



PLANNING COMMISSION AGENDA
MEETING OF JULY 15, 2021
Council Chambers, City Hall South, 1501 Truxtun Ave
Regular Meeting 5:30 P.M.

www.bakersfieldcity.us

1. ROLL CALL

LARRY KOMAN, CHAIR
BARBARA LOMAS, VICE-CHAIR
ZACHARY BASHIRTASH
CASSIE BITTLE
MICHAEL BOWERS
DANIEL CATER
PATRICK WADE

SPECIAL NOTICE

Public Participation and Accessibility
July 15, 2021 Bakersfield Planning Commission

On March 4, 2020 Governor Newsom declared a State of Emergency in California due to the threat of COVID-19. We understand that many of the Governor's Executive Orders related to COVID-19 have been rescinded or are due to expire soon; however, many orders remain in effect, including the suspension of some components of the Brown Act related to public meetings like this one. As a result, the following adjustments have been made:

- 1) The Planning Commission meeting of July 15, 2021, at 5:30 p.m. may have limited seating to the general public.
- 2) Consistent with the Executive Order, Commissioners may elect to attend the meeting virtually 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 <https://www.bakersfieldcity.us/543/Meeting-Broadcasts-Videos> or, on your local government channel (Kern County Television)
- 3) Options to submit comments to the Planning Commission for this meeting:
 - 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 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.
- Comments may be provided during public testimony at the meeting; however, see Item 1 above.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC STATEMENTS

4. CONSENT CALENDAR ITEMS

- a. Approval of minutes for the Regular Planning Commission meeting of June 17, 2021.

Staff recommends approval.

5. CONSENT PUBLIC HEARINGS

- a. **Extension of Time for Vesting Tentative Parcel Map 12271:** SmithCo Surveying Engineering is requesting an extension of time for Vesting Tentative Parcel Map 12271 consisting of 7 parcels on 9.62 acres for commercial development located at the southeast corner of Gosford Road and Panama Lane. Notice of Exemption on file.

Staff recommends approval.

6. NON-CONSENT PUBLIC HEARINGS

- a. **Conditional Use Permit No. 21-0189:** Mohammed Saphieh is proposing a conditional use permit to allow a food vending vehicle (5.66.050.L) in the C-1 (Neighborhood Commercial Zone) district, located at 3901 Wible Road. Notice of Exemption on file.

Staff recommends approval.

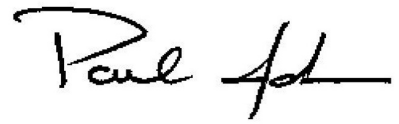
7. WORKSHOPS

- a. Visit Bakersfield
Receive and file.

Ward 6

Ward 6

8. COMMUNICATIONS
9. COMMISSION COMMENTS
10. 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 15, 2021

ITEM NUMBER: 1.()

TO:

FROM:

PLANNER:

DATE:

WARD:

SUBJECT:

LARRY KOMAN, CHAIR

BARBARA LOMAS, VICE-CHAIR

ZACHARY BASHIRTASH

CASSIE BITTLE

MICHAEL BOWERS

DANIEL CATER

PATRICK WADE

SPECIAL NOTICE

Public Participation and Accessibility July 15, 2021 Bakersfield Planning Commission

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- 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.
- Comments may be provided during public testimony at the meeting; however, see Item 1 above.

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: July 15, 2021

ITEM NUMBER: 4.(a.)

TO:

FROM:

PLANNER:

DATE:

WARD:

SUBJECT: Approval of minutes for the Regular Planning Commission meeting of June 17, 2021.

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
6.17.21 Minutes	Backup Material



PLANNING COMMISSION MINUTES

Regular Meeting of June 17, 2021 – 5:30 p.m.
Council Chambers, City Hall, 1501 Truxtun Avenue

ACTION TAKEN

1. ROLL CALL

Present: Chair Koman, Lomas, Bashirtash, Bittle, Cater, Wade

Absent: Commissioner Bowers

Staff Present: Viridiana Gallardo-King, Deputy City Attorney; Paul Johnson, DS Planning Director; Oscar Fuentes, Building Dept. Civil Engineer III; Ryan Starbuck, PWD Traffic Engineer; Kassandra Gale, Principal Planner DS; Veronica Martinez, Typist Clerk I.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC STATEMENTS

None

4. CONSENT ITEMS

- a. Approval of minutes for the Regular Planning Commission meeting of June 3, 2021.

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

APPROVED

**BOWERS
ABSENT**

ACTION TAKEN

5. CONSENT PUBLIC HEARINGS

a. Vesting Tentative Parcel Map 12377: Cornerstone Engineering Inc., is proposing to subdivide 40.1 acres into 20 buildable parcels and three sump lots for industrial use located at the northeast corner of East Brundage Lane and Washington Street. Mitigated Negative Declaration on file.

RES NO 30-21

b. Vesting Tentative Tract Map 7381 (Phased): McIntosh and Associates is proposing to subdivide 16.89 acres into 57 multiple-family residential lots, 2 Public Landscape Lots, and 1 Drainage Sump lot located north of Panama Lane and on the east side of Old River Road. Negative Declaration on file.

RES NO 31-21

c. Vesting Tentative Tract Map 7390: Palmetto Engineering and Land Surveying is proposing to subdivide 2.21 acres into 8 lots for single family residential purposes located at the western end of Vista Fuego Drive. Addendum to a Mitigated Negative Declaration on file.

**MOVED TO
ITEM 6.C.**

d. Conditional Use Permit No. 21-0164: Cornerstone Engineering, Inc., is proposing a conditional use permit to allow on-site alcohol sales at an existing restaurant (17.22.040.A) in the C-1 (Neighborhood Commercial Zone) district located at 5836 Comanche Drive. Notice of Exemption on file.

RES NO 33-21

Public hearing opened and closed for Items 5.a., 5.b., and 5.d.

Motion by Commissioner Cater, seconded by Commission Wade to approve Consent Public Hearing 5.a., 5.b., and 5.d. with all memorandum and staff recommendations. Item 5.c., was removed to Non-Consent Public Hearing. Motion approved.

APPROVED

**BOWERS
ABSENT**

6. NON-CONSENT PUBLIC HEARINGS

a. Zoning Modification No. 21-0164: Jean Claude Castels is proposing a zoning modification to allow a wall height of 6 feet and 8 feet within the front yard setback where a maximum 4 feet is allowed (17.08.180.A) on the R-1 (One Family Dwelling Zone) district located at 7806 Rose Bay Court. Notice of Exemption on file.

RES NO 34-21

Staff report given. Public hearing open. One person spoke in favor. No one spoke in opposition. Public hearing closed. Commission deliberated.

Motion by Commissioner Lomas, seconded by Commissioner Wade to approve Item 6.a. Motion approved.

ACTION TAKEN

APPROVED

**BOWERS
ABSENT**

b. General Plan Amendment/Zone Change No 20-0172: LAV/Pinnacle Engineering is requesting: (1) an amendment of the Land Use Element designation from LR (Low Density Residential) to HMR (High Medium Density Residential) and GC (General Commercial) or a more restrictive designation; (2) a change in zone classification from R-1 (One Family Dwelling) to R-2 (Limited Multiple-Family Residential) and C-2 (Regional Commercial) or a more restrictive district, on 15.45 acres located at the Northwest corner of Fairfax Road and College Avenue. Mitigated Negative Declaration on file. *Continued from June 3, 2021.*

**REFERRED BACK
TO STAFF**

Staff provided comment that the applicant requested this item be referred back to staff for further revisions. Therefore, the project would be re-advertised at a future meeting.

Motion by Commissioner Wade, seconded by Commissioner Lomas to refer Item 6.b., back to staff. Motion approved.

c. (5.c.) Vesting Tentative Tract Map 7390: Palmetto Engineering and Land Surveying is proposing to subdivide 2.21 acres into 8 lots for single family residential purposes located at the western end of Vista Fuego Drive. Addendum to a Mitigated Negative Declaration on file.

Item 5.c. was removed from the Consent Public Hearings for a separate Non-Consent Public Hearing. Staff report given. Public hearing open. One person spoke in favor. One person in opposition. Public hearing closed. Commission deliberated. Commissioner Lomas provided comment to the public explaining what the Commissioners consider when making a motion to approve or deny a project.

Motion by Commissioner Bittle, seconded by Commissioner Lomas to approve Item 5.c., with all staff recommendation. Motion approved.

RES NO 32-21

APPROVED

**BOWERS
ABSENT**

ACTION TAKEN

7. COMMUNICATIONS

Planning Director Paul Johnson stated the Planning Commission meeting of July 1, 2021, would be canceled.

8. COMMISSION COMMENTS

None

9. ADJOURNMENT

There being no further business, Chair Koman adjourned the meeting at 6:20 p.m.

Veronica Martinez
Recording Secretary

Paul Johnson
Planning Director



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: July 15, 2021

ITEM NUMBER: Consent Public
Hearings5.(a.)

TO: Chair Koman and Members of the Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Erica S. Hong, Associate Planner II

DATE:

WARD: Ward 6

SUBJECT:

Extension of Time for Vesting Tentative Parcel Map 12271: SmithCo Surveying Engineering is requesting an extension of time for Vesting Tentative Parcel Map 12271 consisting of 7 parcels on 9.62 acres for commercial development located at the southeast corner of Gosford Road and Panama Lane. Notice of Exemption on file.

APPLICANT: SmithCo Surveying Engineering

OWNER: ABLE Panama, LLC

LOCATION: Southeast corner of Gosford Road and Panama Lane in southwest Bakersfield

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
▣ Staff Report	Staff Report
▣ Map Set	Backup Material
▣ VTPM 12271	Backup Material
▣ Notice of Exemption	Backup Material
▣ Draft Resolution	Resolution



CITY OF BAKERSFIELD PLANNING COMMISSION

TO: Chair Koman and Members of the Planning Commission

FROM: Paul Johnson, Planning Director *PJ*

DATE: July 15, 2021

AGENDA: 5.a

FILE: Extension of Time Vesting Tentative Parcel Map 12271

WARD: 6

STAFF PLANNER: Erica S. Hong, Associate Planner II

REQUEST: An extension of time for Vesting Tentative Parcel Map 12271 consisting of 7 parcels on 9.62 acres, in a C-2 (Regional Commercial) zone located at the southeast corner of Gosford Road and Panama Lane in southwest Bakersfield.

APPLICANT: SmithCo Surveying Engineering
2005 Airport Drive,
Bakersfield, CA 93308

OWNER: ABLE Panama, LLC
1925 G Street,
Bakersfield, CA 93301

PROJECT LOCATION: Southeast corner of Gosford Road and Panama Lane in southwest Bakersfield

APN: 539-010-52

PROJECT SIZE: 9.62 acres

CEQA: Section 15061(b)(3)

EXISTING GENERAL PLAN DESIGNATION: GC (General Commercial)

EXISTING ZONE CLASSIFICATION: C-2 (Regional Commercial)

STAFF RECOMMENDATION: Adopt Resolution and suggested findings **APPROVING** the extension of time for Vesting Tentative Parcel Map 12271, to expire on August 15, 2024.

SITE CHARACTERISTICS: The project site is currently vacant. Surrounding parcels are primarily developed as: *north* – vacant, but zoned for regional commercial; *east* – vacant, but zoned for regional commercial; *south* – single family residential; and *west* – vacant, but zoned for single family residential.

BACKGROUND AND TIMELINE:

- **November 6, 1991** – City Council approved annexation of the project site and surrounding area into the City of Bakersfield as a part of Annexation No. 354 (Resolution No. 221-91).
- **October 14, 2015** – City Council approved General Plan Amendment/Zone Change (“GPA/ZC”) No. 15-0252 to change the general plan designation from LR (Low Density Residential) to GC (General Commercial) and zoning from R-1 (One-Family Dwelling) to C-2 (Regional Commercial) on 9.62 acres. A Mitigated Negative Declaration (“MND”) for the project was also adopted (Resolution No. 133-15, Resolution No. 134-15, and Ordinance 4831).
- **June 13, 2018** – The application for Vesting Tentative Parcel Map (“VTPM”) 12271 was deemed complete. VTPM 12271 encompasses the entire area approved for GPA/ZC No. 15-0252.
- **August 16, 2018** – Planning Commission approved VTPM 12271 which is scheduled to expire on August 15, 2021 (Resolution No. 71-18).
- **June 9, 2021** – City staff received written correspondence from the applicant (dated May 20, 2021) and a completed application requesting an extension of time for VTPM 12271.

PROJECT ANALYSIS:

This vesting tentative parcel subdivision consists of 7 parcels on 9.62 acres for purposes of commercial development. Parcel sizes range from 0.73 acres to 2.33 acres. The northwest portion of this map contains an undefined easement for the Stine Canal, which runs through the map from the north boundary of Panama Lane and west along Gosford Road. Prior to recordation of a final map, the subdivision shall obtain agreement from the Kern Delta Water District regarding the disposition of the canal (Condition No. 25).

The applicant is requesting a three-year extension of time (“EOT”), citing current market conditions that look to improve in the near future, to allow for additional time to record final maps. No phase of this map has been recorded. The applicant requested the EOT in writing prior to the August 15, 2021 expiration.

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 current request represents the first request for VTPM 12271. Staff recommends approval of a three-year EOT to expire on August 15, 2024, with no changes to previously approved conditions of approval.

Circulation. Access to this subdivision is provided by Gosford Road (arterial) which borders the subdivision's west boundary, and from Panama Lane (arterial) which borders the subdivision's northern boundary. The nearest Golden Empire Transit (GET) bus service (Route 61) is located 0.5 miles north of the map. Route 61 connects with other bus routes at Gosford/White Lane and CSUB bus stops.

The City's Bikeway Master Plan identifies Gosford Road and Panama Lane as a Class 2 facility (bike lanes). The Traffic Engineer will evaluate if bike lane striping should be installed along project street frontages or delayed if their 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 streets with connections to the existing bikeway network.

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 an MND was adopted by the City Council on October 14, 2015, in conjunction with GPA/ZC No. 15-0252, which is applicable to VTPM 12271. In accordance with Section 15061(b)(3), this EOT 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.

Environmental Conclusion. The State CEQA Guidelines and the City of Bakersfield's CEQA Implementation Procedures have been followed in the evaluation of the environmental effects of this project. No new environmental impacts were identified with the project proposal not already previously disclosed in the MND adopted by the City on October 14, 2015.

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 Postal Service mail regarding this public hearing in accordance with city ordinance and state law.

Comments Received. As of this writing, no written public comments have been received.

CONCLUSION:

The applicant provided the application for the Extension of Time in a timely manner and the request adheres to the extensions permitted by Bakersfield Municipal Code 16.16.080. The requested three-year extension will allow the developer additional time to record final map. Based on information in the record, staff recommends your Commission adopt Resolution and suggested findings **APPROVING** the extension of time for Vesting Tentative Parcel Map 12271 to expire on August 15, 2024.

ATTACHMENTS:

Map Set

- Aerial
- Zone Classification
- General Plan Designation

VTPM 12271

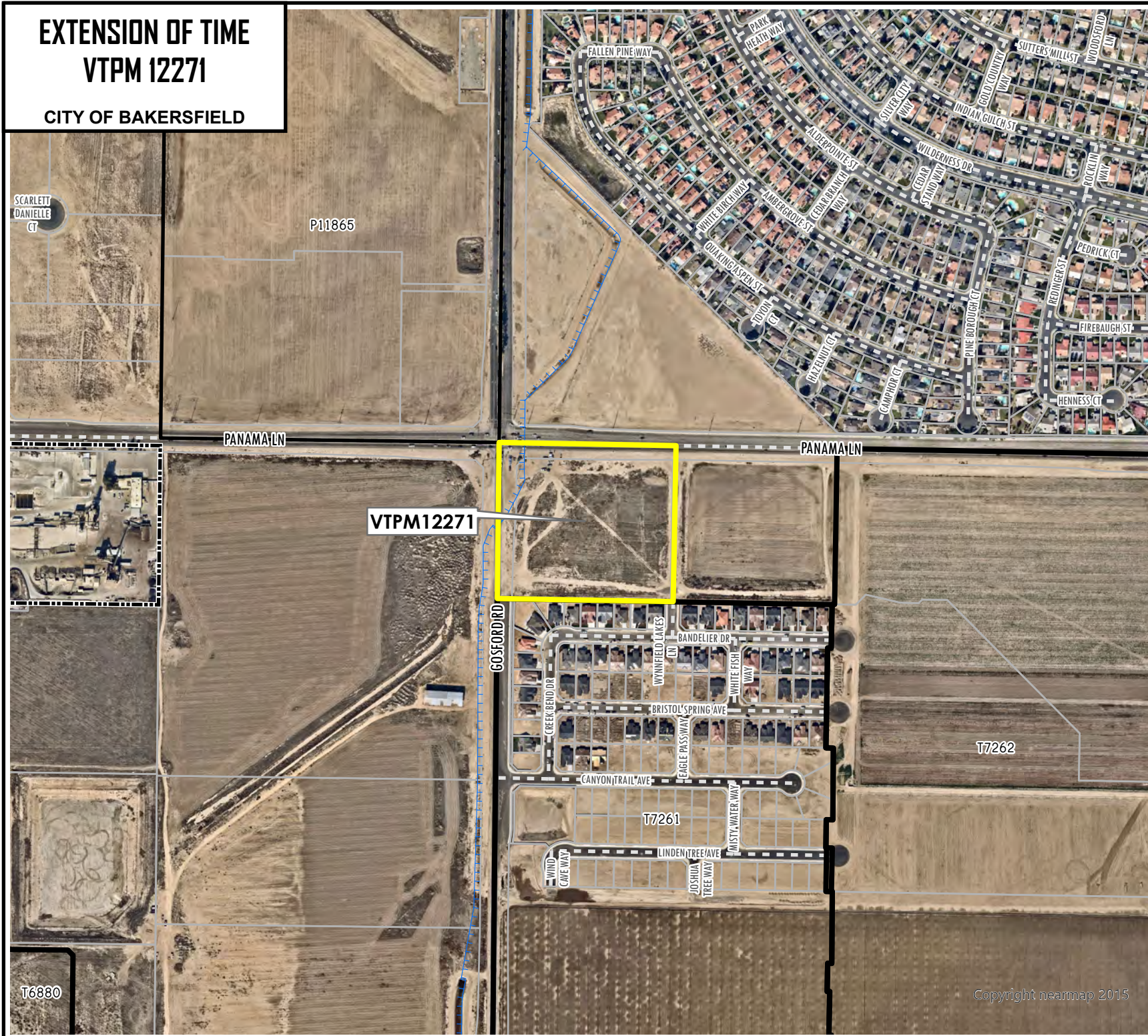
Notice of Exemption

Planning Commission Draft Resolution

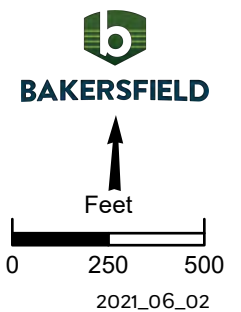
MAP SET

EXTENSION OF TIME VTPM 12271

CITY OF BAKERSFIELD



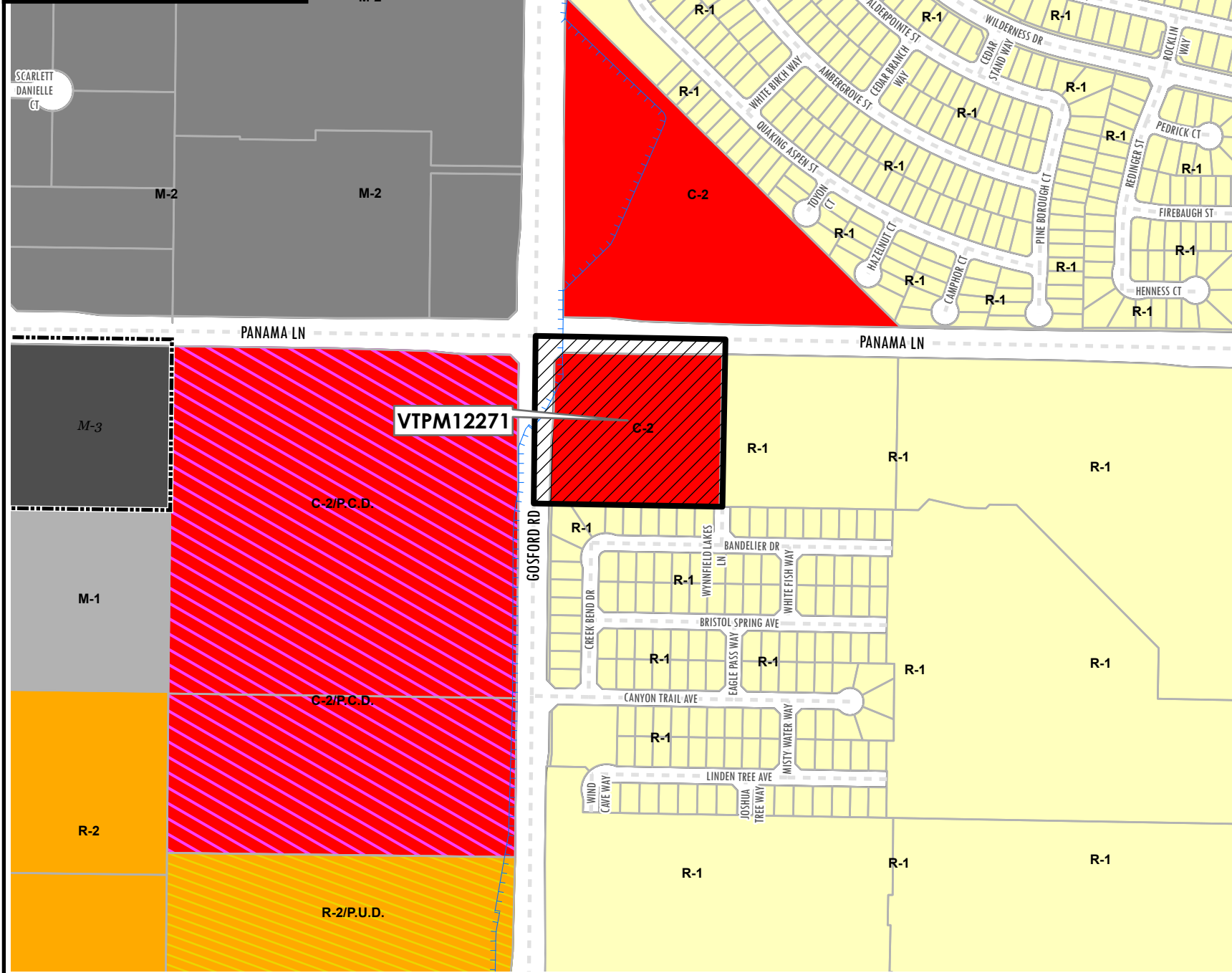
AERIAL



Copyright nearmap 2015

EXTENSION OF TIME VTPM 12271

CITY OF BAKERSFIELD



PM12271

Zoning

Commercial Zone Designations

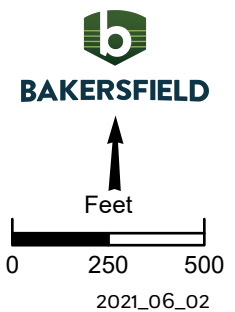
- C-2 Commercial
- C-2/P.C.D. Combining

Industrial Zone Designations

- M-1 Light Manufacturing
- M-2 General Manufacturing
- M-3 Heavy Industrial

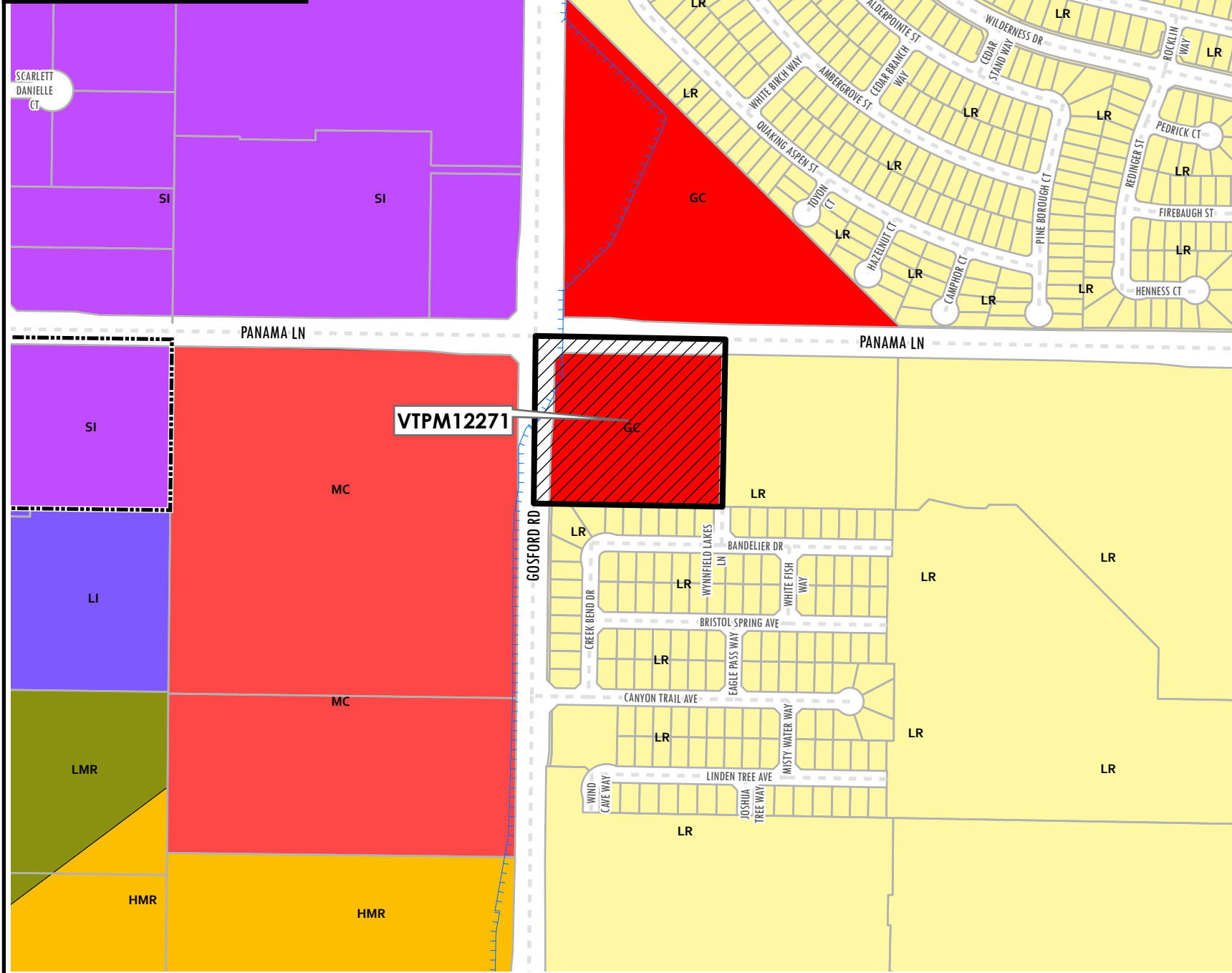
Residential Zone Designations

- R-1 One Family Dwelling
- R-2 Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft.
- R-2/P.U.D. Combining



EXTENSION OF TIME VTPM 12271

CITY OF BAKERSFIELD



 PM12271

Land Use

RESIDENTIAL

LMR - Low Medium Density Residential: > 4 units but ≤ 10 dwelling units/net acre

HMR - High Medium Density Residential: > 7.26 units but ≤ 17.42 dwelling units/net acre

LR - Low Density Residential: ≤ 7.26 dwelling units/net acre

COMMERCIAL

GC - General Commercial

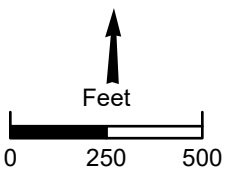
MC - Major Commercial

INDUSTRIAL

LI - LIGHT INDUSTRIAL

SI - Service Industrial


BAKERSFIELD



2021_06_02

VESTING TENTATIVE PARCEL MAP NO. 12271

IN THE CITY OF BAKERSFIELD, COUNTY OF KERN
STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 1 OF LOT LINE ADJUSTMENT NO. 17-0064, PER CERTIFICATE OF COMPLIANCE RECORDED JUNE 26, 2017 AS DOCUMENT NO. 217081519, O.R., ALSO BEING A PORTION OF SECTION 28, TOWNSHIP 30 SOUTH, RANGE 27 EAST, M.D.M, IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA



DESCRIPTION OF PROJECT:

THE PURPOSE OF THIS TENTATIVE PARCEL MAP IS TO SUBDIVIDE
THE EXISTING 9.62 ACRE PARCEL INTO SEVERAL SMALLER
PARCELS CONTAINING THE FOLLOWING ACREAGE:

PROPOSED PARCEL 1:	1.00 ACRES	GROSS
PROPOSED PARCEL 2:	0.73 ACRES	GROSS
PROPOSED PARCEL 3:	0.74 ACRES	GROSS
PROPOSED PARCEL 4:	0.75 ACRES	GROSS
PROPOSED PARCEL 5:	0.80 ACRES	GROSS
PROPOSED PARCEL 6:	0.84 ACRES	GROSS
PROPOSED PARCEL 7:	2.33 ACRES	GROSS

NOTE: THIS PARCEL MAP WILL NOT BE RECORDED IN PHASES.
NOTE: THERE ARE NO STRUCTURES WITHIN THE BOUNDARY OF
THIS MAP.

BASIS OF BEARINGS:

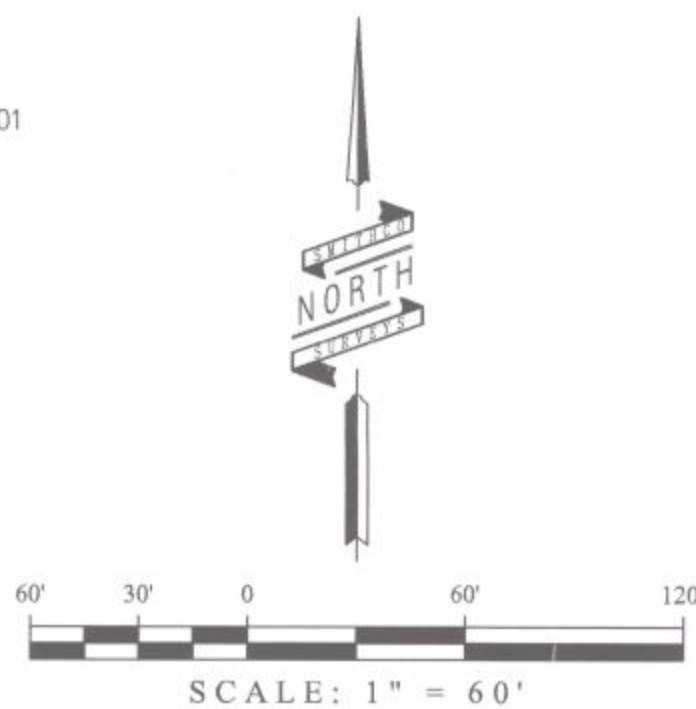
THE GRID BEARING OF S88°57'35"E FOR THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 30 SOUTH, RANGE 27 EAST, MOUNT DIABLO MERIDIAN, AS SHOWN ON KERN COUNTY SURVEYOR'S FILED MAP NO. 7-1, BOOK 6, PAGE 26, WAS USED FOR THE BASIS OF BEARINGS FOR THIS MAP.

FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 06029C, PANEL NO. 2300E, DATED SEPTEMBER 25, 2008 SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

STATISTICS:

OWNER(S):	ABLE - PANAMA, LLC
OWNER(S) ADDRESS:	1925 G STREET, BAKERSFIELD, CA 93301
ASSESSOR'S PARCEL #:	539-010-35 & 539-010-36
TOTAL PROJECT ACREAGE:	9.62 ACRES GROSS
ACCESS TO PARCELS:	PANAMA LANE AND GOSFORD ROAD
EXISTING # OF PARCELS:	1
PROPOSED # OF PARCELS:	7
WATER PURVEYOR:	CITY OF BAKERSFIELD
SEWAGE DISPOSAL:	CITY OF BAKERSFIELD
ELECTRIC COMPANY:	PACIFIC GAS & ELECTRIC
GAS COMPANY:	PACIFIC GAS & ELECTRIC
TELEPHONE COMPANY:	A.T.&T.
CABLE COMPANY:	BRIGHTHOUSE
EXISTING ZONING:	C-2
EXISTING GEN. PLAN DESIGNATION:	GC
EXISTING USE:	VACANT
PROPOSED USE:	COMMERCIAL DEVELOPMENT
ALTERNATE STREET NAMES:	LIKEABLE LANE CAPABLE COURT PREFERABLE PLACE



EASEMENT TABLE:

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY REPORT BY: CHICAGO TITLE COMPANY, TITLE NO. FWKN-T018000256-DMN, DATED FEBRUARY 7, 2018. WITHIN SAID TITLE REPORT THERE ARE TWENTY-TWO (18) EXCEPTIONS LISTED, FOUR (4) OF WHICH ARE EASEMENTS, AND NONE (0) OF WHICH CAN NOT BE PLOTTED.

- [5] COUNTY OF KERN, HOLDER OF AN EASEMENT FOR RIGHT-OF-WAY PURPOSES (PANAMA LANE), MADE MAY 7, 1872 AND ENTERED IN VOLUME 1, PAGE 27 OF THE MINUTES BOOK, PLOTTED AS SHOWN HEREON.
- [6] COUNTY OF KERN, HOLDER OF AN EASEMENT FOR RIGHT-OF-WAY PURPOSES (PANAMA LANE), MADE AUGUST 5, 1898 AND ENTERED IN VOLUME 5, PAGE 579 OF THE MINUTES BOOK, PLOTTED AS SHOWN HEREON.
- [7] CITY OF BAKERSFIELD, HOLDER OF AN EASEMENT FOR PUBLIC STREET PURPOSES (PANAMA LANE), RECORDED AUGUST 23, 2006 AS INSTRUMENT NO. 0206208460, O.R., PLOTTED AS SHOWN HEREON.
- [10] CITY OF BAKERSFIELD, GRANTEE OF PUBLIC STREET RIGHT-OF-WAY (GOSFORD ROAD), BY DEED RECORDED SEPTEMBER 16, 2014 AS DOCUMENT NO. 0214112482, O.R., PLOTTED AS SHOWN HEREON.
- [A] AN EASEMENT FOR PUBLIC ROAD PURPOSES (GOSFORD ROAD) AS SHOWN ON SALES MAP OF LANDS OF J.B. HAGGIN FILED AUGUST 20, 1890 AND ALSO SHOWN ON SALES MAP OF LANDS OF KERN COUNTY LAND COMPANY FILED JUNE 16, 1897 WAS NOT REFERENCED IN CHICAGO TITLE COMPANY'S PRELIMINARY REPORT BUT WAS PROVIDED TO THE SURVEYOR SEPARATELY. ITS LOCATION HAS BEEN PLOTTED AS SHOWN HEREON.
- [B] STINE CANAL COMPANY, HOLDER OF AN EASEMENT FOR CANAL PURPOSES, RECORDED JUNE 25, 1928 IN BOOK 128, PAGE 284, O.R. WAS NOT REFERENCED IN CHICAGO TITLE COMPANY'S PRELIMINARY REPORT BUT WAS PROVIDED TO THE SURVEYOR SEPARATELY. ITS LOCATION CAN NOT BE PLOTTED FROM RECORD DOCUMENT.



SMITHCO
W E
SURVEYING ENGINEERING

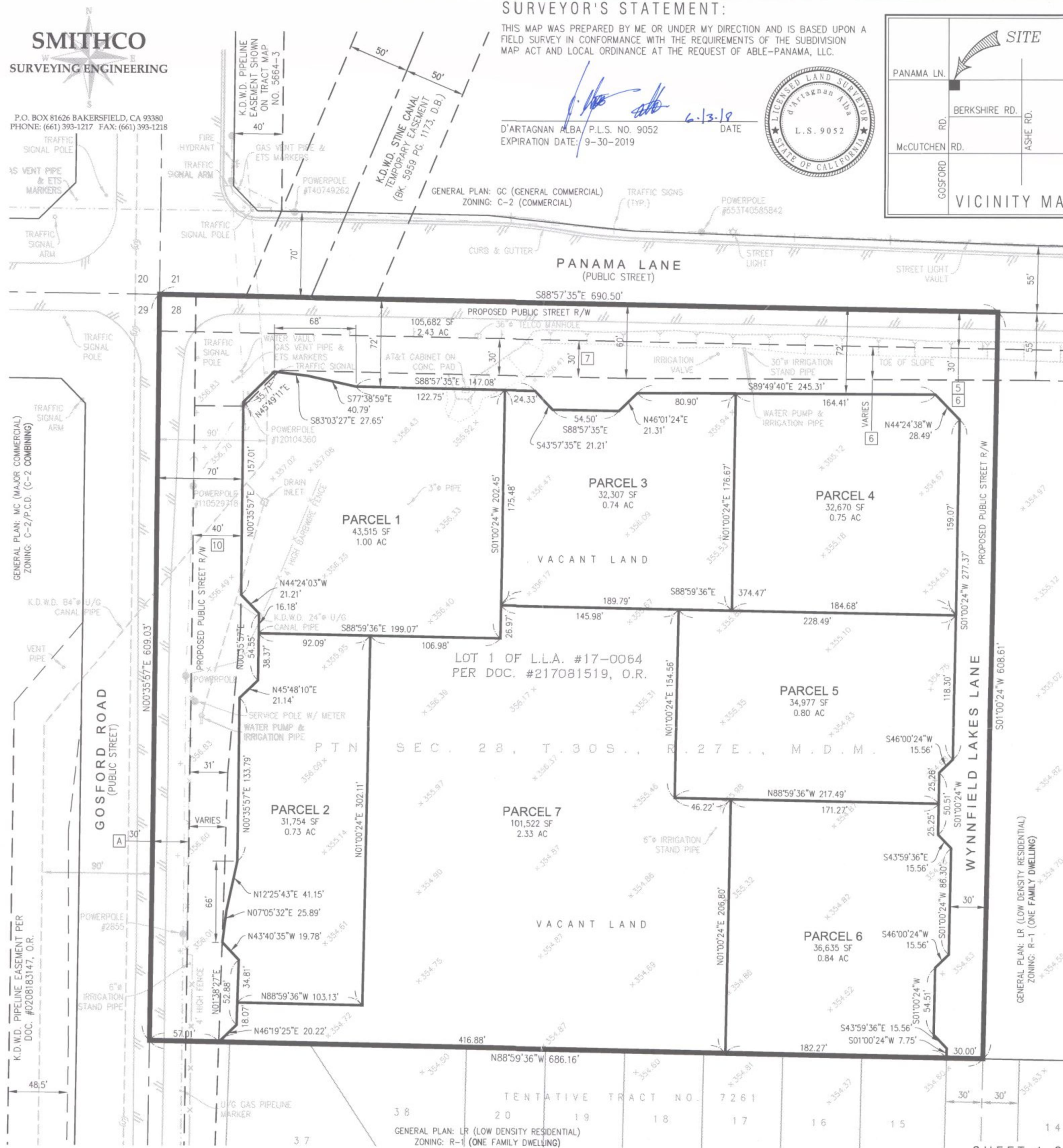
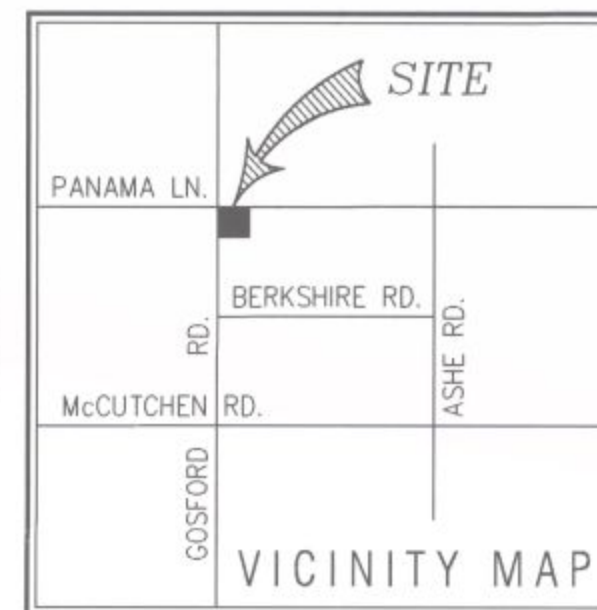
P.O. BOX 81626 BAKERSFIELD, CA 93380
PHONE: (661) 393-1217 FAX: (661) 393-1218

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ABLE-PANAMA, LLC.

D'ARTAGNAN ALBA P.L.S. NO. 9052
EXPIRATION DATE: 9-30-2019

3.18
DATE



NOTICE OF EXEMPTION

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

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

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

Project Title: Extension of Time Vesting Tentative Parcel Map 12271

Project Location-Specific: Southeast corner of Gosford Road and Panama Lane in southwest Bakersfield (APN: 539-010-52).

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

Description of Project: An extension of time for Vesting Tentative Parcel Map 12271 consisting of 7 parcels on 9.62 acres, in a C-2 (Regional Commercial) zone.

Name of Public Agency Approving Project: City of Bakersfield

Name of Person or Agency Carrying Out Project: Erica S. Hong, Associate Planner II

Exempt Status:

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

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

Lead Agency: Contact Person: Erica S. Hong **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:** Associate Planner II **Date:** July 16, 2021

☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR: _____

EXHIBIT A

RESOLUTION NO. _____

DRAFT

**RESOLUTION OF THE BAKERSFIELD PLANNING
COMMISSION TO APPROVE AN EXTENSION OF TIME
FOR VESTING TENTATIVE PARCEL MAP 12271 LOCATED
GENERALLY AT THE SOUTHEAST CORNER OF GOSFORD
ROAD AND PANAMA LANE IN SOUTHWEST
BAKERSFIELD.**

WHEREAS, SmithCo Surveying Engineering, representing ABLE-Panama, LLC, filed an application with the City of Bakersfield Planning Department requesting an extension of time for Vesting Tentative Parcel Map 12271 (the "Project") as shown on attached (Exhibit "A-2") located in the City of Bakersfield as shown on attached (Exhibit "A-1"); and

WHEREAS, the application was submitted on June 9, 2021, which is prior to the expiration date of Vesting Tentative Parcel Map 12271, 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 June 13, 2018 and conditionally approved by Planning Commission on August 16, 2018; and

WHEREAS, a mitigated negative declaration was previously approved by the Planning Commission on September 17, 2015; 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, July 15, 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 CEQA have been followed.
3. Pursuant to State CEQA Guidelines Section 15061(b)(3), Common Sense Exemption, the Project is exempt from the requirements of CEQA because it will not affect the environment. The Notice of Exemption was properly noticed for public review.
4. This request for an extension of time is pursuant to Bakersfield Municipal Code Section 16.16.080 and Subdivision Map Act Section 66452.6 (e).

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

1. The above recitals, incorporated herein, are true and correct.
2. The project is exempt from CEQA, pursuant to CEQA Guidelines Section 15061(b)(3).
3. The expiration date of Vesting Tentative Parcel Map 12271 is hereby extended until August 15, 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 July 15, 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 Tract Map

SHEET 1 OF 2



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: July 15, 2021

ITEM NUMBER: Non-Consent Public Hearings6.(a.)

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Kassandra Gale, Principal Planner

DATE:

WARD: Ward 6

SUBJECT:

Conditional Use Permit No. 21-0189: Mohammed Saphieh is proposing a conditional use permit to allow a food vending vehicle (5.66.050.L) in the C-1 (Neighborhood Commercial Zone) district, located at 3901 Wible Road. Notice of Exemption on file.

APPLICANT: Mohammed Saphieh

OWNER: Darshanaben Patel

LOCATION: 3901 Wible Road

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
☐ Staff Report CUP No. 21-0189	Staff Report
☐ Map Set	Backup Material
☐ Site Plan	Backup Material
☐ Bakersfield Municipal Code Chapter 5.66 Food Vending Vehicles	Backup Material
☐ Petition in Support	Backup Material
☐ Resolution with Exhibits	Resolution



CITY OF BAKERSFIELD PLANNING COMMISSION

TO: Chair Koman and Members of the Planning Commission

FROM: Paul Johnson, Planning Director *PJ*

DATE: July 15, 2021

AGENDA: 6.a.

FILE: Conditional Use Permit No. 21-0189

WARD: 6

STAFF PLANNER: Cassandra Gale, Principal Planner

REQUEST: A conditional use permit for a food vending vehicle in a C-1 zone.

APPLICANT: Mohammed Saphieh
10904 Cypress Falls Ave
Bakersfield, CA 93312

OWNER: Bindesh Patel
3901 Wible Road
Bakersfield, CA 93309

PROJECT LOCATION: 3901 Wible Road

APN: 403-201-30

PROJECT SIZE: 1 acre

CEQA: Section 15301 (Class 1; Existing Facilities)

EXISTING GENERAL PLAN DESIGNATION: GC (General Commercial)

EXISTING ZONE CLASSIFICATION: C-1 (Neighborhood)

STAFF RECOMMENDATION: Adopt Resolution and suggested findings **APPROVING** Conditional Use Permit No. 20-0189 as depicted in the project description and subject to the listed conditions of approval.

SITE CHARACTERISTICS: The project site is an existing commercial area occupied by auto service businesses. Surrounding properties are primarily developed as: *north* – multi-family residential; *east* – self-storage facility; *south* – commercial; and *west* – single family residential.

BACKGROUND AND TIMELINE:

- March 11, 2021 – The Development Services, Planning Division denied a food vending vehicle permit through the City Treasury Department for a food vending vehicle in the C-1 (Neighborhood Commercial) zone.
- May 4, 2021 – An appeal of the City Treasury Department denial was filed by the applicant, Mohammed Saphieh, on March 25, 2021. The appeal was heard by the City Manager on May 4, 2021. The denial of the permit was upheld, and the final denial letter was issued on May 10, 2021. The applicant was informed they would need approval of a Conditional Use Permit to operate a food vending vehicle on the site.
- May 26, 2021 – The conditional use permit request was filed with the City Planning Division.

PROJECT ANALYSIS:

Proposal. The proposed food vending vehicle, Pita Paradise, proposes to occupy a location at an existing commercial parking lot that serves several auto service businesses. The proposed hours of operation are Monday through Sunday, from 10:00 am to 6:00 pm. The vehicle will be parked in the southeastern corner of the parcel to maintain the required distance from nearby residential properties.

Permitting. Food vending vehicles are subject to Bakersfield Municipal Code Chapter 5.66 and defined as:

Any vehicle as defined in the California Vehicle Code, from which any type of food or beverage is sold or offered for sale directly to any consumer; provided, however, that Food Vending Vehicle does not include a vehicle that only delivers food or beverage products ordered by home delivery customers and ice cream trucks.

Food vending vehicles that comply with the requirements of Chapter 5.66 must obtain a Food Vending Permit through the City Treasury Department. These permits are issued for the fiscal year (July 1 – June 30); therefore, they expire on June 30th each year unless a new application is submitted and approved for continued operations.

Food vending vehicles are a permitted use in commercial and industrial zone districts (CC, C-2, C-B, M-1, and M-2); however, operations in other zone districts shall require approval of a conditional use permit. As proposed, the vehicle would be parked on property zoned C-1 (Neighborhood Commercial).

Operations. Food Vending Vehicles shall also comply with general food vending vehicle requirements as defined in Chapter 5.66. If the request is approved, staff is recommending conditions of approval to comply with the Ordinance. These include, but are not limited to:

- No selling or serving alcohol.
- No selling to persons in vehicles.
- No amplified sound or loudspeakers.
- No lighting, except localized lighting that is used on or in the Food Vending Vehicle.

- May set up a maximum of 3 tables with shade structures and provide a maximum of 12 chairs, all of which must be removed daily at the close of business.
- Must park at least 200 feet away from residential zones to the north and west. Must maintain a copy of the approved plot plan with parking location in the vehicle at all times.
- Provide at least one trash receptacle and one recycling receptacle for use by patrons within 20 feet and in a convenient location.
- Upon vacating the site, must collect and remove the trash receptacle and all litter and debris generated within a minimum 50-foot radius of the Food Vending Vehicle.

Should your Commission approve this conditional use permit, Staff notes the applicant will be required to obtain the aforementioned Food Vending Permit through the City Treasury Department. Additionally, should it be determined the business is interfering with the peace and quiet of the neighborhood, the Finance Director or designee may revoke the food vending permit. Regarding the conditional use permit, if an operator discontinues the use for a continuous period of one (1) year or more, the permit automatically becomes null and void. Or, if an operator violates the conditions of approval, your Commission may revoke a conditional use permit through the public hearing process.

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 15301, Existing Facilities. This exemption includes Class 1 projects consisting of the operation, permitting, or leasing of existing private facilities involving negligible or no expansion of existing or former use. 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 Postal Service mail regarding this public hearing in accordance with city ordinance and state law. Signs are required as part of the public notification process and must be posted between 20 to 60 days before the public hearing date. Photographs of the posted signage and the Declaration of Posting Public Hearing Notice signed by the applicant are on file at the Planning Division.

Comments Received. As of this writing, no comments have been received. Staff notes that as part of the application submittal, the applicant submitted a copy of an online petition in support of the food vending vehicle and the proposed location. The petition included 536 signatures in support.

CONCLUSIONS:

Findings. Bakersfield Municipal Code ("BMC") Section 17.64.060.D contains specific findings that must be made in order for your Commission to approve the requested CUP. 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.

BMC Section 17.64.060.E 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 food vending vehicle will provide a public convenience by offering a local eating establishment for nearby patrons; 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. Staff finds that the applicable provisions of CEQA have been complied with, and the proposal sufficiently demonstrates compliance with the necessary findings. Therefore, staff recommends your Commission adopt Resolution and suggested findings **APPROVING** Conditional Use Permit No. 21-0189 with conditions of approval.

ATTACHMENTS:

Map Set

- Aerial
- Zone Classification
- General Plan Designation

Site Plan

Bakersfield Municipal Code Chapter 5.66 Food Vending Vehicles

Petition in Support

Resolution with Exhibits

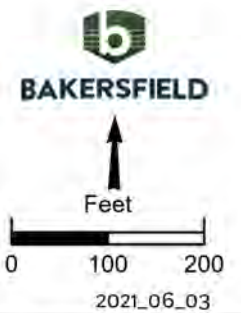
Map Set

CUP 21-0189

CITY OF BAKERSFIELD

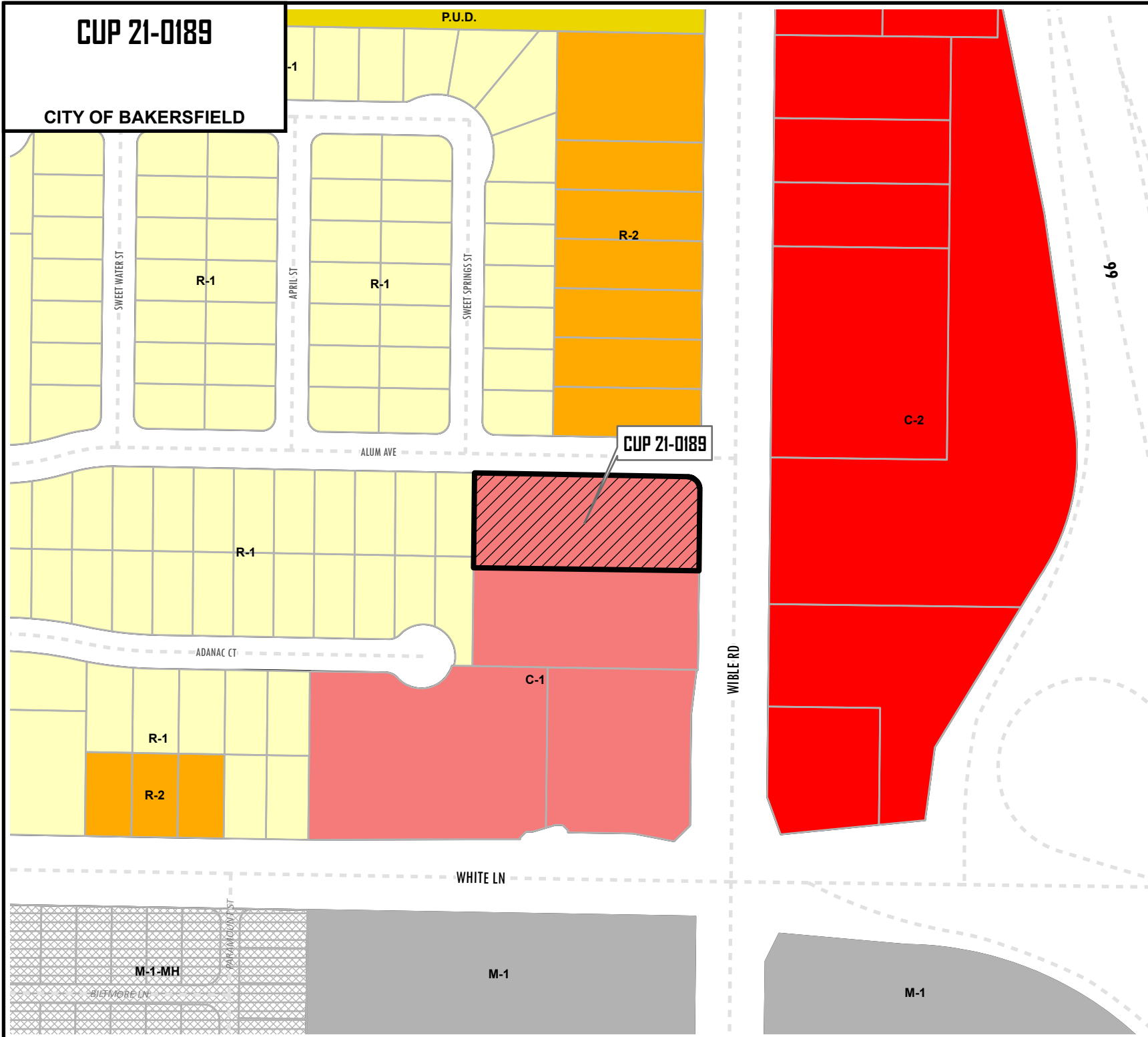


AERIAL



CUP 21-0189

CITY OF BAKERSFIELD



Zoning

Commercial Zone Designations

- C-1 Limited Commercial
- C-2 Commercial
- P.C.D. Planned Commercial Development

Industrial Zone Designations

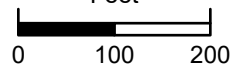
- M-1 Light Manufacturing
- M-1-MH Light Manufacturing - Mobile Home Overlay

Residential Zone Designations

- R-5 Residential Suburban
- R-1 One Family Dwelling
- R-2 Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft.
- P.U.D. Planned Unit Development



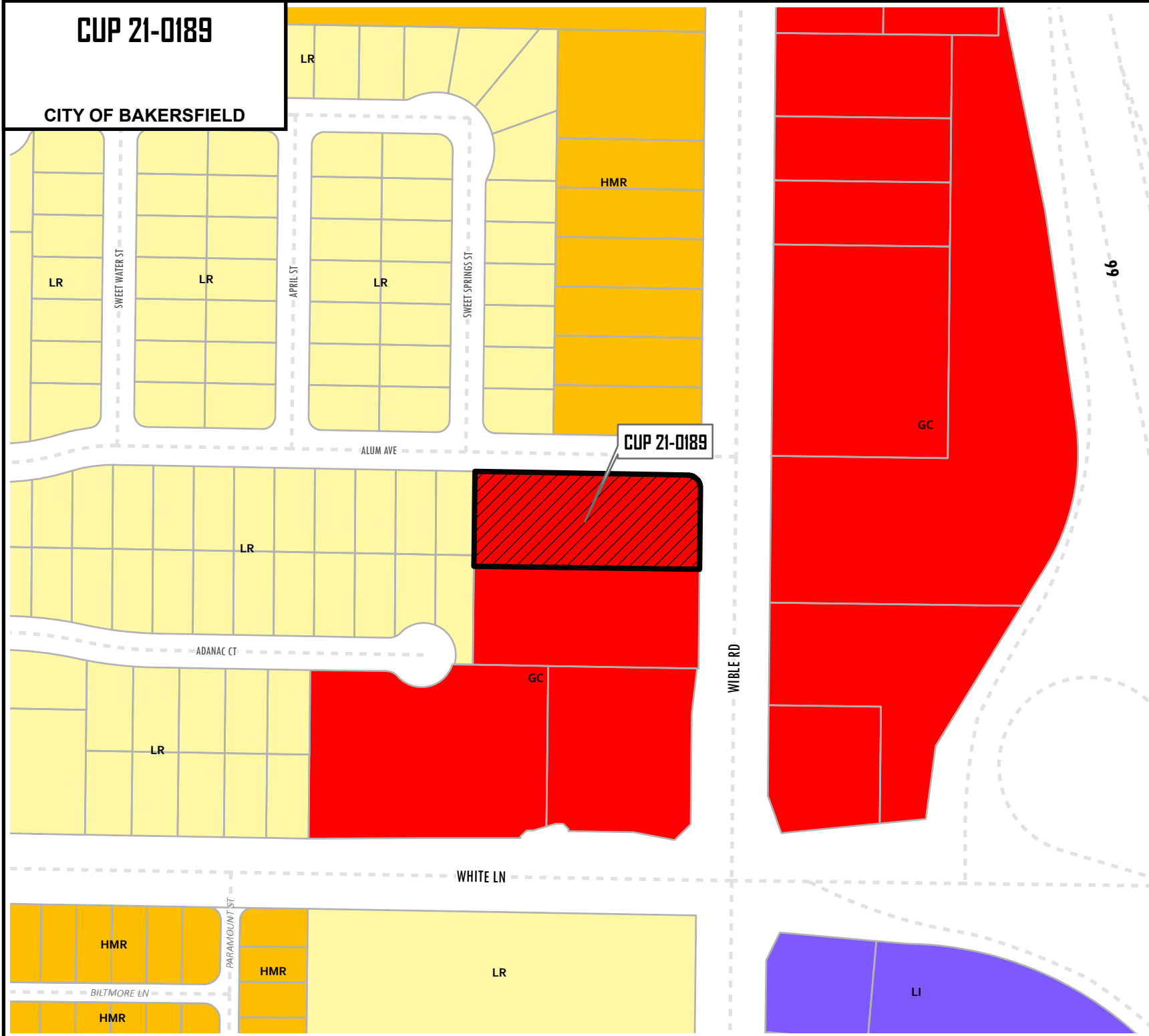
BAKERSFIELD



2021_06_03

CUP 21-0189

CITY OF BAKERSFIELD



Land Use

RESIDENTIAL

HMR - High Medium
Density Residential: >
7.26 units but ≤ 17.42
dwelling units/net acre

LR - Low Density
Residential: ≤ 7.26
dwelling units/net acre

COMMERCIAL

GC - General Commercial

INDUSTRIAL

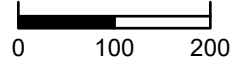
LI - LIGHT INDUSTRIAL



BAKERSFIELD



Feet



2021_06_03

Site Plan

Alum Ave

SIDEWALK

*-BATHROOM

BUILDING

BUILDING

PARKING



WATER

LANDSCAPE

SP

Track
Parking

GRASS

SIDEWALK

GRASS

W13C

BUILDING

BUILDING

BUILDING



Alum Avenue

Water and bathrooms

Fire hydrant

Wible Road

Food Truck

Bakersfield Municipal Code Chapter 5.66

Chapter 5.66

FOOD VENDING VEHICLES

Sections:

- 5.66.010 Definitions.**
- 5.66.020 Permits required.**
- 5.66.030 Application.**
- 5.66.040 Application approval, denial, and revocation.**
- 5.66.050 General food vending vehicle requirements.**
- 5.66.060 Food vending vehicle requirements in the public right-of-way.**
- 5.66.070 Food vending vehicle requirements on private property.**
- 5.66.080 Appeal of a permit denial or revocation.**

5.66.010 Definitions.

“Food vending vehicle” includes any vehicle as defined in the [California Vehicle Code](#), from which any type of food or beverage is sold or offered for sale directly to any consumer; provided, however, that “food vending vehicle” does not include a vehicle that only delivers food or beverage products ordered by home delivery customers and ice cream trucks as permitted under Chapter [8.16](#). (Ord. 4862 § 1, 2016)

5.66.020 Permits required.

All food vending vehicle business owners shall comply with the following requirements:

- A. Maintain a valid food vending vehicle permit from the city of Bakersfield;
- B. Maintain a valid business tax certificate from the city of Bakersfield;
- C. Maintain a valid permit from the county of Kern through its public health services department. (Ord. 4862 § 1, 2016)

5.66.030 Application.

A. All food vending vehicle business owners shall submit a complete application for a food vending vehicle permit on forms approved by the finance director or designee and shall be signed under penalty of perjury by the applicant.

1. Food vending vehicles intending to operate on private property:

- a. Must attach to the application for permit a plot plan drawn to scale, showing the location of utilities, improved parking areas, location of permanent and temporary structures, curb cut and/or driveways and identifying the nearest available source of potable water, sanitary facilities and fire hydrants that the food vending vehicle has permission to use;
- b. Need written authorization signed and dated by the current property owner regarding the location of the food vending vehicle business on the owner's property;
- c. Need a copy of an approved conditional use permit if applicable.

B. With the completed application form, the applicant shall deliver the appropriate fee as set forth in Chapter [3.70](#) and as amended from time to time. (Ord. 4862 § 1, 2016)

5.66.040 Application approval, denial, and revocation.

- A. The finance director or designee shall approve or deny an application within sixty days of receipt.
- B. The finance director or designee may deny or revoke a food vending vehicle permit whenever it is determined that the applicant has done any of the following:
 1. That misrepresentations were made on the application;
 2. That the business owner or any manager of the food vending vehicle business has been convicted of a crime substantially related to the qualifications, functions, or duties of the food vending vehicle business for which application is made, unless he or she has obtained a certificate of rehabilitation;
 3. That any of the terms or conditions of the permit or regulations under this chapter have been violated, or that the food vending vehicle business has been operating in violation of local ordinance, state or federal law;
 4. That the food vending vehicle business is interfering with the peace and quiet of the neighborhood;
 5. That the safety of persons or real or personal property requires such revocation;
 6. That the property owner transferred or assigned his, her or its interest in the property. (Ord. 4862 § 1, 2016)

5.66.050 General food vending vehicle requirements.

- A. No selling or serving alcohol;
- B. No selling to persons in vehicles;
- C. No amplified sound or loudspeakers. Must comply with the noise limits in Chapter [9.22](#);

- D. No discharge or cause to be discharged to a public sewer, any waste as defined in Section [14.12.220\(B\)](#) which directly or indirectly connects to the city's sewerage systems;
- E. No lighting, except localized lighting that is used on or in the food vending vehicle;
- F. No obstruction or interference with the free flow of pedestrian or vehicular traffic, including, but not limited to, access to or from any business, public building, or dwelling unit;
- G. No restriction of visibility area sight distance at any driveway or intersection;
- H. Posting, in public view and without obstruction, on the back upper left side of the vehicle, the following items:
1. A valid permit certification and valid permit sticker from the county of Kern's public health services department, and
 2. A city code enforcement sticker that provides a phone number to report violations;
- I. Hours of operation shall be between six a.m. and ten p.m. from Monday through Saturday and between six a.m. and eight p.m. on Sunday, except in the commercial center zone (CC) and the central business zone (C-B), where hours of operation shall be between six a.m. and one a.m. from Monday through Sunday;
- J. Provide at least one trash receptacle and one recycling receptacle for use by patrons within twenty feet and in a convenient location that does not impede pedestrian or vehicular traffic;
- K. Upon vacating the site, must collect and remove the aforementioned trash receptacle and all litter and debris generated within a minimum fifty-foot radius of the food vending vehicle;
- L. Food vending vehicles shall be a permitted use in the following zone districts: CC (commercial center), C-2 (regional commercial), C-B (central business), M-1 (light manufacturing), M-2 (general manufacturing) and where permitted by Section [5.66.070\(I\)](#). Operation in any other zone district, or operation of multiple food vehicles pursuant to Section [5.66.070\(H\)](#), shall require approval of a conditional use permit in accordance to the process established by Chapter [17.64](#) herein;
- M. Food vending vehicles must park at least seventy-five feet away from a primary frontage for patrons of a restaurant and at least two hundred feet away from the following zone districts: R-1 (one-family dwelling), R-2 (limited multiple-family dwelling), R-3 (multiple-family dwelling), R-S (residential suburban) and PUD (planned unit development), unless operating in accordance with state law and with Section [5.66.070\(I\)](#) or pursuant to a conditional use permit;
- N. Food vending vehicles must park at least three hundred feet away from the exterior boundary of property used and occupied by any public playground or park maintained and operated by the city, or other public corporation, unless operating in accordance with Section [5.66.070](#);
- O. Shall permit law enforcement officers to inspect the premises of the food vending vehicle business for purposes of ensuring compliance with the law at any time the vehicle is open for business. Such inspections shall be conducted in a reasonable manner and shall be as frequent as necessary;

P. Maintain liability insurance policy of at least one million dollars that names the city as an additional insured.
(Ord. 4862 § 1, 2016)

5.66.060 Food vending vehicle requirements in the public right-of-way.

In addition to Section [5.66.050](#), food vending vehicle business owners in the public right-of-way shall comply with the following requirements:

- A. Follow current city and [California Vehicle Code](#) parking requirements;
- B. Park parallel to the curb before serving any customers;
- C. Notwithstanding the trash receptacle, no tables, chairs, furniture, umbrellas, generators, objects or structures shall be permitted outside of the food vending vehicle;
- D. Notwithstanding the trash receptacle, containment of all associated equipment and operations within the food vending vehicle;
- E. Have no signs other than those exhibited on or in the food vending vehicle;
- F. Not operate in the public right-of-way within five hundred feet from any school, between seven a.m. and four p.m. on regular school days, unless operating in accordance with Section [5.66.070](#);
- G. Not operate in the public right-of-way within five hundred feet of a permitted special event on public property while such event is in progress unless the food vending vehicle has either: (1) written authorization from the event organizer, or (2) a special event permit as defined in Chapter [10.69](#);
- H. Not encroach onto a public sidewalk with any part of the vehicle or any other equipment or furniture related to the operation of the business, except for the required trash and recycling receptacles or any attached sign or awning. The business owner shall provide at least an eight-foot vertical clearance for pedestrian access under the sign or awning. (Ord. 4862 § 1, 2016)

5.66.070 Food vending vehicle requirements on private property.

In addition to Section [5.66.050](#), food vending vehicle business owners on private property and property owners which allow business owners on private property shall comply with the following:

- A. Maintain a copy of the property owner's written approval allowing the food vending vehicle business owner to use their property for food vending;
- B. Maintain a copy of the approved plot plan in the vehicle;
- C. Operate within a paved, level parking area, where it can be demonstrated that any off-street parking spaces located in that area are not otherwise reserved, encumbered, or designated to satisfy the off-street parking requirement of a business or activity that is operating at the same time as the food vending vehicle;

- D. May set up a maximum of three tables with shade structures and provide a maximum of twelve chairs, all of which must be removed daily at the close of business;
- E. A food vending vehicle and associated equipment shall occupy a maximum area of three standard parking stalls or five hundred square feet, whichever is less;
- F. A maximum of one food vending vehicle shall be parked on each legal parcel overnight;
- G. Operations shall not impede pedestrian or vehicular ingress or egress through the remainder of the parking area or adjacent public right-of-way;
- H. One food vending vehicle shall be permitted on private property at any given time, with the following exceptions:
 - 1. More than one food vending vehicle may operate on private property in the commercial center zone (CC) and central business zone (C-B),
 - 2. More than one food vending vehicle may operate on private property in other zone districts subject to adherence to all other regulations of this chapter and approval of a conditional use permit per the process established by Chapter [17.64](#);
- I. The following types of food vending vehicle operations are not limited by zoning restrictions:
 - 1. Operations on the property of a school, university, hospital, or religious facility with the written consent of the property owner and an applicable permit from the city,
 - 2. Operations in city parks with the written consent of the recreation and parks director or designee,
 - 3. Private catering events that comply with the following requirements:
 - a. The food vending vehicle is parked entirely on private property,
 - b. Service is limited to private guests of the catering host, and
 - c. Payment occurs directly between the catering event host and the food vending vehicle business owner. No payment transactions shall occur for individual orders,
 - 4. Construction sites that comply with the following requirements:
 - a. The site is actively under construction pursuant to a valid building permit or grading permit, and
 - b. The food vending vehicle does not vend to the general public. (Ord. 4862 § 1, 2016)

5.66.080 Appeal of a permit denial or revocation.

- A. Should an applicant be denied a permit or if a business owner's food vending vehicle permit is revoked, then said person may, no later than ten business days after notice of such decision is deposited in the United States

mail, addressed to the business owner at the address provided on the application, make written objection to the city manager setting forth the grounds for dissatisfaction, whereupon the city manager or designee shall hear such objections at a scheduled hearing;

B. The applicant/food vending vehicle business owner shall be given written notice no less than fifteen days prior to such hearing. The city manager or designee may, upon such hearing, sustain, suspend or overrule the decision of the finance director or designee, which decision shall be final and conclusive;

C. Pending the hearing, the decision of the finance director or designee shall remain in full force and effect and any reversal thereof by the city manager shall not be retroactive but shall take effect as of the date of the city manager or designee's decision. (Ord. 4862 § 1, 2016)

The Bakersfield Municipal Code is current through Ordinance 5051, passed May 19, 2021.

Disclaimer: The city clerk has the official version of the Bakersfield Municipal Code. Users should contact the city clerk for ordinances passed subsequent to the ordinance cited above.

Note: This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

[City Website: www.bakersfieldcity.us](http://www.bakersfieldcity.us)

City Telephone: (661) 326-3000

[Code Publishing Company](#)

Petition in Support



This petition has collected
536 signatures
using the online tools at www.ipetitions.com

Printed on 2021-05-26

Help Keep Your Local Food Truck Near You!

About this petition

Local food truck, "Pita Paradise" has been operating just north of Bakersfield Auto Mall for over a year now when they suddenly received a notice that the property they serve at isn't zoned Properly. After weeks of research and looking for new locations, they haven't had any luck unfortunately. During that time It came to their attention that there are multiple local food trucks parked in similar zoning areas, and some of them have been operating for over 10 years. Bakersfield city, allows food trucks to park at C - 2, C - B, M - 1, M - 2, zoning areas while there are safe local areas that may not be zoned properly according to the City Of Bakersfield. Help Pita Paradise stay at their current location at 3901 wible rd today by signing this petition! We hope with enough help from our fans, will get Bakersfield City Manager to reconsider their decision in denying our Sellers Permit and others, as well, who are suffering from similar situations.

Signatures

1. Name: Yasmin saphieh on 2021-03-24 03:26:33
Comments: We love their food and it's a very healthy and convenient location for us and very respectful owners we love them keep them please

2. Name: May Alrshaidat on 2021-03-24 03:30:16
Comments: Good luck

3. Name: Entisar Musleh on 2021-03-24 03:30:22
Comments: Please Save Pita Paradise!

4. Name: Najwa hassan on 2021-03-24 03:31:45
Comments:

5. Name: Shifa abushanab on 2021-03-24 03:31:47
Comments: I love this place and love the location.
I think this food truck needs to stay as is and keep us loyal customers happy

6. Name: Mohammad Ali awawdeh on 2021-03-24 03:32:48
Comments:

7. Name: Ibrahim Ghannam on 2021-03-24 03:33:54
Comments:

8. Name: Mohammed Saphieh on 2021-03-24 03:34:38
Comments: We love serving our locals!

9. Name: Sanad Itayem on 2021-03-24 03:36:12
Comments:

10. Name: Suzanne Ghannam on 2021-03-24 03:37:35
Comments: I would be deeply saddened to see them go! Please reconsider!

11. Name: Mike ghannam on 2021-03-24 03:39:41
Comments:

12. Name: Manal on 2021-03-24 03:40:22
Comments:

13. Name: Alvaro Farnetti on 2021-03-24 03:40:28
Comments:

14. Name: Jeannie on 2021-03-24 03:40:56
Comments:
-
15. Name: Yasmin Abushanab on 2021-03-24 03:41:53
Comments: That's very sad
-
16. Name: Alia Aburish on 2021-03-24 03:42:27
Comments:
-
17. Name: Crystal Romero on 2021-03-24 03:42:38
Comments: I hope you can stay
-
18. Name: Pasima Arikat on 2021-03-24 03:42:42
Comments:
-
19. Name: Kendall konopka on 2021-03-24 03:43:58
Comments:
-
20. Name: Belen Delgadillo on 2021-03-24 03:44:15
Comments:
-
21. Name: Joe Perez on 2021-03-24 03:44:52
Comments: Allow them to stay please
-
22. Name: Nathan schumm on 2021-03-24 03:45:31
Comments:
-
23. Name: Colleen Bullard on 2021-03-24 03:45:43
Comments:
-
24. Name: Lisa Franceschi on 2021-03-24 03:46:26
Comments:
-
25. Name: Isel Sabri on 2021-03-24 03:46:40
Comments:
-
26. Name: Jose Cabrera on 2021-03-24 03:46:53
Comments: My family and I love pita paradise.
-
27. Name: Patti Taylor on 2021-03-24 03:47:04
Comments:
-

28. Name: Deana Corral on 2021-03-24 03:48:44
Comments:
-
29. Name: Nicolas Tolosa on 2021-03-24 03:49:28
Comments:
-
30. Name: Nadia jubran on 2021-03-24 03:50:33
Comments:
-
31. Name: Perry Hyatt on 2021-03-24 03:50:49
Comments:
-
32. Name: Faiza Kharoufeh on 2021-03-24 03:52:16
Comments: Best food from best people I hope they stay
-
33. Name: Daniela Benitez on 2021-03-24 03:53:10
Comments:
-
34. Name: Rodriguez on 2021-03-24 03:53:59
Comments: They BETTER STAY! that's my fav spot and it's close by to where I live.
-
35. Name: Yajaira Molina on 2021-03-24 03:54:39
Comments:
-
36. Name: Christopher Arias on 2021-03-24 03:56:41
Comments: You have my full on support
-
37. Name: Saida on 2021-03-24 03:59:06
Comments: One of the best cleanest food trucks ever with great service
-
38. Name: Mohammad Elwir on 2021-03-24 03:59:09
Comments:
-
39. Name: Alfonso castanon on 2021-03-24 03:59:23
Comments: Let them stay!
-
40. Name: nancy torres on 2021-03-24 03:59:24
Comments:
-
41. Name: Jaber subeh on 2021-03-24 03:59:31
Comments:
-

42. Name: Claudia Villalobos on 2021-03-24 04:00:12
Comments:
-
43. Name: Barber Nando on 2021-03-24 04:02:27
Comments:
-
44. Name: Elizabeth Zamora on 2021-03-24 04:02:45
Comments:
-
45. Name: Chris davalos on 2021-03-24 04:02:51
Comments: Best place for great cooked food always serving the community!
-
46. Name: Monica Hinson on 2021-03-24 04:04:25
Comments: Pita Paradise is a Bakersfield staple. Let them stay!
-
47. Name: Jeremy Beck on 2021-03-24 04:04:46
Comments: Keep all the food trucks
-
48. Name: Ala on 2021-03-24 04:04:49
Comments:
-
49. Name: Javier on 2021-03-24 04:05:03
Comments:
-
50. Name: Brigitte Strizak on 2021-03-24 04:05:13
Comments:
-
51. Name: Alex mar on 2021-03-24 04:06:49
Comments:
-
52. Name: Ahmad on 2021-03-24 04:07:08
Comments:
-
53. Name: Nick Vallejo on 2021-03-24 04:07:20
Comments:
-
54. Name: Teresa Nieto on 2021-03-24 04:08:22
Comments:
-
55. Name: Muhammad ayeshe on 2021-03-24 04:08:35
Comments: I love eating at pita paradise! It's close to work, the staff is amazing and I would hate to not be able to eat there on my lunch break

56. Name: Andres merino on 2021-03-24 04:09:27
Comments:

57. Name: Jorge Morales on 2021-03-24 04:09:32
Comments:

58. Name: Kacey Pounds on 2021-03-24 04:09:39
Comments:

59. Name: Michele Hardin on 2021-03-24 04:10:39
Comments:

60. Name: Fabiola Cabeza on 2021-03-24 04:10:53
Comments:

61. Name: Stephanie Sanchez on 2021-03-24 04:11:42
Comments:

62. Name: Ana Reyes on 2021-03-24 04:12:01
Comments:

63. Name: Sandy Awwad on 2021-03-24 04:12:41
Comments: I LOVE the guys working at Pita Paradise, they're super friendly and their food is to die for. I really hope this truck stays because it's so convenient for me and my husband

64. Name: Ahmad hamdan on 2021-03-24 04:12:54
Comments:

65. Name: Jessica Lepe on 2021-03-24 04:13:29
Comments:

66. Name: Dulce Garcia on 2021-03-24 04:15:44
Comments:

67. Name: Amy on 2021-03-24 04:16:34
Comments:

68. Name: Jennifer Arandes on 2021-03-24 04:17:00
Comments:

69.	Name: Laura Avellanoza	on 2021-03-24 04:18:01	Comments:
70.	Name: Tim valdez	on 2021-03-24 04:18:06	Comments:
71.	Name: Josh	on 2021-03-24 04:19:48	Comments:
72.	Name: Arturo Orozco	on 2021-03-24 04:20:59	Comments:
73.	Name: Nasir Hyder	on 2021-03-24 04:21:04	Comments:
74.	Name: Jazmín Ortiz	on 2021-03-24 04:22:20	Comments:
75.	Name: Tarik	on 2021-03-24 04:22:43	Comments:
76.	Name: Betsy Lackie	on 2021-03-24 04:23:34	Comments: Pita Paradise has excellent food👍☐
77.	Name: Brandon Crowell	on 2021-03-24 04:23:53	Comments:
78.	Name: Anthony Castellon	on 2021-03-24 04:24:51	Comments: Do the right thing. Let them stay
79.	Name: Helena Fultz	on 2021-03-24 04:25:11	Comments:
80.	Name: K	on 2021-03-24 04:25:23	Comments:
81.	Name: Cynthia Ruvas	on 2021-03-24 04:25:51	Comments: P
82.	Name: John Hansen	on 2021-03-24 04:27:20	Comments:

83. Name: Eric Hansen on 2021-03-24 04:27:43
Comments:

84. Name: Tania partida on 2021-03-24 04:29:11
Comments:

85. Name: Ashley Arevalo on 2021-03-24 04:29:43
Comments:

86. Name: Troy Minnear on 2021-03-24 04:30:06
Comments:

87. Name: Morgi Geivet on 2021-03-24 04:31:21
Comments:

88. Name: Samar Rashid on 2021-03-24 04:31:58
Comments: Let them stay!!!

89. Name: Younis on 2021-03-24 04:34:35
Comments:

90. Name: Tricia Stauffer on 2021-03-24 04:36:22
Comments:

91. Name: Deedrea Herrera on 2021-03-24 04:36:54
Comments:

92. Name: Areaaj on 2021-03-24 04:37:59
Comments: The have the best service and clean kitchen and they are very respectful

93. Name: Crystal Aldaz on 2021-03-24 04:39:18
Comments:

94. Name: Jacqueline Cameron on 2021-03-24 04:40:31
Comments:

95. Name: Kristina Irwin on 2021-03-24 04:40:41
Comments:

96. Name: Sam Abed on 2021-03-24 04:41:12
Comments:

97. Name: David Newton on 2021-03-24 04:41:12
Comments:
-
98. Name: Tiffany Gomez on 2021-03-24 04:44:24
Comments:
-
99. Name: Daniela Garcia on 2021-03-24 04:44:34
Comments:
-
100. Name: Hasiba mansour on 2021-03-24 04:44:54
Comments: It's the best food in town
-
101. Name: Steve Hook on 2021-03-24 04:45:04
Comments: Please let Pita Paradise Stay in this location
-
102. Name: Crystal Hernandez on 2021-03-24 04:45:34
Comments:
-
103. Name: Alejandro Correa on 2021-03-24 04:48:25
Comments:
-
104. Name: keia on 2021-03-24 04:48:30
Comments: let them stay
-
105. Name: Samantha Sandoval on 2021-03-24 04:49:30
Comments:
-
106. Name: DeNae Brown on 2021-03-24 04:50:18
Comments:
-
107. Name: Marina Rivas on 2021-03-24 04:51:38
Comments:
-
108. Name: Chris Cordova on 2021-03-24 04:51:41
Comments: We love pitta
-
109. Name: Tina Mathiasen on 2021-03-24 04:51:48
Comments:
-
110. Name: Nakisha Jackson on 2021-03-24 04:54:25
Comments: This is great local business and they deserve to stay at the location where they are currently located!

111. Name: Diana on 2021-03-24 04:54:27
Comments: I love the food here !

112. Name: Maria Batrez on 2021-03-24 04:55:58
Comments:

113. Name: Laura Levingston on 2021-03-24 04:56:51
Comments:

114. Name: Lynna Ha on 2021-03-24 04:57:40
Comments:

115. Name: Grace Stoy on 2021-03-24 04:58:34
Comments:

116. Name: Starr Perez on 2021-03-24 04:58:43
Comments:

117. Name: Khitam on 2021-03-24 04:59:03
Comments:

118. Name: Claudia Ledezma on 2021-03-24 05:00:29
Comments:

119. Name: Haley clairday on 2021-03-24 05:00:52
Comments:

120. Name: Moises Minera Martínez on 2021-03-24 05:00:59
Comments:

121. Name: Anthony de Guia on 2021-03-24 05:01:04
Comments: Pita Paradise has served our community from East to West Bakersfield for years. Please allow them to continue to operate throughout Bakersfield for more locals to experience their delicious Mediterranean cuisine.

122. Name: Mary Koharchick on 2021-03-24 05:07:30
Comments:

123. Name: Melissa Henrichs on 2021-03-24 05:08:08
Comments:

124. Name: Anakaren Martinez on 2021-03-24 05:08:20
Comments:

125. Name: Dinah Soriano on 2021-03-24 05:08:45
Comments:

126. Name: Amer Saphieh on 2021-03-24 05:09:24
Comments: Keep it open!

127. Name: Beatriz M on 2021-03-24 05:09:26
Comments:

128. Name: Philip Welch on 2021-03-24 05:09:38
Comments:

129. Name: Michael Duran on 2021-03-24 05:10:16
Comments: Please let them stay.

130. Name: Kirsti on 2021-03-24 05:13:03
Comments:

131. Name: Juan Rodriguez-Mendias on 2021-03-24 05:13:12
Comments: Let them stay

132. Name: Tracy Duran on 2021-03-24 05:13:39
Comments: Let them stay

133. Name: Cinthia Medina on 2021-03-24 05:13:46
Comments:

134. Name: Jumara on 2021-03-24 05:15:06
Comments: Food is amazing

135. Name: Andrew Fountain on 2021-03-24 05:15:50
Comments:

136. Name: Nora Gonzalez on 2021-03-24 05:17:04
Comments: Keep Pita Paradise at their location!

137. Name: Christopher Scott on 2021-03-24 05:17:13
Comments:

138. Name: Lovejit Kaur on 2021-03-24 05:17:19
Comments:
-
139. Name: Carlos Zavala on 2021-03-24 05:17:55
Comments: Keep it open!
-
140. Name: Majdi on 2021-03-24 05:18:12
Comments:
-
141. Name: Mitchel Baker on 2021-03-24 05:20:02
Comments:
-
142. Name: Sadik hammad on 2021-03-24 05:21:31
Comments:
-
143. Name: Daniel Andriano on 2021-03-24 05:22:36
Comments:
-
144. Name: Roberto Barajas on 2021-03-24 05:24:13
Comments:
-
145. Name: Ghadah Elabed on 2021-03-24 05:24:24
Comments:
-
146. Name: Angelina Neuer on 2021-03-24 05:25:46
Comments:
-
147. Name: Miguel on 2021-03-24 05:26:30
Comments: Please allow this food truck to operate in its current location close to wible and white ln. It is one of the few places with healthy offerings at reasonable prices in an area surrounded by fast food. This area is convenient and close to many people because of its location close to the freeway 99. The parking lot in which it is situated has ample parking spaces that are rarely used. Also, because of Pita Paradise's speedy service, the impact on traffic is slim to none.
-
148. Name: Rosa Zubeldia on 2021-03-24 05:26:36
Comments:
-
149. Name: Isa Rasul on 2021-03-24 05:27:13
Comments: If God wills it they will reconsider
-
150. Name: Inder S Dosanjh on 2021-03-24 05:27:40
Comments:

151. Name: Theresa Balderston on 2021-03-24 05:27:45
Comments:

152. Name: Johnny martinez on 2021-03-24 05:28:03
Comments:

153. Name: Adel on 2021-03-24 05:28:52
Comments:

154. Name: Serena Denogean on 2021-03-24 05:29:35
Comments:

155. Name: Tekoa Coleman on 2021-03-24 05:30:11
Comments: I pray everything will fall back into place in Jesus name

156. Name: Carolina Ponce de leon on 2021-03-24 05:30:38
Comments:

157. Name: Abdel Dalia on 2021-03-24 05:30:56
Comments:

158. Name: Jorge Nieto on 2021-03-24 05:35:25
Comments:

159. Name: Anthony Prendez on 2021-03-24 05:35:38
Comments:

160. Name: Jessica Gacs on 2021-03-24 05:36:28
Comments:

161. Name: Abdel Halim Enbawie on 2021-03-24 05:38:43
Comments: Good hard working people excellent five star service

162. Name: Kimberly Rosalez on 2021-03-24 05:43:14
Comments:

163. Name: Hana Qwfan on 2021-03-24 05:43:48
Comments:

164. Name: Susie Brock on 2021-03-24 05:45:04
Comments:

165. Name: Raquel hernandez on 2021-03-24 05:45:05
Comments:

166. Name: Jessica on 2021-03-24 05:45:36
Comments:

167. Name: Heinrich Altavas on 2021-03-24 05:45:50
Comments:

168. Name: Dan Phillips on 2021-03-24 05:50:00
Comments:

169. Name: Marissa Maldonado on 2021-03-24 05:51:07
Comments: I love Pita Paradise. Great friendly environment. It's convenient and close by. A lot of us can't afford to drive all the way across town on lunch breaks. Please take into consideration.

170. Name: Rebekah Buckingham on 2021-03-24 05:55:43
Comments:

171. Name: Elizabeth LeCain on 2021-03-24 05:59:17
Comments:

172. Name: Airik Kuper on 2021-03-24 06:00:34
Comments:

173. Name: Oudeh saphieh on 2021-03-24 06:02:58
Comments: We want pita paradise!!!

174. Name: Heather Evans on 2021-03-24 06:06:08
Comments:

175. Name: abdul aamir on 2021-03-24 06:06:27
Comments:

176. Name: Shawn Bauer on 2021-03-24 06:08:28
Comments:

177. Name: yunuen zavalá on 2021-03-24 06:08:55
Comments:

178.	Name: Rashed Tayeh	on 2021-03-24 06:12:11	Comments:
179.	Name: Abby Ali	on 2021-03-24 06:13:12	Comments:
180.	Name: Priscilla Mendez	on 2021-03-24 06:15:51	Comments:
181.	Name: Amy Urena	on 2021-03-24 06:18:37	Comments:
182.	Name: Zaina	on 2021-03-24 06:23:35	Comments: Save Pita Paradise!
183.	Name: Amani ghannam	on 2021-03-24 06:26:56	Comments: Go get em cuzoo
184.	Name: Arash T	on 2021-03-24 06:27:38	Comments: I love this truck, don't wanna see it go :(
185.	Name: Azeem	on 2021-03-24 06:29:32	Comments:
186.	Name: Gabby	on 2021-03-24 06:29:36	Comments:
187.	Name: Vicky	on 2021-03-24 06:32:50	Comments:
188.	Name: Tanisha Carpenter	on 2021-03-24 06:34:57	Comments: Love this truck and they should be able to stay where are now located
189.	Name: Breanna	on 2021-03-24 06:35:31	Comments:
190.	Name: Silvia Cadena	on 2021-03-24 06:35:33	Comments:
191.	Name: Austin Oxford	on 2021-03-24 06:46:57	Comments:

192.	Name: jennifer jauregui	on 2021-03-24 06:48:17
	Comments:	
193.	Name: Ricky ene	on 2021-03-24 06:56:56
	Comments:	Neta let them stay open they be serving the best food y'all sleeping
194.	Name: Kaitlin	on 2021-03-24 07:08:17
	Comments:	
195.	Name: Edilyn Aguil	on 2021-03-24 07:12:18
	Comments:	
196.	Name: Yvette	on 2021-03-24 07:14:17
	Comments:	
197.	Name: Janeth Medrano	on 2021-03-24 07:32:24
	Comments:	
198.	Name: Kylie Baker	on 2021-03-24 07:37:06
	Comments:	
199.	Name: Kiera	on 2021-03-24 08:04:03
	Comments:	Keep the food truck
200.	Name: Rachel Khan	on 2021-03-24 08:07:48
	Comments:	
201.	Name: Meishan Chen	on 2021-03-24 08:09:18
	Comments:	
202.	Name: Bee Michelle	on 2021-03-24 08:09:47
	Comments:	
203.	Name: Sanah Musleh	on 2021-03-24 08:16:19
	Comments:	
204.	Name: Sarah Emery	on 2021-03-24 09:26:36
	Comments:	
205.	Name: Suzy Ghannam	on 2021-03-24 09:52:12
	Comments:	Please reconsider your stance and allow Pita Paradise to continue operating

at their current location. They are humble, hardworking people who love serving the local community. Locals flock to this location to enjoy their amazing cuisine. Kindly listen to the local community and allow Pita Paradise to continue doing what they love best..

206. Name: Zaihda Mohammed on 2021-03-24 10:06:11
Comments: Please let Pita Paradise stay at their current location on Wible Rd!

207. Name: Lara on 2021-03-24 10:14:17
Comments:

208. Name: Bernardo on 2021-03-24 10:35:23
Comments: Pita paradise is a great food truck. Please allow them to continue their business operations!

209. Name: Deisy Uribe on 2021-03-24 10:42:17
Comments:

210. Name: David Rogers on 2021-03-24 10:59:43
Comments: Who cares where they park? Are they a hazard in that they interfere with traffic in any way? Or are they operating in a near homes? If both are no, then leave them alone.

211. Name: Sarah Haavistola on 2021-03-24 11:09:20
Comments:

212. Name: Kara on 2021-03-24 11:24:05
Comments:

213. Name: NINA SANDHU on 2021-03-24 11:28:14
Comments:

214. Name: Anisa Ibrahim on 2021-03-24 11:30:10
Comments: Please keep this food truck their location! They really need the living and job!

215. Name: Emilia on 2021-03-24 11:41:21
Comments:

216. Name: Rocio Reyna on 2021-03-24 11:42:13
Comments:

217. Name: Noah Kurdi on 2021-03-24 11:47:53
Comments: Noah Kurdi

218. Name: Mervat Jaber on 2021-03-24 11:57:22
Comments:
-
219. Name: Susanna Domondon on 2021-03-24 12:12:40
Comments:
-
220. Name: Fozan ghannam on 2021-03-24 12:15:08
Comments: We need the trucks open. They are a good source of our meals
-
221. Name: Reem Alqaini on 2021-03-24 12:19:48
Comments:
-
222. Name: Jessica Grogan on 2021-03-24 12:19:59
Comments: My family and I love Pita Paradise. The food and service is always exceptional. We also love the location on Wible because it is close to our home.
-
223. Name: Faris darwish on 2021-03-24 12:28:32
Comments:
-
224. Name: Carmen Avila on 2021-03-24 12:28:53
Comments: Keep it open!!
-
225. Name: Heyam on 2021-03-24 12:33:34
Comments:
-
226. Name: Ifrah Ali on 2021-03-24 12:48:06
Comments:
-
227. Name: Ghosoun on 2021-03-24 12:48:44
Comments:
Please keep this food truck their location! They really need the living and job!
-
228. Name: Isabel Rodriguez on 2021-03-24 12:50:43
Comments:
-
229. Name: Khulood Hussin on 2021-03-24 12:54:29
Comments:
-
230. Name: Janet Harris on 2021-03-24 12:55:03
Comments:
-
231. Name: Rick Hobbs on 2021-03-24 12:56:31

Comments: Do the right thing!

232. Name: Amanda Anaya on 2021-03-24 13:11:36
Comments:

233. Name: Rubi Garcia on 2021-03-24 13:14:52
Comments:

234. Name: Kelsey Ramirez on 2021-03-24 13:22:02
Comments:

235. Name: Hannah Richert on 2021-03-24 13:27:49
Comments:

236. Name: Shannon Lasater on 2021-03-24 13:36:49
Comments:

237. Name: Gabriela López on 2021-03-24 13:47:49
Comments:

238. Name: Brittany hernandez on 2021-03-24 13:49:22
Comments:

239. Name: Zac Newton on 2021-03-24 13:55:19
Comments:

240. Name: Steve Diaz on 2021-03-24 13:57:34
Comments:

241. Name: Cynthia Cabrera on 2021-03-24 14:00:35
Comments: Love the food

242. Name: Katherine Auffant on 2021-03-24 14:10:09
Comments:

243. Name: Amber Ellis Ellis on 2021-03-24 14:12:02
Comments: Let them operate!!!

244. Name: Enaam Salem on 2021-03-24 14:17:06
Comments:

245. Name: Darville Marcelino on 2021-03-24 14:21:25

Comments:

246. Name: Jaqueline Valdez on 2021-03-24 14:27:18
Comments:

247. Name: Monique Gutierrez on 2021-03-24 14:28:00
Comments:

248. Name: Jeff Eppler on 2021-03-24 14:36:38
Comments:

249. Name: Melissa Cardenas on 2021-03-24 14:45:44
Comments:

250. Name: yancy on 2021-03-24 14:50:41
Comments: i hope everything goes well!

251. Name: Sophie Metcalf on 2021-03-24 14:51:11
Comments: KEEP IT!

252. Name: Molly Parr on 2021-03-24 14:52:00
Comments:

253. Name: Kelli Bryan on 2021-03-24 14:52:25
Comments: Let them stay!!!

254. Name: Juan Reyes on 2021-03-24 14:53:56
Comments: Keep pita paradise food truck at its current location

255. Name: Kelly McCarthy on 2021-03-24 14:54:59
Comments:

256. Name: Katherine Slade on 2021-03-24 14:55:53
Comments:

257. Name: Carema Abed on 2021-03-24 15:10:36
Comments:

258. Name: Lauren Brown on 2021-03-24 15:11:58
Comments:

259. Name: Christy Highfill on 2021-03-24 15:12:14

Comments: Let her stay!!!

260.	Name: Grace Cruz	on 2021-03-24 15:12:24
	Comments:	

261.	Name: ElAine Gonzalez	on 2021-03-24 15:20:33
	Comments:	

262.	Name: MARIA GARCIA	on 2021-03-24 15:22:36
	Comments:	

263.	Name: diyala dalia	on 2021-03-24 15:22:41
	Comments:	

264.	Name: Amy Panel	on 2021-03-24 15:24:46
	Comments:	

265.	Name: Heba Ayesha	on 2021-03-24 15:26:15
	Comments: Keep It please	

266.	Name: Angie Pena	on 2021-03-24 15:33:28
	Comments:	

267.	Name: Avery	on 2021-03-24 15:36:17
	Comments:	

268.	Name: Afiah Johnson	on 2021-03-24 15:46:35
	Comments:	

269.	Name: ADEL Samad	on 2021-03-24 15:51:15
	Comments: Don't destroy a family business that is providing good clean food and positive energy for the community! Keep them open!	

270.	Name: Albert Gorospe	on 2021-03-24 15:55:23
	Comments:	

271.	Name: Andrew	on 2021-03-24 16:01:01
	Comments:	

272.	Name: Mary	on 2021-03-24 16:06:57
	Comments:	

273. Name: Ian on 2021-03-24 16:31:51
Comments: We need need this truck in this side of town.
-
274. Name: Marlyng on 2021-03-24 16:45:07
Comments:
-
275. Name: Makyla on 2021-03-24 16:45:30
Comments:
-
276. Name: Akayluh on 2021-03-24 17:08:31
Comments: The service there is great, the food is amazing and the location is convenient!
-
277. Name: Stephanie Frank on 2021-03-24 17:11:22
Comments: This place is great. The city of Bakersfield is always doing its people wrong.
-
278. Name: Virginia on 2021-03-24 17:13:42
Comments:
-
279. Name: Cristina Tirado on 2021-03-24 17:22:54
Comments:
-
280. Name: Francisco rosas on 2021-03-24 17:26:11
Comments: love your food
-
281. Name: Francine Arambula on 2021-03-24 17:28:57
Comments: Great food
-
282. Name: Kristin Medrano on 2021-03-24 17:29:10
Comments:
-
283. Name: Gypsy Medrano on 2021-03-24 17:29:41
Comments:
-
284. Name: Kriss DeJesus on 2021-03-24 17:30:24
Comments:
-
285. Name: Johnny Medrano on 2021-03-24 17:30:46
Comments:
-
286. Name: Martin Pineda on 2021-03-24 17:34:08
Comments:

287.	Name: Anna Martinez	on 2021-03-24 17:34:10	Comments:
288.	Name: Nikkole DeJesus	on 2021-03-24 17:34:55	Comments:
289.	Name: Nikkie Rule	on 2021-03-24 17:35:59	Comments:
290.	Name: Griselda Torres	on 2021-03-24 17:44:32	Comments:
291.	Name: Jessica Garcia	on 2021-03-24 17:45:13	Comments:
292.	Name: Alisha Donelson	on 2021-03-24 17:46:23	Comments:
293.	Name: Janell	on 2021-03-24 17:50:16	Comments:
294.	Name: Norma escobar	on 2021-03-24 17:55:07	Comments: Maintain health and safety protocols to a high standard. Food truck is clean and well kept.
295.	Name: Genevie Colbert	on 2021-03-24 17:57:24	Comments:
296.	Name: Jezelle Alcala	on 2021-03-24 17:57:55	Comments:
297.	Name: Bayan	on 2021-03-24 17:59:57	Comments:
298.	Name: Bryce Coleman	on 2021-03-24 18:00:34	Comments:
299.	Name: Frankie Marquez	on 2021-03-24 18:01:59	Comments:
300	Name: Odeh Sanhie	on 2021-03-24 18:06:27	

Comments:

301. Name: Suzy Alviso on 2021-03-24 18:07:48
Comments:

302. Name: Alonso Valadez on 2021-03-24 18:10:14
Comments:

303. Name: Guadalupe Medrano on 2021-03-24 18:10:56
Comments:

304. Name: Jesusita Garza on 2021-03-24 18:11:31
Comments:

305. Name: Evan on 2021-03-24 18:11:54
Comments:

306. Name: Michael Alviso on 2021-03-24 18:13:53
Comments:

307. Name: Hany Nasr on 2021-03-24 18:14:55
Comments:

308. Name: Kristi on 2021-03-24 18:16:05
Comments:

309. Name: Marie Medrano on 2021-03-24 18:17:54
Comments:

310. Name: Dominic on 2021-03-24 18:18:47
Comments:

311. Name: Patricia Durate on 2021-03-24 18:21:12
Comments:

312. Name: Elise Sotello on 2021-03-24 18:22:35
Comments:

313. Name: Nicole Alvarez on 2021-03-24 18:23:21
Comments:

314 Name: Margarita Cano on 2021-03-24 18:24:24

Comments:

-
315. Name: Luis Higera on 2021-03-24 18:32:05
Comments: Best food truck in town
-
316. Name: Julissa mendoza on 2021-03-24 18:32:42
Comments:
-
317. Name: Erik Felix on 2021-03-24 18:39:45
Comments:
-
318. Name: Bianca Zarate on 2021-03-24 18:54:01
Comments:
-
319. Name: Regina Casamahuapa on 2021-03-24 19:06:41
Comments:
-
320. Name: Caroline on 2021-03-24 19:22:26
Comments: I love their food, I don't have to drive downtown anymore!!
-
321. Name: Josue Aguilera Lemus on 2021-03-24 19:42:00
Comments:
-
322. Name: Jennifer Villalba on 2021-03-24 19:42:17
Comments:
-
323. Name: Janet Huffaker on 2021-03-24 19:44:06
Comments:
-
324. Name: johnny on 2021-03-24 19:46:00
Comments:
-
325. Name: Amal Jabet on 2021-03-24 19:48:36
Comments: Delicious food very Organize management.
-
326. Name: Maria padilla on 2021-03-24 19:50:59
Comments:
-
327. Name: Jennifer Gomez on 2021-03-24 19:53:54
Comments:
-
328. Name: Dawlat haber on 2021-03-24 19:57:04

Comments:

329. Name: Yvette Aguilar on 2021-03-24 19:57:31
Comments:

330. Name: Jamil khalil on 2021-03-24 20:07:40
Comments:

331. Name: Jessica D on 2021-03-24 20:29:47
Comments:

332. Name: Sam on 2021-03-24 20:36:33
Comments: Leave this place alone. Where they're parked isn't causing any traffic. Y'all just like causing headaches and nonsense

333. Name: Fare Fare on 2021-03-24 20:37:54
Comments: Get them permitted and let them keep their spot!

334. Name: Oscar Leal on 2021-03-24 20:38:38
Comments: One of the cleanest and best food truck in town..

335. Name: Lizbeth Mendoza on 2021-03-24 20:38:53
Comments:

336. Name: Christopher Langley-Burr on 2021-03-24 20:42:44
Comments:

337. Name: Linnet Devereux on 2021-03-24 20:49:25
Comments: They fed me when I didn't have my card on me... telling me it's ok come back when you have your card♥☐

338. Name: Jennifer Wright on 2021-03-24 20:56:30
Comments:

339. Name: Ashley Mckay on 2021-03-24 20:57:56
Comments:

340. Name: Brittney Neri on 2021-03-24 21:01:58
Comments:

341. Name: Khari Hairston-El on 2021-03-24 21:03:05
Comments:

-
342. Name: Daniel Leinker on 2021-03-24 21:04:14
Comments:
-
343. Name: Sal Jaber on 2021-03-24 21:05:23
Comments: We like this people they are very nice and the food is very good with low prices I wish they stay at this location.
-
344. Name: Bella Gomez on 2021-03-24 21:08:21
Comments:
-
345. Name: Cherish Dye on 2021-03-24 21:10:40
Comments:
-
346. Name: Linda Thompson on 2021-03-24 21:28:19
Comments:
-
347. Name: Matt Munoz on 2021-03-24 21:35:40
Comments: Pita Paradise is a local treasure!!!
-
348. Name: Ceciley on 2021-03-24 21:37:07
Comments:
-
349. Name: Saddam hamed on 2021-03-24 22:05:49
Comments: Friendly family business that's been serving the community with love
-
350. Name: Hani Jaber on 2021-03-24 22:11:07
Comments:
-
351. Name: Hind museutef on 2021-03-24 22:13:00
Comments:
-
352. Name: Frank Ruiz on 2021-03-24 22:28:22
Comments:
-
353. Name: Kalynn Hall on 2021-03-24 22:31:38
Comments: Pita Paradise is one of the best food trucks in town!!
-
354. Name: Sarah Rolnick on 2021-03-24 22:33:40
Comments:
-
355. Name: Jillian Haberkern on 2021-03-24 22:37:15

Comments:

356. Name: Melissa Wiggins on 2021-03-24 22:59:24
Comments:

357. Name: Nada on 2021-03-24 22:59:38
Comments:

358. Name: Rana on 2021-03-24 23:03:24
Comments:

359. Name: Kaitlin Whelan on 2021-03-24 23:04:31
Comments:

360. Name: Cassandra Justiniano on 2021-03-24 23:06:52
Comments:

361. Name: Arturo on 2021-03-24 23:10:02
Comments: .

362. Name: Joshua Dionisio on 2021-03-24 23:10:22
Comments:

363. Name: Jannetta Jackson on 2021-03-24 23:11:11
Comments:

364. Name: Estevan macias on 2021-03-24 23:19:38
Comments:

365. Name: Shabnam Ghafar on 2021-03-24 23:22:14
Comments:

366. Name: David Avila on 2021-03-24 23:30:03
Comments:

367. Name: Michelle Vargas on 2021-03-24 23:39:43
Comments:

368. Name: Jackie Navarro on 2021-03-24 23:41:27
Comments:

369 Name: Beau Braisher on 2021-03-24 23:57:24

Comments:

-
370. Name: Rebecca Pimienta on 2021-03-24 23:57:37
Comments:
-
371. Name: Linda Mitts on 2021-03-25 00:05:13
Comments:
-
372. Name: Jareli on 2021-03-25 00:07:27
Comments:
-
373. Name: Adriana on 2021-03-25 00:07:54
Comments: Stay on white lane and wible
-
374. Name: William Trivitt on 2021-03-25 00:12:01
Comments: I have eaten at Pita Paradise for a long while and would be very sad to see them go.
-
375. Name: Antonio Gaitan on 2021-03-25 00:53:29
Comments:
-
376. Name: Jared Martin on 2021-03-25 01:03:46
Comments:
-
377. Name: Adelaide on 2021-03-25 01:05:31
Comments:
-
378. Name: Diana Ripepi on 2021-03-25 01:16:18
Comments: These people are great for the community. Let's encourage this business instead of removing them.
-
379. Name: Corinne Lumabao on 2021-03-25 01:41:28
Comments:
-
380. Name: Sean navejas on 2021-03-25 01:42:37
Comments:
-
381. Name: Melissa Bowen on 2021-03-25 01:45:14
Comments:
-
382. Name: Benny Dionisio on 2021-03-25 01:50:26
Comments:

383.	Name: Angélica olivarez	on 2021-03-25 02:07:53	Comments:
384.	Name: Maria Sineriz	on 2021-03-25 02:09:57	Comments:
385.	Name: Candra daghles	on 2021-03-25 02:40:36	Comments:
386.	Name: Carolyn Dimolfetto	on 2021-03-25 02:43:48	Comments: They are my neighbor. Nice people
387.	Name: Helen Kotowske25	on 2021-03-25 02:46:22	Comments:
388.	Name: Terry Walker	on 2021-03-25 02:46:36	Comments:
389.	Name: dorothy	on 2021-03-25 02:49:58	Comments:
390.	Name: LESLIE SHISHANI	on 2021-03-25 02:54:57	Comments:
391.	Name: Isaias Lopez	on 2021-03-25 03:01:35	Comments:
392.	Name: Kharoufeh labiq	on 2021-03-25 03:06:57	Comments: We like this man to stay in this place
393.	Name: Maria Nevarez	on 2021-03-25 03:19:52	Comments:
394.	Name: Rana Mohammad	on 2021-03-25 03:28:47	Comments:
395.	Name: Gloria sanchez	on 2021-03-25 03:36:39	Comments: Pita paradise is amazing! Keep their food truck up and running
396.	Name: Julie Crawford	on 2021-03-25 03:56:39	Comments: Make it easier for food trucks to be in Bakersfield

397.	Name: Alina Tullmann	on 2021-03-25 04:04:28
	Comments:	
398.	Name: Dema Dalia	on 2021-03-25 04:13:44
	Comments:	
399.	Name: Jenna Moore	on 2021-03-25 04:14:51
	Comments: I LOVE PITA PARADISE!	
400.	Name: Cynthia Jimenez	on 2021-03-25 04:22:11
	Comments:	
401.	Name: STAGERIGHT Crew	on 2021-03-25 04:30:37
	Comments:	
402.	Name: Vonda Peralez	on 2021-03-25 04:45:59
	Comments: Don't make them move!!	
403.	Name: Ricardo Peralez	on 2021-03-25 04:48:35
	Comments: Love them!	
404.	Name: Sharon Roberts	on 2021-03-25 04:48:43
	Comments: Love your food! Delicious!!!!	
405.	Name: Christian Peralez	on 2021-03-25 04:50:04
	Comments: Great location	
406.	Name: Regina Castro	on 2021-03-25 04:50:32
	Comments:	
407.	Name: Samantha Woodward	on 2021-03-25 04:58:56
	Comments:	
408.	Name: Helizabeth Washington	on 2021-03-25 05:03:11
	Comments: Love the food	
409.	Name: Samantha Traffanstedt	on 2021-03-25 05:16:02
	Comments:	
410.	Name: Paige	on 2021-03-25 05:31:11
	Comments:	

-
411. Name: Timothy Schreiber on 2021-03-25 05:38:28
Comments:
-
412. Name: Maricela Linares on 2021-03-25 05:43:32
Comments: I love their food and service is always amazing!
-
413. Name: Diana Esquivel on 2021-03-25 05:44:58
Comments:
-
414. Name: Sylvia Avellanoza on 2021-03-25 06:06:56
Comments:
-
415. Name: Hector Duenas on 2021-03-25 06:16:36
Comments:
-
416. Name: Jacob Fimbres on 2021-03-25 06:21:09
Comments:
-
417. Name: Amanda B on 2021-03-25 06:38:43
Comments: This place is delicious and very friendly. Revoking their right to make money and run their business during COVID is especially cruel. The people have spoken and we want Pita Paradise to stay!
-
418. Name: Kallie Ghannam on 2021-03-25 07:43:11
Comments:
-
419. Name: Victoria Lennon on 2021-03-25 08:09:17
Comments:
-
420. Name: Priscilla on 2021-03-25 12:28:37
Comments:
-
421. Name: Monica Altamirano on 2021-03-25 13:37:13
Comments:
-
422. Name: Cinthya Candido on 2021-03-25 14:21:28
Comments:
-
423. Name: Jamila A on 2021-03-25 14:37:41
Comments:
-

-
424. Name: Thais on 2021-03-25 14:55:26
Comments:
-
425. Name: Abigail olvera on 2021-03-25 14:57:55
Comments: The best and clean food truck in bakersfield.
I love all their mediterranean food .
Please keep it at wible and White line location.
-
426. Name: Juan plascencia on 2021-03-25 14:58:31
Comments: Best and clean food truck on Bakersfield ,please keep it running on wible,
and ,white lane location.
-
427. Name: mark Klarenbach on 2021-03-25 15:15:11
Comments:
-
428. Name: paige rich on 2021-03-25 17:14:51
Comments:
-
429. Name: María José ortiz on 2021-03-25 19:07:09
Comments: I love their food and service !
The best and clean food truck in bakersfield.
Please keep it at wible and White line location.
-
430. Name: Virisa on 2021-03-25 19:49:18
Comments:
-
431. Name: Rachel Rudnick on 2021-03-25 20:22:50
Comments:
-
432. Name: David Nathan on 2021-03-25 20:54:03
Comments:
-
433. Name: Mohammed Mobashir on 2021-03-25 21:07:51
Comments:
-
434. Name: Jacob D Rudnick on 2021-03-25 21:39:19
Comments: If you're going to close down pita paradise then you should also close down
all the other violating food trucks
-
435. Name: Guadalupe Cisneros on 2021-03-25 22:27:11
Comments:
-
436. Name: Candy Reynoso on 2021-03-25 23:08:18

Comments:

437. Name: Michelle Banuelos on 2021-03-25 23:51:18
Comments:

438. Name: Joe Banuelos on 2021-03-25 23:52:11
Comments:

439. Name: Tracy on 2021-03-26 00:13:02
Comments: Their food is incredible, I always go during my break since their location on White lane and Wible is near my job, it must stay open!

440. Name: Neel Sannappa on 2021-03-26 01:53:59
Comments: Ward 3 life long Bakersfield resident in support of Pita Paradise and all food truck owners.

441. Name: Paula Ramos on 2021-03-26 02:00:02
Comments:

442. Name: Estrella Ramos on 2021-03-26 02:00:43
Comments:

443. Name: Evelyn Torres on 2021-03-26 02:28:16
Comments:

444. Name: Jonathan Quintana on 2021-03-26 02:33:13
Comments:

445. Name: Kelsey on 2021-03-26 02:35:14
Comments:

446. Name: Delia Ramos on 2021-03-26 02:53:18
Comments:

447. Name: Joseph Ochoa on 2021-03-26 02:58:28
Comments:

448. Name: Kajol Patel on 2021-03-26 03:10:03
Comments:

449. Name: Maggie L on 2021-03-26 03:36:55
Comments:

-
450. Name: Aneri Patel on 2021-03-26 03:44:27
Comments: give pita paradise all of your support because this is the best local POC business that deserves any and all service. <3 fuck Bakersfield for continuously contributing to forms of racism such as removing Pita Paradise.
-
451. Name: Julio Garcia Zavala on 2021-03-26 03:49:16
Comments:
-
452. Name: Reilly Borges on 2021-03-26 04:09:11
Comments:
-
453. Name: Hiramcueto on 2021-03-26 04:25:26
Comments: I love this food truck in my area isn't right they can't operate there.
-
454. Name: anokhi patel on 2021-03-26 05:00:14
Comments: i think it's ridiculous that this local business is being harassed by the city government over red tape while other businesses in the city r allowed to operate freely, pita paradise has been consistently fantastic + a valued part of our community; we should feel lucky 2 have a local business as awesome as pita paradise in bakersfield!
-
455. Name: Jas on 2021-03-26 05:02:23
Comments:
-
456. Name: Janae Golba on 2021-03-26 05:07:15
Comments:
-
457. Name: Hilcia Ramos on 2021-03-26 05:27:19
Comments:
-
458. Name: Daisy on 2021-03-26 05:37:44
Comments:
-
459. Name: Cristina on 2021-03-26 05:45:40
Comments:
-
460. Name: Shaira Vargas on 2021-03-26 05:47:12
Comments:
-
461. Name: Joshua on 2021-03-26 06:04:21
Comments:
-

-
462. Name: Demian on 2021-03-26 06:12:50
Comments: Great people serving great food !!
-
463. Name: Brandi Woolsey on 2021-03-26 07:15:56
Comments:
-
464. Name: Matthew Perez on 2021-03-26 08:28:00
Comments:
-
465. Name: Shirley on 2021-03-26 10:07:56
Comments:
-
466. Name: Vanessa Gonzales on 2021-03-26 12:04:17
Comments: Today we need our pitas served in a low traffic safe zone!
-
467. Name: Jackie Darling on 2021-03-26 15:10:24
Comments:
-
468. Name: Lily amaya on 2021-03-26 15:25:34
Comments:
-
469. Name: Brandy serna on 2021-03-26 15:33:16
Comments:
-
470. Name: Christopher Salazar on 2021-03-26 16:53:31
Comments:
-
471. Name: Karina on 2021-03-26 17:17:47
Comments:
-
472. Name: Alexandra Machuca on 2021-03-26 18:16:06
Comments:
-
473. Name: Caitlin on 2021-03-26 18:18:28
Comments:
-
474. Name: Horacio Gonzalez on 2021-03-26 18:24:03
Comments:
-
475. Name: Sami Cotham on 2021-03-26 18:25:22
Comments:
-

476. Name: Fates Rasheed on 2021-03-26 19:56:22
Comments:
-
477. Name: Stephanie Torres on 2021-03-26 19:58:06
Comments:
-
478. Name: S Baker on 2021-03-26 20:58:27
Comments: Loved this place when I went to college, I hope they stay
-
479. Name: Sabrina Padilla on 2021-03-26 21:29:28
Comments:
-
480. Name: Sameer Mehdi on 2021-03-26 21:46:31
Comments: Allow small businesses to flourish during these difficult times
-
481. Name: Faith Bradham on 2021-03-26 22:31:09
Comments:
-
482. Name: Rick romo on 2021-03-26 22:34:59
Comments:
-
483. Name: Julian on 2021-03-26 22:39:19
Comments:
-
484. Name: Andrea on 2021-03-26 23:49:45
Comments:
-
485. Name: Riddhi S Patel on 2021-03-27 00:16:58
Comments:
-
486. Name: Isabelle Blanco on 2021-03-27 00:27:00
Comments:
-
487. Name: Ariel on 2021-03-27 00:52:20
Comments: An amazing local business that we need to support!
-
488. Name: Morgan Tieu on 2021-03-27 01:02:42
Comments:
-
489. Name: Jessica Ruiz on 2021-03-27 01:36:31
Comments:
-

490. Name: Emelia Reed on 2021-03-27 01:56:13
Comments:

491. Name: Timothy on 2021-03-27 02:14:50
Comments:

492. Name: Taeah on 2021-03-27 02:27:07
Comments: I love you guys!

493. Name: Deannalynn Rubio on 2021-03-27 02:32:59
Comments:

494. Name: Dev Sawyer on 2021-03-27 02:41:16
Comments:

495. Name: gabriela p on 2021-03-27 02:56:48
Comments:

496. Name: Caryn Gupton on 2021-03-27 03:25:35
Comments:

497. Name: Jorge Vega on 2021-03-27 03:26:57
Comments:

498. Name: Karissa on 2021-03-27 05:35:44
Comments: Pita Paradise deserves this spot!

499. Name: Carrie A on 2021-03-27 06:14:58
Comments: Best food hands down.

500. Name: Anthony on 2021-03-27 09:50:59
Comments:

501. Name: Kevin Philley on 2021-03-27 14:52:36
Comments:

502. Name: Enrique Medina on 2021-03-27 17:02:35
Comments:

503. Name: karla on 2021-03-27 17:18:39
Comments:

504. Name: Erlinda Gomez on 2021-03-27 17:43:54
Comments:
-
505. Name: Gaby on 2021-03-27 18:51:18
Comments:
-
506. Name: Maritza on 2021-03-27 21:52:01
Comments: Food is delicious and great customer service
-
507. Name: Victor Portillo on 2021-03-27 22:19:04
Comments:
-
508. Name: SHUMAILA ALI on 2021-03-28 02:12:17
Comments:
-
509. Name: Matt on 2021-03-28 17:31:46
Comments:
-
510. Name: Rory Switalski on 2021-03-29 13:12:57
Comments:
-
511. Name: Alissa on 2021-03-29 17:45:53
Comments:
-
512. Name: Ryan Iattimer on 2021-03-29 22:00:33
Comments:
-
513. Name: Koreana on 2021-03-29 23:48:02
Comments:
-
514. Name: Ash kalia on 2021-03-30 19:20:37
Comments:
-
515. Name: Alicia on 2021-04-01 01:05:03
Comments:
-
516. Name: Leonard Puga on 2021-04-01 16:14:39
Comments: Love the food hope you get to stay
-
517. Name: Falastin Hamad on 2021-04-05 22:07:29
Comments:
-

518. Name: Ivan on 2021-04-06 23:33:56
Comments:

519. Name: Melody Starr on 2021-04-07 02:38:28
Comments:

520. Name: Kim Irene on 2021-04-07 20:16:30
Comments:

521. Name: Leila Jacquet on 2021-04-09 14:07:43
Comments:

522. Name: Alexis on 2021-04-09 19:09:50
Comments:

523. Name: Juan on 2021-04-16 17:52:16
Comments:

524. Name: Pamela Fox on 2021-04-17 19:05:41
Comments:

525. Name: Marissa on 2021-04-18 14:32:35
Comments:

526. Name: Paula B on 2021-04-20 17:56:49
Comments: They deserve to be in business!

527. Name: Brooke Clark on 2021-04-21 22:11:41
Comments:

528. Name: Irma on 2021-04-23 19:22:45
Comments:

529. Name: Jennah Hujber on 2021-04-24 12:23:10
Comments:

530. Name: Ofelia on 2021-04-24 15:46:04
Comments:

531. Name: Ruth Sandoval on 2021-04-24 19:38:02
Comments:

532. Name: Bladimir Benitez on 2021-05-18 00:51:43

Comments:

533. Name: Claire Silver on 2021-05-19 01:34:32

Comments: Our whole family loves Pita Paradise good truck

534. Name: Martha Garzq on 2021-05-19 07:48:59

Comments:

535. Name: Rod Carrido on 2021-05-20 23:55:11

Comments:

536. Name: Soraya on 2021-05-23 16:46:35

Comments:

Resolution with Exhibits

RESOLUTION NO. _____

**RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION APPROVING A
CONDITIONAL USE PERMIT TO ALLOW A FOOD VENDING VEHICLE
(5.66.050.L) IN A C-1 (NEIGHBORHOOD COMMERCIAL ZONE) DISTRICT,
LOCATED AT 3901 WIBLE ROAD. (CUP 21-0189)**

WHEREAS, Mohammed Saphieh filed an application with the City of Bakersfield Development Services Department for a conditional use permit to allow a food vending vehicle (5.66.050.L) in a C-1 (Neighborhood Commercial zone) district, located at 3901 Wible Road (the "Project"); and

WHEREAS, the Secretary of the Planning Commission set Thursday, July 15, 2021, at 5:30 p.m. in City Council Chambers, City Hall South, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the Planning Commission to consider the proposed conditional use permit, and notice of the public hearing was given in the manner provided in Title 17 of the Bakersfield Municipal Code; and

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

WHEREAS, the above described project is exempt from the requirements of CEQA in accordance with Section 15301; 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 15301 because the project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

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

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

1. The above recitals, incorporated herein, are true and correct.
2. This project is exempt from the requirements of CEQA.
3. Conditional Use Permit No. 21-0189 as described in this resolution, is hereby approved subject to the conditions of approval in Exhibit A and as shown in Exhibits B and C.

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Planning Commission of the City of Bakersfield at a regular meeting held on the 15th day of July, 2021, on a motion by Commissioner _____, seconded by Commissioner _____ the following vote:

AYES:

NOES:

RECUSE:

ABSTAIN:

ABSENT:

APPROVED

LARRY KOMAN, CHAIR
City of Bakersfield Planning Commission

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

EXHIBIT A

CONDITIONS OF APPROVAL Conditional Use Permit No. 21-0189

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

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

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

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

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

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

2. This conditional use permit allows for a food vending vehicle in a C-1 (Neighborhood Commercial Zone) district located at 3901 Wible Road as depicted on attached Exhibits B and C.
3. The Food Vending Vehicle shall be parked no less than 200 feet from a residential zone.
4. Prior to commencement of service, the permit holder shall obtain all required permits and approvals, and maintain those permits during the duration of this conditional use permit.
5. All projects must comply with the current California Fire Code and current City of Bakersfield Municipal Code. Must obtain inspection on all equipment from the Kern County Fire Department as deemed necessary.
6. The permit holder shall continually comply with the following conditions while in operation:
 - A. Hours of operation shall be limited to Monday through Saturday from 6:00 a.m. to 10:00 p.m. and Sunday 6:00 a.m. - 8:00 p.m.
 - B. The Food Vending Vehicle and associated equipment shall occupy a maximum area of 3 standard parking stalls or 500 square feet, whichever is less.
 - C. May set up a maximum of 3 tables with shade structures and provide a maximum of 12 chairs, all of which must be removed daily at the close of business.
 - D. No selling or serving alcohol.
 - E. No selling to persons in vehicles.
 - F. No amplified sound or loudspeakers. Must comply with the noise limits in Chapter 9.22.
 - G. No lighting, except localized lighting that is used on or in the Food Vending Vehicle.
 - H. Provide at least one trash receptacle and one recycling receptacle for use by patrons within 20 feet and in a convenient location that does not impede pedestrian or vehicular traffic.
 - I. Upon vacating the site, must collect and remove the aforementioned trash receptacle and all litter and debris generated within a minimum 50-foot radius of the Food Vending Vehicle.
 - J. Operations shall not impede pedestrian or vehicular ingress or egress through the remainder of the parking area or adjacent public right-of-way.
 - K. No discharge or cause to be discharged to a public sewer, any waste as defined in Section 14. 12. 220 (B) which directly or indirectly connects to the City's sewerage systems.

- L. The permit holder shall post, in public view and without obstruction, on the back upper left side of the vehicle, the following items:
 - (1) A valid permit certification and valid permit sticker from the County of Kern's Public Health Services Department; and
 - (2) A City Code Enforcement sticker that provides a phone number to report violations.
- M. The permit holder shall maintain a copy of the approved plot plan in the vehicle.

CUP 21-0189

CITY OF BAKERSFIELD

P.U.D.

R-1

R-2

R-1

R-1

CUP 21-0189

C-1

R-1

C-1

R-1

R-2

WHITE LN

M-1-MH

M-1

C-2

66

WIBLE RD

LEGEND (ZONE DISTRICTS)

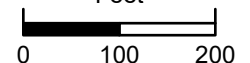
- R-1 One Family Dwelling
6,000 sq.ft. min lot size
- R-1-4.5 One Family Dwelling
4,500 sq.ft. min lot size
- E Estate
10,000 sq.ft. min lot size
- R-S Residential Suburban
24,000 sq.ft./dwelling unit
- R-S() Residential Suburban
1, 2.5, 5 or 10 min lot size
- R-2 Limited Multiple Family Dwelling
4,500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



BAKERSFIELD



Feet



2021_06_03



Alum Avenue

Water and bathrooms

Fire hydrant

Wible Road

Food Truck



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: July 15, 2021

ITEM NUMBER: Workshop7.(a.)

TO: Chair Koman and Members of the Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER:

DATE:

WARD:

SUBJECT: Visit Bakersfield

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:

Receive and file.