216. Countryside Corp., is proposing a conditional use permit to allow a restaurant with drive-through services (17.22.040.B.11) in the C-1 (Neighborhood Commercial Zone) district, located at 5704 Comanche Drive. A finding that the project is exempt from the California Environmental Quality Act will also be considered.	Resolution 20-16

REGULAR MEETING**ACTION
TAKEN**

- (Ward 2) e. Zoning Modification No. 20-0225. Engel & Company is proposing a zoning modification to allow an office building with a 0-foot front yard setback where a minimum 10 feet is required (17.22.070.A) and to allow landscaping within the right-of-way in the C-1 (Neighborhood Commercial) zone district, located at 2100 Brundage Lane. Notice of Exemption on file.

**Resolution
20-17**

The consent calendar public hearing opened. Frank Tripicchio, Tom Tillard, and Catherine Taylor requested item 4.a be moved to the public hearing agenda for discussion. No public comments were received on Items 4.b through 4.e. Public hearing closed for Consent Calendar.

Motion by Member Kitchen to approve consent calendar items. Motion passed, with Member Patteson abstaining from item 4.c.

5. PUBLIC HEARINGS

- (Ward 2) a. Conditional Use Permit No. 20-0183. Housing Authority of the County of Kern is proposing a conditional use permit to allow conversion of an existing hotel into multiple family dwellings (affordable apartments) (17.24.040.A and 17.64.020.B) in the C-2 (Regional Commercial Zone) and M-1 (Light Manufacturing Zone) district, located at 1622 Union Avenue. Notice of Exemption on file.

**Resolution
20-18**

The public hearing was opened. Staff presentation given. No public testimony was received. Public hearing closed. Board Members deliberated.

Motion by Member Fick to approve Item 5.a. Motion passed.

- (Ward 2) b. Conditional Use Permit/Zoning Modification No. 20-0226. Golden Empire Affordable Housing, Inc. is proposing a conditional use permit to allow conversion of an existing hotel into multiple family dwellings (senior affordable apartments) (17.20.040.A), and a zoning modification to allow 2 parking spaces where 12 are required in the C-1 (Neighborhood Commercial Zone) district, located at 2027 19th Street. Notice of Exemption on file.

**Resolution
20-19**

The public hearing was opened. Staff presentation given. No public testimony was received. Public hearing closed. Board Members deliberated.

Motion by Member Fick to approve Item 5.b. Motion passed.

REGULAR MEETING

- (Ward 7) c. Conditional Use Permit No. 20-0087. Lane Engineers, Inc. is proposing a conditional use permit to allow a truck stop (17.28.030.A) in the M-1 (Light Manufacturing Zone), located at the northeast corner of Taft Highway and South H Street. An Addendum to a Mitigated Negative Declaration is on file per California Environmental Quality Act Guidelines Sections 15162 and 15164.

**ACTION
TAKEN**
**Resolution
20-20**

The public hearing was opened. Staff presentation given.

Public comments received in opposition from Catherine Taylor and Frank Tripicchio. Catherine Taylor raised concerns regarding public noticing and traffic. Frank Tripicchio raised concerns regarding the potential impacts of the truck stop on the adjacent property to the east. He stated the truck stop may have noise impacts and trespassing issues that could be a nuisance to the property.

Comments received in support from Tom Tillard, subject property owner, and Aaron Oliver, project applicant.

Public Hearing closed. Board Members deliberated. A 5-minute recess was granted for the applicant and Frank Tripicchio to inquire about shared-cost fencing for the project's eastern property line. Board Members further deliberated.

Motion by Member Fick to approve Item 5.c with the addition of Condition 4 as shown below:

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

- 4. Project proponent shall install a minimum 6-foot tall chain link fence with slats extending from the northeast corner of the site, south along the property line to the southern edge of the truck parking area. The fence shall be installed prior to certificate of occupancy for the first building. The total cost of the fence/installation shall be borne equally between the project proponent and adjacent property owner (APN 517-030-05). A shared agreement shall be made in writing within 6 months from date of approval for this conditional use permit and a copy provided to the Planning Director. Should the adjacent property owner opt out of contributing, the fence shall not be required.*

Motion passed.

6. **STAFF COMMUNICATIONS**

Closing statements by Staff given regarding the conclusion of BZA.

ACTION
TAKEN

REGULAR MEETING

7. BOARD STATEMENTS

Board Members Kitchen and Patteson provided closing statements regarding the conclusion of BZA.

8. ADJOURNMENT

Chair Patteson adjourned the meeting at 4:17 p.m.

Marisa Iturralde, Recording Secretary

Paul Johnson
Planning Director