



**PLANNING COMMISSION AGENDA
MEETING OF MARCH 4, 2021
Council Chambers, City Hall South, 1501 Truxtun Ave
Regular Meeting 5:30 P.M.**

www.bakersfieldcity.us

1. ROLL CALL

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

SPECIAL NOTICE

**Public Participation and Accessibility
March 4, 2021 Bakersfield City Council Meeting**

On March 18, 2020, Governor Gavin Newsom issued Executive Order N-29-20, which includes a waiver of Brown Act provisions requiring physical presence of the Council or the public in light of the COVID-19 pandemic. Based on guidance from the California Governor's Office, the Department of Public Health, as well as the County Health Officer, the City of Bakersfield hereby provides notice that as a result of the above Orders and recent surge of the COVID-19 virus, the following adjustments have been made:

1) DUE TO THE RECENT SURGE OF COVID-19, THE PLANNING COMMISSION MEETING OF MARCH 4, 2021, AT 5:30 P.M. HAS LIMITED SEATING TO THE GENERAL PUBLIC. AS SUCH, ONLY THOSE INTERESTED IN MAKING A COMMENT DURING CONSENT AND NON-CONSENT PUBLIC HEARING ITEMS WILL BE ALLOWED TO DO SO.

2) Consistent with the Executive Order, Commissioners may elect to attend the meeting telephonically and to participate in the meeting to the same extent as if they were physically present.

- The public may stream a live view of the Planning Commission meeting at http://kern.granicus.com/MediaPlayer.php?publish_id=241 or, on your local government channel (Kern County Television)

3) OPTIONS TO SUBMIT A COMMENT TO THE PLANNING COMMISSION FOR THIS MEETING IS AS FOLLOWS:

- If you wish to comment on a **specific agenda item**, submit your comment via email to the Development Services/Planning Division at **DEVPln@bakersfieldcity.us** no later than **12:00 p.m. (noon)** prior to the Planning Commission meeting. Please clearly indicate which agenda item number your comments pertain to.
- If you wish to make a **general public comment** not related to a specific agenda item, submit your comment via email to the Development Services/Planning Division at **DEVPln@bakersfieldcity.us** no later than **12:00 p.m. (noon)** prior to the Planning Commission meeting.
- Alternatively, you may comment by calling **(661) 326-3043** and leaving a voicemail of no more than 3 minutes no later than **4:00 p.m. the Wednesday prior** to the Planning Commission meeting. Your message must clearly indicate whether your comments relate to a particular agenda item, or a general public comment. If your comment meets the foregoing criteria, it will be transcribed as accurately as possible.
- All comments received will not be read, but will be provided to the Planning Commission before the meeting and included as part of the permanent public record of the meeting.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC STATEMENTS

4. CONSENT CALENDAR ITEMS

- a. Approval of minutes for the Regular Planning Commission meeting of February 18, 2021.
Staff recommends approval.

5. CONSENT PUBLIC HEARINGS

Ward 5

- a. **Extension of Time for Vesting Tentative Parcel Map 12251 (Phased):** McIntosh & Associates is requesting an extension of time for this tentative parcel map consisting of 9 commercial parcels on 32.01 acres, and one residential zoned designated remainder located on the northeast corner of Panama Lane and Old River Road. Notice of Exemption on file.
Staff recommends approval.

Ward 5

- b. **Tentative Tract Map 7383:** Jonathan Zumwalt is proposing to subdivide 26.08 acres into 24 single family residential lots, one sump lot, and one 15.67-acre lot as a designated remainder located at the northwest corner of Reina Road and Old Farm Road. Addendum to a previously adopted Negative Declaration is on file.
Staff recommends approval.

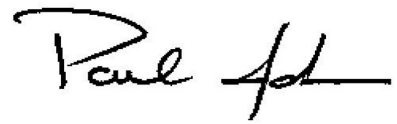
- c. **Administrative Review 21-0061:** Porter & Associates, Inc. requests to release a 20-foot-wide portion of an access easement as encumbered by a recorded covenant of easement within Parcel Map 12232, located at the southwest corner of Stockdale Highway and (future) Westside Parkway Alignment. A Notice of Exemption is on file. Staff recommends approval.

6. NON-CONSENT PUBLIC HEARINGS

7. COMMUNICATIONS

8. COMMISSION COMMENTS

9. 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: March 4, 2021

ITEM NUMBER: 1.()

TO:

FROM:

PLANNER:

DATE:

WARD:

SUBJECT:

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

SPECIAL NOTICE

Public Participation and Accessibility March 4, 2021 Bakersfield City Council Meeting

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APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: March 4, 2021

ITEM NUMBER: 4.(a.)

TO:

FROM:

PLANNER:

DATE:

WARD:

SUBJECT: Approval of minutes for the Regular Planning Commission meeting of February 18, 2021.

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Minutes of February 18, 2021	Cover Memo



PLANNING COMMISSION MINUTES

Regular Meeting of February 18, 2021 – 5:30 p.m.
Council Chambers, City Hall, 1501 Truxtun Avenue

ACTION TAKEN

1. ROLL CALL

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

Absent: Commissioner Bowers, Rudnick

Staff Present: Virginia Gennaro, City Attorney; Viridiana Gallardo-King, Deputy City Attorney; Paul Johnson, DS Planning Director; Jennie Eng, DS Principal; Kassandra Gale, DS Principal Planner; Jim Schroeter; PWD Civil Engineer III; Dana Cornelius, Secretary.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC STATEMENTS

A letter from the Kern County Board of Supervisors was read into the record stating their support for the new Veterans Clinic site.

4.

CONSENT ITEMS

- a. Approval of minutes for the Regular Planning Commission meeting of February 4, 2021.

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

APPROVED

**RUDNICK,
BOWERS
ABSENT**

5. CONSENT PUBLIC HEARINGS

- a. **Extension of Time for Vesting Tentative Parcel Map 12251:** McIntosh & Associates is requesting an extension of time for this tentative parcel map consisting of 9 commercial parcels on 32.01 acres, and one residential zoned designated remainder. Notice of Exemption on file

**CON'T TO
MARCH 4,
2021**

ACTION TAKEN

b. **Tentative Parcel Map 12387:** Global Geomatics Engineering proposes to subdivide 18.48 acres into 4 single family residential parcels and one designated remainder located on the south side of Brook Street, approximately 600 feet west of Cottonwood Road. Notice of Exemption on file.

RES NO 10-21

c. **Text amendments to the Bakersfield Municipal Code** by amending Section 17.04.285 relating to food and/or shelter service agency and adding Sections 17.04.602, 17.04.608, and 17.04.626 relating to supportive housing, target population, and transitional housing, in order to provide for consistency with State of California Department of Housing and Community Development guidelines and requirements. Notice of Exemption on file.

RES NO 11-21

Public hearing open and closed.

Motion by Commissioner Wade, seconded by Commissioner Lomas to approve Consent Public hearings Items 5.b, and 5.c. Agenda Item 5.a is continued to the March 4, 2021 meeting. Motion approved.

APPROVED

**RUDNICK,
BOWERS
ABSENT**

6.

NON-CONSENT PUBLIC HEARINGS

a. **Zone Change No. 20-0250:** Stine & Berkshire CIC, LP is requesting a zone change from a Planned Unit Development (P.U.D.) zone to a revised P.U.D. zone to allow development of a 72-unit apartment complex on approximately 3.48 acres, located at 7246 Stine Road. Notice of Exemption on file. ***Continued from February 4, 2021.***

RES NO 12-21

Public hearing remained open. Staff presentation provided. Public hearing closed. Commission deliberated.

Motion by Commissioner Wade, seconded by Commissioner Cater to approved Non-Consent Public hearing Item 6.a., with staff recommendation. Motion approved.

APPROVED

**RUDNICK,
BOWERS
ABSENT**

ACTION TAKEN

7. COMMUNICATIONS

Planning Director Paul Johnson stated that there would be a Planning Commission meeting on March 4 and 18, 2021. There would be no Planning Commission meetings in April, 2021

8. COMMISSION COMMENTS

None

9. ADJOURNMENT

There being no further business, Chair Koman adjourned the meeting at 5:51 p.m.

Dana Cornelius
Recording Secretary

Paul Johnson
Planning Director



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: March 4, 2021

ITEM NUMBER: Consent Public
Hearings5.(a.)

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Jose Fernandez, Development Services Technician

DATE:

WARD: Ward 5

SUBJECT:

Extension of Time for Vesting Tentative Parcel Map 12251 (Phased): McIntosh & Associates is requesting an extension of time for this tentative parcel map consisting of 9 commercial parcels on 32.01 acres, and one residential zoned designated remainder located on the northeast corner of Panama Lane and Old River Road. Notice of Exemption on file.

APPLICANT: McIntosh & Associates

OWNER: Nicholson Combs, LLC

LOCATION: Northeast corner of Panama Lane and Old River Road in southwest Bakersfield.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
☐ Staff Report	Staff Report
☐ Resolution with Exhibits	Resolution
☐ NOE	Backup Material

**CITY OF BAKERSFIELD
PLANNING DEPARTMENT
STAFF REPORT**

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

FROM: Paul Johnson, Planning Director APPROVED: PJ

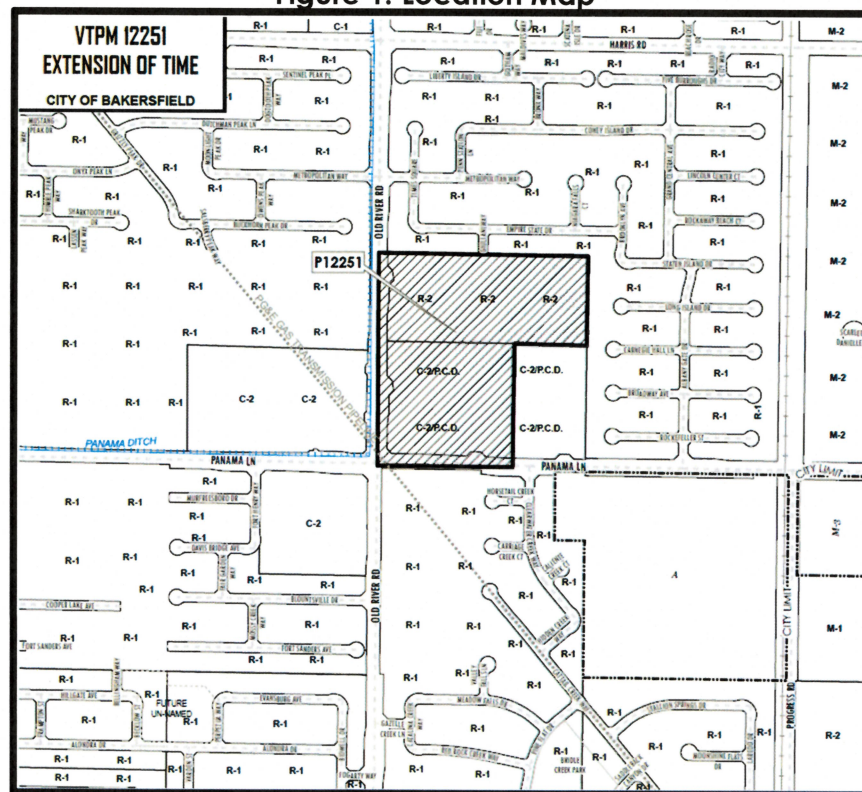
DATE: March 4, 2021

SUBJECT: EXTENSION OF TIME FOR VESTING TENTATIVE PARCEL MAP 12251 (WARD 5)

APPLICANT: ENGINEER McIntosh & Associates 2001 Wheelan Court Bakersfield, CA 93309	PROPERTY OWNER Nicholson Combs, LLC 2101 San Gabriel Avenue Clovis, CA 93611
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LOCATION: Located at the northeast corner of Old River Road and Panama Lane in southwest Bakersfield (APN #: 497-010-94).

Figure 1. Location Map



RECOMMENDATION:

Adopt Resolution and suggested findings **APPROVING** the extension of time for Vesting Tentative Parcel Map No. 12251 as depicted in the project description.

PROJECT SUMMARY:

This project was scheduled for consideration by your Commission on February 19, 2021. The project was referred back to staff to re-advertise the public hearing for March 4, 2021. McIntosh & Associates, representing Nicholson Combs, LLC, is requesting an extension of time for Vesting Tentative Parcel Map 12251 that approved 9 commercial parcels on 32.01 acres, in a C-2/PCD (Regional Commercial/Planned Commercial Development) zone and a 16.89-acre designated remainder in an R-2 (Limited Multiple Family Dwelling) zone, located at the northeast corner of Panama Lane and Old River Road in the southwest Bakersfield area.

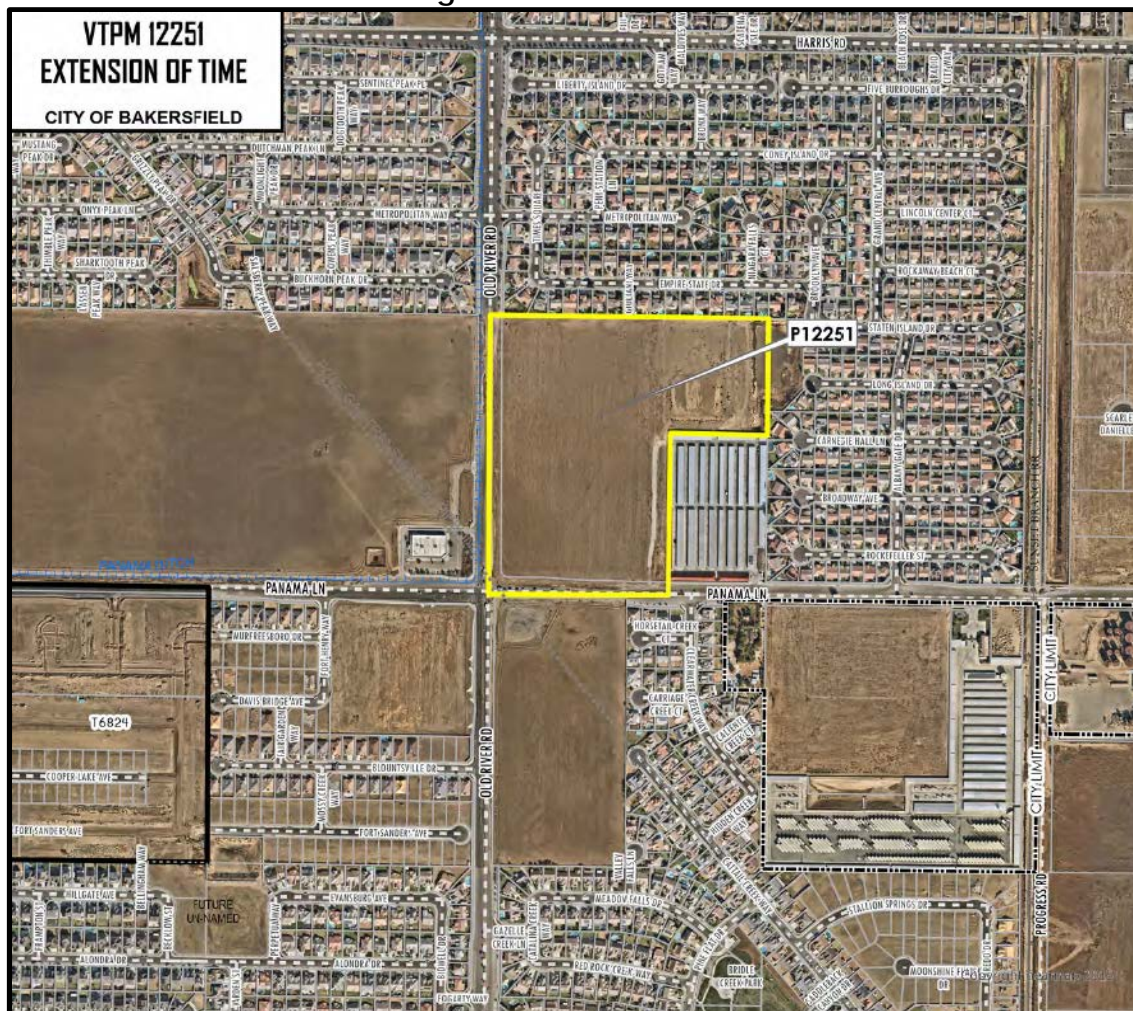
Figure 2. Aerial Photo

Figure 3. Site Visit Photo
(looking southeast from Old River Road)



Surrounding Land Uses.

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

Table A. Surrounding Land Use Designations and Zoning Districts			
DIRECTION	LAND USE DESIGNATION	ZONING DISTRICT	EXISTING LAND USE
SITE	GC and LMR	C-2/PCD and R-2	Vacant Land
NORTH	LR	R-1	Single-Family Residential
WEST	LR, GC	R-1 and C-2	Single-Family Residential and Commercial
SOUTH	LR	R-1	Vacant, Single-Family Residential
EAST	LR, GC	C-2/PCD and R-1	Self-Storage and Single-Family Residential
Land Use Designations: GC: General Commercial LMP : Low Medium Density Residential LR: Low Density Residential		Zoning Designations R-2 : Limited Multiple-Family Dwelling Residential C-2/PCD: Regional Commercial / Planned Commercial Development R-1 : One-family Dwelling Residential C-2 : Regional Commercial Zone	

PROJECT ANALYSIS:

Background and Timeline.

July 28, 1993. City Council approved Zone Change (ZC) No. 5432 for 611 acres in southwest Bakersfield, including the project area. The ZC changed 32.01 acres from A-20A (Agricultural – 20 Acre Minimum Lot Size) to R-1 (One-Family Dwelling). A Negative Declaration was adopted.

February 2, 2006. Vesting Tentative Tract Map (VTTM) No. 6615 was approved by the Planning Commission to subdivide a 40-acre parcel into 158 buildable lots and 1 retention basin to facilitate single family development. A Negative Declaration was adopted.

March 7, 2012. City Council approved General Plan Amendment/Zone Change (GPA/ZC) No. 11-0383 to change the land use designation from LR (Low-Density Residential) to GC (General Commercial) and change zoning from R-1 to C-2/PCD (Regional Commercial/Planned Commercial Development) on a 20.47-acre portion of VTTM 6615. The request also included Planned Development Review No. 11-0385 to approve a 168,000 square-foot self-storage facility on a 7.34-acre portion of the site. Council adopted a Mitigated Negative Declaration (MND) on this date.

June 15, 2015. Lot Line Adjustment No. 14-0427 adjusted parcel lines to re-subdivide the 40-acre site into 2 parcels: Parcel A (8 acres) and Parcel B (32 acres). The creation of Parcel A facilitated the self-storage facility and Parcel B corresponds with the VTPM 12251.

January 4, 2018. Vesting Tentative Parcel Map (VTPM) No. 12251 was approved by the Planning Commission to subdivide 32 acres into 9 commercial parcels (15.12 acres) in a C-2/PCD zone, with a designated remainder (16.89 acres) in an R-1 zone.

September 9, 2020. City Council approved GPA/ZC No. 19-0184 changing the land use designation from LR to LMR (Low Medium Density Residential), and change zoning from R-1 to R-2 (Limited Multiple Family Dwelling) on the 16.89-acre designated remainder.

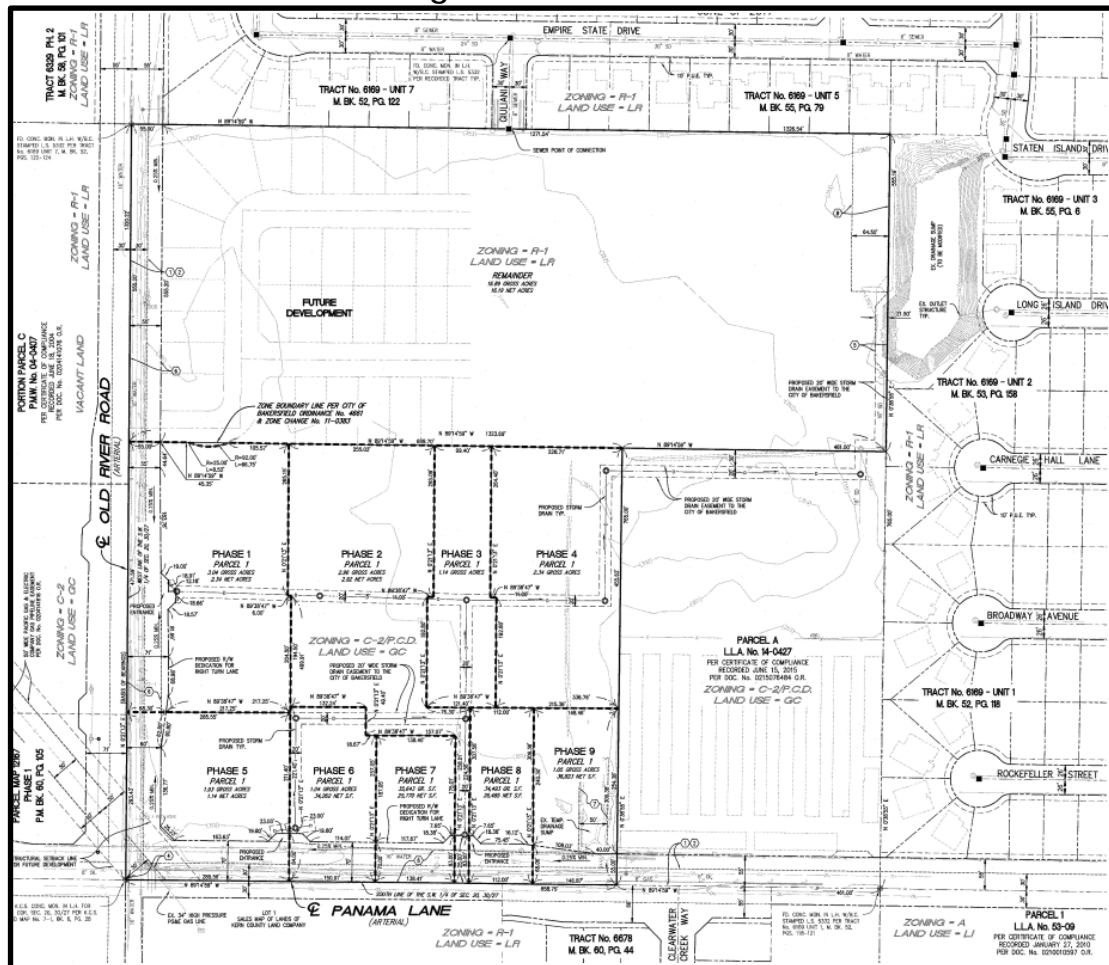
February 4, 2021. Planning Commission approved Planned Commercial Development (PCD) No. 20-0281 to development of a 118,755 square foot regional commercial center on approximately 12.56 acres in the C-2/P.C.D. (Regional Commercial/Planned Commercial Development Zone) district. The regional commercial center consists of multi-tenant retail space, grocery store, gym, and restaurant space. These uses are permitted "by-right" in the C-2 zone; however, when combined with the PCD zone, an additional level of review was provided to your Commission.

Analysis. The applicant is requesting a three-year extension of time to allow the developer additional time to record final maps. No phase of this map has recorded. The applicant requested the extension of time in writing prior to the January 4, 2021 expiration date.

This Map consists of nine parcels zoned for commercial development and one parcel as the designated remainder zoned for residential development. The commercial parcels range in size from 0.79 acres to 3.04 acres. The proposed map consists of 9 phases for financing reasons as well as meeting the current market demands. As noted above, the designated remainder was re-zoned for multi-family development in September 2020. The applicant recently submitted Vesting Tentative Tract Map 7381, which consists of 58 duplexes on 58 lots, totaling 116 dwelling units in a R-2 zone (Limited Multiple Family Dwelling).

The Subdivision Map Act and the Bakersfield Municipal Code allow for separate extensions to be approved by your Commission with an aggregate of up to six years. Typically, City policy has been to approve extensions of time in two (2), three-year intervals. This proposal represents the first request for VTPM 12251. Staff recommends approval of a three-year extension of time to expire on January 4, 2024. The project complies with the ordinances and policies of the City of Bakersfield and remains subject to the original conditions of approval.

Figure 4. VTPM 12251



Circulation. The proposed parcel map is adjacent to Panama Lane and Old River Road, both arterial streets. There are three proposed access points into the commercial development, two along the southern boundary from Panama Lane and one from Old River Road. Additionally, General Plan Policy #30(B) requires enhanced pedestrian and vehicular access between the residentially zoned property and commercial property. The approved PCD site development plan reflects vehicular access to the adjacent residential property to the north.

The City's Bikeway Master Plan identifies Panama Lane and Old River Road as Class 2 facilities (bike lanes). When bike lanes do not exist and at the time the property is developed, lane striping will be required with the construction of street improvements. However, the Traffic Engineer will evaluate if striping should be delayed if its installation will compromise public safety (e.g. short lengths of unconnected bike lanes that would confuse drivers and cyclists increasing the likelihood of accidents). Striping would then occur at the time the City added bike lanes along the street with connections to the existing bikeway network.

The nearest location for a Golden Empire Transit (GET) bus route is Route #61, located approximately 400 feet to the east of the property along Panama Lane.

ENVIRONMENTAL REVIEW AND DETERMINATION:

Based upon an initial environmental assessment, pursuant to the California Environmental Quality Act (CEQA) an initial study was prepared for the original project of the subject property and a Mitigated Negative Declaration (MND) was adopted on March 7, 2012. In accordance with Section 15061(b)(3) *Review for Exemption*, this extension of time is exempt from the requirements of CEQA because it will not affect the environment. Actual development of the project site will be consistent with the previously approved MND.

PUBLIC NOTIFICATION:

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

CONCLUSION:

The applicant provided the application for the Extension of Time in a timely manner, and has requested a three-year extension to allow the developer additional time to record final maps. The three-year extension is reasonable and is in compliance with the extensions permitted by Bakersfield Municipal Code Section 16.16.080. Staff recommends approval of the request to extend Vesting Tentative Parcel Map No. 12251, to expire on January 4, 2024.

Exhibits.

- A. Resolution
 - A-1 Location Map with Zoning
 - A-2 Vesting Tentative Parcel Map
- B. CEQA documentation

ATTACHMENT A

RESOLUTION NO. _____

**RESOLUTION OF THE BAKERSFIELD PLANNING
COMMISSION TO APPROVE AN EXTENSION OF TIME
FOR VESTING TENTATIVE PARCEL MAP 12251 (PHASED),
LOCATED AT THE NORTHWEST INTERSECTION OF
PANAMA LANE AND OLD RIVER ROAD IN SOUTHWEST
BACKERSFIELD.**

WHEREAS, McIntosh & Associates, representing Nicholson Combs, LLC filed an application with the City of Bakersfield Planning Department requesting an extension of time for Vesting Tentative Parcel Map 12251 (the "Project") located in the City of Bakersfield as shown on attached (Exhibit "A-1"); and

WHEREAS, the application was submitted on November 12, 2020, which is prior to the expiration date of Tentative Parcel Map 12251, and in accordance with the provisions of Section 16.16.080 of the Bakersfield Municipal Code; and

WHEREAS, the original application of the tentative map was deemed complete on December 17, 2017 conditionally approved by the Planning Commission on January 4, 2018; and

WHEREAS, a mitigated negative declaration was previously approved by the Planning Commission on March 7, 2012; and

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

WHEREAS, no new environmental impacts have been identified; and

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

WHEREAS, the Secretary of the Planning Commission set Thursday, February 18, 2021 at 5:30 p.m. in the Council Chambers of City Hall, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the Planning Commission to consider the application, and the project was referred back to staff to re-notice and re-advertise the public hearing for another meeting; and

WHEREAS, the Secretary of the Planning Commission set Thursday, March 4, 2021 at 5:30 p.m. in the Council Chambers of City Hall, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the Planning Commission to consider the application, and notice of the public hearing was given in the manner provided in Title Sixteen of the Bakersfield Municipal Code; and

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

1. All required public notices have been given. Hearing notices regarding the Project were mailed to property owners within 300 feet of the Project area and published in the *Bakersfield Californian*, a local newspaper of general circulation, 10 days prior to the hearing.
2. The provisions of the CEQA have been followed.
3. Pursuant to State CEQA Guidelines Section 15061(b) (3), General Rule, the Project is exempt from the requirements of CEQA because it will not affect the environment. The Notice of Exemption was properly noticed for public review.
4. This request for an extension of time is pursuant to Bakersfield Municipal Code Section 16.16.080 and Subdivision Map Act Section 66452.6 (e).

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

1. The above recitals, incorporated herein, are true and correct.
2. The project is exempt from CEQA, pursuant to CEQA Guidelines Section 15061(b)(3), General Rule.
3. The expiration date of Vesting Tentative Parcel Map 12251 is hereby extended until January 4, 2024.

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Planning Commission of the City of Bakersfield at a regular meeting thereof held on March 4, 2021, on a motion by Commissioner _____ and seconded by Commissioner _____, by the following vote.

AYES:

NOES:

ABSENT:

APPROVED

LARRY KOMAN, CHAIR
City of Bakersfield Planning Commission

Exhibits: A-1 Location Map with Zoning
 A-2 Vesting Tentative Parcel Map 12251

VTPM 12251
EXTENSION OF TIME
 Exhibit A-1
 CITY OF BAKERSFIELD

P12251

Streets shown include: Mustang Peak Dr, Onyx Peak Ln, Sharktooth Peak Dr, Lissen Peak Way, Dutchman Peak Ln, Moonlight Peak Dr, Dogtooth Peak Way, Sentinel Peak Pl, Metropolitan Way, Buckhorn Peak Dr, Salsberry Peak Way, Owens Peak Way, Panama Ln, Murfreesboro Dr, Davis Bridge Ave, Cooper Lake Ave, Fort Sanders Ave, Hillgate Ave, Alondra Dr, Evansburg Ave, and others.

Zoning districts shown include: R-1, C-2, and P12251.

Other features include: PANAMA DITCH, PG&E GAS TRANSMISSION PIPELINE, and various street names like Bellingham Way, Frampton St, Becklow St, Varden St, Bidwell Dr, and Fogarty Way.

The map illustrates the proposed city center location in San Antonio, Texas. The central area, shaded with diagonal lines and labeled 'C-2/P.C.D.', is the designated site for the new city center. This area is situated between Old River Rd to the west and Panama Ln to the east. The map also shows surrounding zoning districts, including R-1, R-2, and R-1. Major roads like Old River Rd, Harris Rd, and various local streets are depicted. A scale bar at the bottom indicates distances in miles.

The map shows a portion of the City of Denver, Colorado. The zoning designations are as follows:

- M-2**: Multiple lots in the upper portion of the map.
- M-3**: One lot in the middle portion of the map.
- M-1**: One lot in the lower portion of the map.
- R-2**: One lot in the bottom portion of the map.

A **CITY LIMIT** line is shown, and a **PROGRESS RD** is labeled. A **SCARLE DANIELLE** logo is also present.

-
- BAKERSFIELD**
- Feet
- 0 300 600
- Document Name: 2021_01_051prms

VESTING TENTATIVE PARCEL MAP No. 12251

BEING A SUBDIVISION OF PARCEL B OF LOT LINE ADJUSTMENT No. 14-0427 AS PER CERTIFICATE OF COMPLIANCE RECORDED JUNE 15, 2015 AS DOCUMENT No. 0215076484 O.R., IN THE OFFICE OF THE KERN COUNTY RECORDER; ALSO BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 27 EAST, M.D.M., IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA.
9 PARCELS & 1 REMAINDER PARCEL - 9 PHASES
32.01 ACRES
JUNE OF 2017

BASIS OF BEARINGS:

THE BEARING OF N 02°11'33" E SHOWN FOR THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20, T. 30 S., R. 27 E., ON PARCEL MAP No. 12167 PHASE 1, P.M. BK. 60, PG. 105 WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

BENCHMARK:

TOP OF CONCRETE MONUMENT IN LAMPPOLE AT THE INTERSECTION OF OLD RIVER ROAD AND BERSHIRE ROAD.
ELEVATION = 346.42' (USGS DATUM)

ZONING LEGEND:

C-2 = REGIONAL COMMERCIAL ZONE
P.C.D. = PLANNED COMMERCIAL DEVELOPMENT ZONE
R-1 = ONE FAMILY DWELLING ZONE
A = AGRICULTURAL

LAND USE LEGEND:

GC = GENERAL COMMERCIAL
LI = LOW DENSITY RESIDENTIAL
LR = LIGHT INDUSTRIAL

OWNER(S)/SUBDIVIDER:

DARYL C. NICHOLSON, TRUSTEE OF THE DARYL C. NICHOLSON AND VICTORIA M. NICHOLSON TRUST AGREEMENT DATED OCTOBER 1, 1990
THE NICHOLSON GROUP
26914 AVENUE 140
PORTERVILLE, CA 93257
PHONE: 559-333-0611
CONTACT: DARYL NICHOLSON

ENGINEER

McINTOSH & ASSOCIATES
2001 WHEELAN COURT
BAKERSFIELD, CA 93309
PHONE: 661-834-4814
CONTACT: ROGER A. MCINTOSH
ROGER A. MCINTOSH
EXP. 05-30-18

TOPOGRAPHY LEGEND:

⊙ FOUND MONUMENT AS DESCRIBED
— EXISTING POWER POLE
— EXISTING DOWN GUY
— EXISTING ELECTRICAL METER
— EXISTING TRAFFIC SIGN
— EXISTING STREET LIGHT
— EXISTING WATER VALVE
— EXISTING FIRE HYDRANT
— EXISTING WHARF HYDRANT
— EXISTING SEWER MANHOLE
— EXISTING STORM DRAIN MANHOLE
— EXISTING GAS VALVE
— EXISTING PG&E GAS PIPELINE MARKER
— EXISTING FIBER OPTIC MARKER
— EXISTING TRAFFIC SIGNAL PULL BOX
— 0.25% MIN. DIRECTION OF DRAINAGE AND APPROXIMATE GRADE

EASEMENT LEGEND:

- AN EASEMENT IN FAVOR OF THE PUBLIC IN GENERAL FOR PUBLIC ROAD AND HIGHWAY PURPOSES PER SALES MAP OF LANDS OF KERN COUNTY LAND COMPANY FILED MAY 28, 1982.
- AN EASEMENT IN FAVOR OF THE COUNTY OF KERN FOR PUBLIC ROAD PURPOSES BY ORDER OF THE BOARD OF SUPERVISORS OF KERN COUNTY MADE ON DECEMBER 10, 1892 AND ENTERED IN BOOK 5, PAGE 579 OF THE MINUTE BOOKS.
- AN EASEMENT IN FAVOR OF KERN COUNTY LAND COMPANY FOR INCIDENTAL PURPOSES RECORDED JANUARY 19, 1912 IN BOOK 225, PAGE 99 OF JUDS. (THE EXACT LOCATION IS NOT ASCERTAINABLE FROM RECORD)
- AN EASEMENT IN FAVOR OF PACIFIC GAS & ELECTRIC COMPANY FOR PIPELINE PURPOSES RECORDED MAY 12, 1953 IN BOOK 2078, PAGE 547 OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF THE CITY OF BAKERSFIELD FOR FLOWAGE AND DRAINAGE PURPOSES RECORDED SEPTEMBER 16, 2015 AS DOC. No. 0215129232 OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF THE CITY OF BAKERSFIELD FOR STREET RIGHT-OF-WAY PURPOSES RECORDED MAY 26, 2015 AS DOC. No. 0215056458 OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF THE CITY OF BAKERSFIELD FOR TEMPORARY FLOWAGE AND DRAINAGE PURPOSES RECORDED JUNE 10, 2015 AS DOC. No. 0215074112 OF OFFICIAL RECORDS. (TO BE VACATED WITH THE RECORDATION OF THE FINAL MAP)
- AN EASEMENT IN FAVOR OF THE CITY OF BAKERSFIELD FOR FLOWAGE AND DRAINAGE PURPOSES RECORDED JUNE 10, 2015 AS DOC. No. 0215074113 OF OFFICIAL RECORDS.

GENERAL NOTES:

ALL ROAD IMPROVEMENTS AND DRAINAGE IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CITY OF BAKERSFIELD. TERMINAL SUMP LOCATED EAST OF THE EASTERLY OF THE BOUNDARY OF THIS SUBDIVISION. EXISTING SUMP SHALL BE MODIFIED TO CONTAIN THIS SUBDIVISIONS STORM WATER. (LEGAL DESCRIPTION: LOT 67 OF TRACT No. 6169 - UNIT 2)

IT IS ANTICIPATED THAT THE GRADING OF THIS SUBDIVISION WILL BE WITHIN THE AMOUNTS OUTLINED WITH SECTION 16.16030(0) OF THE MUNICIPAL CODE.

ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

THERE ARE NO EXISTING STRUCTURES WITHIN THE BOUNDARIES OF THIS MAP.

THIS MAP IS BASED UPON RECORD INFORMATION.

THIS MAP WILL BE RECORDED IN PHASES. THE NUMBERING OF THE PHASES ARE FOR IDENTIFICATION PURPOSES AND DOES NOT NECESSARILY IMPLY THE ORDER OF DEVELOPMENT.

ON SITE ACCESS, CROSS PARKING, UTILITIES, & DRAINAGE WITHIN COMMERCIAL AREA SHALL BE PROVIDED THROUGH C.C.&R's.

THIS PARCEL MAP SHALL FOLLOW THE "COMPLETE STREETS" POLICY PER RESOLUTION 035-13.

ALL OBSTRUCTIONS SHALL BE REMOVED AND/OR RELOCATED WITHIN EXISTING OR PROPOSED RIGHT-OF-WAYS.

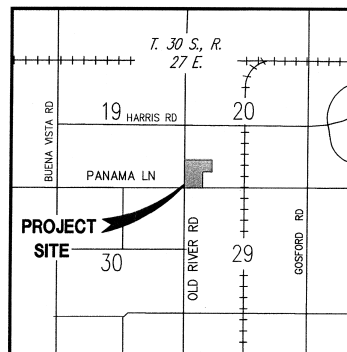
SEWER CONNECTION POINT SHOWN ON MAP AT GIULIANI WAY IS PRELIMINARY AND PENDING FINAL DESIGN OF SITE. OPTIONAL SEWER CONNECTION POINT IN PANAMA LANE, 400' WEST OF OLD RIVER ROAD.

FLOOD ZONE:

THIS SITE IS IN A FEMA FLOOD ZONE "X" AS SHOWN ON FIRM MAP No. 60629C2300E, DATED SEPTEMBER 28, 2008. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROPOSED ACCESS TO PARCELS:

ACCESS TO EACH PARCEL WILL BE PROVIDED BY PUBLIC ROADS AS SHOWN ON THIS MAP. PANAMA LANE, OLD RIVER ROAD AND GIULIANI WAY.

VICINITY MAP
NO SCALE

ABBREVIATIONS

EX. EXISTING
TYP. TYPICAL
FD. FOUND
C. CENTERLINE
P.U.E. PUBLIC UTILITY EASEMENT
MON. MONUMENT
No. NUMBER
PH. PHASE
L.H. LAMPPOLE
B.C. BRASS CAP
I.P. IRON PIPE
P.M. PARCEL MAP
BK. BOOK
PG. PAGE
O.R. OFFICIAL RECORDS
GR. GROSS
PH. PHASE
S.F. SQUARE FEET

STATISTICAL INFORMATION:

APN: 497-010-94
EXISTING USE: VACANT
PROPOSED USE: COMMERCIAL AND FUTURE RESIDENTIAL
ZONING: EXISTING: R-1 & C-2/P.C.D.
GENERAL PLAN DESIGNATION: LR & GC
ELECTRIC: PACIFIC GAS & ELECTRIC COMPANY
GAS: PACIFIC GAS & ELECTRIC COMPANY
PHONE: A.T.&T.
SEWER: CITY OF BAKERSFIELD
WATER: CITY OF BAKERSFIELD
TYPE "A" IMPROVEMENTS

SCHOOL DISTRICTS:

ELEMENTARY SCHOOL: PANAMA-BUENA VISTA SCHOOL DISTRICT - STOCKDALE ELEMENTARY
MIDDLE SCHOOL: PANAMA-BUENA VISTA SCHOOL DISTRICT - TEAMS JUNIOR HIGH SCHOOL
HIGH SCHOOL: KERN HIGH SCHOOL DISTRICT - INDEPENDENCE HIGH SCHOOL

APPROVED

CUB PLANNING COMMISSION
WITH CONDITIONS

N

SCALE: 1" = 80'

80 40 0 80 160

McINTOSH & ASSOCIATES
LAND SURVEYING & CIVIL ENGINEERING © 2017

2001 WHEELAN COURT
BAKERSFIELD, CALIFORNIA 93309
(661) 834 - 4814
DRAWN BY: MEN
CHECKED BY: 7/07/17

REVISIONS
DATE REVISIONS
11/27/17 REVISION PER CAL. REG. REQUEST
11/27/17 REVISION PER CAL. REG. REQUEST

THE NICHOLSON GROUP
N.E. CORNER OF PANAMA LANE & OLD RIVER ROAD
VESTING TENTATIVE
PARCEL MAP No. 12251

SHEET 1 OF 1 SHEETS

ASACAD FILE 17020709

1

1

EXHIBIT B - NOTICE OF EXEMPTION

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

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

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

Project Title: Extension of Time for Vesting Tentative Parcel Map 12251

Project Location-Specific: Located on the northeast corner of Panama Lane and Old River Road in southwest Bakersfield. (APN # 497-010-94)

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

Description of Project: Extension of Time for Vesting Tentative Parcel Map 12251: McIntosh & Associates, representing Nicholson Combs, LLC is requesting an extension of time for Vesting Tentative Parcel Map 12251 consisting of 9 commercial parcels on 32.01 acres, in a C-2 PCD (Regional Commercial Planned Commercial Development) zone and one designated remainder in an R-1 (One-Family Dwelling) zone.

Name of Public Agency Approving Project: City of Bakersfield

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

Exempt Status:

- ☐ Ministerial (Sec.21080(b)(1); 15268));
☐ Declared Emergency (Sec.21080(b)(3); 15269(a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☐ Categorical Exemption. Class 15: Minor Land Division – Section 15315.
☐ Statutory Exemptions. Section _____
☒ Project is exempt from CEQA pursuant to Section 15061(b)(3)

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

Lead Agency: Contact Person: Jose Fernandez Telephone/Ext.: 661-326-3778

If filed by applicant:

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

Signature: _____ **Title:** Development Services Tech **Date:** 3/5/2021

X Signed by Lead Agency
____ Signed by Applicant

Date received for filing at OPR: _____



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: March 4, 2021

ITEM NUMBER: Consent Public
Hearings5.(b.)

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Tony Jaquez, Associate Planner

DATE:

WARD: Ward 5

SUBJECT:

Tentative Tract Map 7383: Jonathan Zumwalt is proposing to subdivide 26.08 acres into 24 single family residential lots, one sump lot, and one 15.67-acre lot as a designated remainder located at the northwest corner of Reina Road and Old Farm Road. Addendum to a previously adopted Negative Declaration is on file.

APPLICANT: Jonathan Zumwalt

OWNER: Roman Catholic Bishop of Fresno, a Corporation Sole

LOCATION: Located at the northwest corner of Reina Road and Old Farm Road in northwest Bakersfield.

STAFF RECOMMENDATION:

Staff recommends approval.



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: March 4, 2021

ITEM NUMBER: Consent Public
Hearings5.(c.)

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Tony Jaquez, Associate Planner

DATE:

WARD: Ward 4

SUBJECT:

Administrative Review 21-0061: Porter & Associates, Inc. requests to release a 20-foot-wide portion of an access easement as encumbered by a recorded covenant of easement within Parcel Map 12232, located at the southwest corner of Stockdale Highway and (future) Westside Parkway Alignment. A Notice of Exemption is on file.

APPLICANT: Porter & Associates, Inc.

OWNER: Greg Balfanz

LOCATION: Located at the southwest corner of Stockdale Highway and (future) Westside Parkway Alignment in northwest Bakersfield.

STAFF RECOMMENDATION:

Staff recommends approval.