



PLANNING COMMISSION AGENDA
MEETING OF JULY 7, 2022
Council Chambers, City Hall South, 1501 Truxtun Ave
Regular Meeting 5:30 P.M.

www.bakersfieldcity.us

1. ROLL CALL

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

2. PLEDGE OF ALLEGIANCE

3. PUBLIC STATEMENTS

- a. Agenda Item Public Statements.
- b. Non-Agenda Item Public Statements.
- c. Recognition of Michael Bowers' service to Planning Commission.

4. CONSENT CALENDAR ITEMS

- a. Approval of minutes for the Regular Planning Commission meeting of June 16, 2022.
Staff recommends approval.

5. CONSENT PUBLIC HEARINGS

Ward 4

- a. **Extension of Time for Vesting Tentative Tract Map 6858:** QK Inc. requests an extension of time for this tentative tract map consisting of 86 single-family residential lots on 20 acres located near the northeast corner of Snow Rd. and Jewetta Ave. Notice of Exemption on file.
Staff recommends approval.

Ward 4

- b. **Extension of Time for Vesting Tentative Tract Map 6861:** QK Inc. requests an extension of time for this tentative tract map consisting of 76 single-family residential lots on 18.72 acres located about ¼ mile north of Snow Rd. and Jewetta Ave. Notice of Exemption on file.
Staff recommends approval.

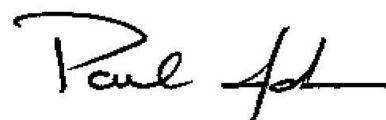
- Ward 7
- c. **Extension of Time for Vesting Tentative Tract Map 7352:** Porter & Associates, Inc. requests an extension of time for this tentative tract map consisting of 26 single-family residential lots on 7.26 acres located west of Stine Road and Poppyseed Street. Notice of Exemption on file.
Staff recommends approval.
- Ward 5
- d. **Comprehensive Sign Plan 22-0016:** Skarphol/Frank Associates is requesting a comprehensive sign plan for St. John's Lutheran Church in the R-1/CH (One-Family Dwelling/Church Combining Zone) districts, located at 4500 Buena Vista Road. Notice of Exemption on file.
Staff recommends approval.
- Ward 2
- e. **Conditional Use Permit 22-0256:** Marina Salazar is requesting a conditional use permit to allow on-site alcohol sales (17.22.040.A.16) at an existing restaurant in the C-1 (Neighborhood Commercial Zone) district, located at 212 Oak Street. Notice of Exemption on file.
Staff recommends approval.

6. NON-CONSENT PUBLIC HEARINGS

7. COMMUNICATIONS

8. COMMISSION COMMENTS

9. ADJOURNMENT



Paul Johnson
Planning Director



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: July 7, 2022

ITEM NUMBER: 1.()

TO:

FROM:

PLANNER:

DATE:

WARD:

SUBJECT:

DANIEL CATER, CHAIR

ZACHARY BASHIRTASH, VICE-CHAIR

CASSIE BITTLE

LARRY KOMAN

BARBARA LOMAS

CANDACE NEAL

PATRICK WADE

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: July 7, 2022

ITEM NUMBER: 3.(a.)

TO:

FROM:

PLANNER:

DATE:

WARD:

SUBJECT:

Agenda Item Public Statements.

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: July 7, 2022

ITEM NUMBER: 3.(b.)

TO:

FROM:

PLANNER:

DATE:

WARD:

SUBJECT:

Non-Agenda Item Public Statements.

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: July 7, 2022

ITEM NUMBER: Public Statements3.(c.)

TO:

FROM:

PLANNER:

DATE:

WARD:

SUBJECT:

Recognition of Michael Bowers' service to Planning Commission.

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: July 7, 2022

ITEM NUMBER: 4.(a.)

TO:

FROM:

PLANNER:

DATE:

WARD:

SUBJECT: Approval of minutes for the Regular Planning Commission meeting of June 16, 2022.

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Minutes of June 16, 2022	Cover Memo



PLANNING COMMISSION MINUTES

Regular Meeting of June 16, 2022 – 5:30 p.m.
Council Chambers, City Hall, 1501 Truxtun Avenue

ACTION TAKEN

1. ROLL CALL

Present: Chair Cater, Koman, Lomas, Neal

Absent: Vice-Chair Bashirtash, Bittle, Wade

Staff Present: Paul Johnson, DS Planning Director; Viridiana Gallardo-King, Deputy City Attorney; Adrian Castro, PWD Civil Engineer III; Susanna Kormendi, PWD Civil Engineer III; Jennie Eng, DS Principal Planner; Ryder Dilley, DS Associate Planner; Veronica Martinez, DS Technician; Claudia Garcia, Secretary

2. PLEDGE OF ALLEGIANCE

3. PUBLIC STATEMENTS

a. Agenda Item Public Statements

None

b. Non-Agenda Item Public Statements

None

4. CONSENT ITEMS

a. Approval of minutes for the Regular Planning Commission Meeting of June 2, 2022.

Motion by Commissioner Koman, seconded by Commissioner Lomas, to approve Consent Calendar Non-Public Hearing Item 4.a., with staff recommendation. Motion approved.

APPROVED

**BASHIRTASH,
BITTLE, WADE
ABSENT**

5.

CONSENT PUBLIC HEARINGS

- a. **Extension of Time for Vesting Tentative Tract Map 6571 (Phased):** Future Value Construction Inc., is requesting an extension of time for this tentative tract map consisting of 138 single-family lots on 70.33 acres, located south of Kern Canyon Road, on the east and west sides of Vineland Road. Notice of Exemption on file.
- b. **Extension of Time for Vesting Tentative Tract Map 6892 (Phased):** McIntosh and Associated is requesting an extension of time for this tentative tract map consisting of 132 single family residential lots on 32.63 acres, located south of Redbank Road, approximately ¼ mile east of South Fairfax Road. Notice of Exemption on file.
- c. **Extension of Time for Vesting Tentative Tract Map 6939 (Phased):** McIntosh and Associates is requesting an extension of time for this tentative tract map consisting of 172 single family residential on 40.23 acres, located at the southeast corner of Redbank Road and South Fairfax Road. Notice of Exemption on file.
- d. **Conditional Use Permit No. 22-0004:** Olson Design Studio is requesting a conditional use permit to allow an 18-unit senior apartment building (17.28.030.A.16) in a M-1 (Light Manufacturing Zone) district, located at 412 E 18th Street. Notice of Exemption of file.

Public hearing opened and closed.

Motion by Commissioner Lomas, seconded by Commissioner Koman, to approve Consent Public Hearing Items 5.a., 5.b., 5.c., and 5.d., with Commissioner Neal abstaining from Agenda Items 5.b and 5.c.; incorporating staff memorandum for Agenda Item 5.d. Motion approved.

ACTION TAKEN

RES NO 60-22

RES NO 61-22

RES NO 62-22

RES NO 63-22

APPROVED

**NEAL ABSTAIN
ON ITEMS 5.b.
AND 5.c.**

**BASHIRTASH,
BITTLE, WADE
ABSENT**

6.

NON-CONSENT PUBLIC HEARINGS

None

ACTION TAKEN

7. WORKSHOPS

Workshop on Prohousing Designation Program: Provides incentives to cities and counties in the form of additional points or other preference in the scoring of competitive housing, community development, and infrastructure programs.

Development Services Director Christopher Boyle gave a presentation on the Prohousing Designation Program.

**RECEIVE AND
FILE**

8. COMMUNICATIONS

Planning Director Paul Johnson stated there would be a Planning Commission meeting on July 7, 2022.

9. COMMISSION COMMENTS

Commissioner Neal thanked Mr. Boyle for his presentation and the commission for their questions concerning the Prohousing Designation Program.

9. ADJOURNMENT

There being no further business, Chair Cater adjourned the meeting at 6:34 p.m.

Claudia Garcia
Recording Secretary

Paul Johnson
Planning Director



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: July 7, 2022

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

TO: Chair Cater and Members of the Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Jennie Eng, Principal Planner

DATE:

WARD: Ward 4

SUBJECT:

Extension of Time for Vesting Tentative Tract Map 6858: QK Inc. requests an extension of time for this tentative tract map consisting of 86 single-family residential lots on 20 acres located near the northeast corner of Snow Rd. and Jewetta Ave. Notice of Exemption on file.

APPLICANT: QK, Inc.

OWNER: Mark & Jennifer Etcheverry et.al.

LOCATION: Located near the northeast corner of Snow Road and Jewetta Avenue in northeast Bakersfield.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
▣ Staff Report	Staff Report
▣ Map Set	Backup Material
▣ VTTM 6858 plat	Backup Material
▣ Notice of Exemption	Backup Material
▣ Resolution with Exhibits	Resolution



CITY OF BAKERSFIELD PLANNING COMMISSION

MEETING DATE: July 7, 2022

AGENDA: 5.a

TO: Chair Cater and Members of the Planning Commission

FROM: Paul Johnson, Planning Director PJ

DATE: July 1, 2022

FILE: Extension of Time Vesting Tentative Tract Map 6858

WARD: 4

STAFF PLANNER: Jennie Eng, Principal Planner

REQUEST: Three-year extension of time for Vesting Tentative Tract Map 6858 that allowed 86 single-family residential lots on 20 acres.

APPLICANT:

QK, Inc.
5080 California Ave, Suite 220
Bakersfield, CA 93309

PROPERTY OWNER:

Mark & Jennifer Etcheverry
Martin & Kathleen Etcheverry
7913 Goesling Avenue
Bakersfield, CA 93308

SUBDIVIDER:

Adavco, Inc.
P.O. Box 2346
Bakersfield, CA 93303

LOCATION: Near the northeast corner of Snow Road and Jewetta Avenue (future) in northwest Bakersfield.

APN: 492-090-01

PROJECT SIZE: 20 acres

CEQA: Section 15060 (c) (3) (*Review for Exemption*)

EXISTING GENERAL PLAN DESIGNATION: LR (Low Density Residential)

EXISTING ZONE CLASSIFICATION: R-1 (One Family Dwelling)

STAFF RECOMMENDATION: Adopt Resolution and suggested findings **APPROVING** extension of time for Vesting Tentative Tract Map 6858 to expire on June 5, 2025.

SITE CHARACTERISTICS: The project site is agricultural land. Surrounding properties are primarily developed as: *north* – agricultural land; *east* – Friant-Kern Canal and single-family homes; *south* – agricultural land; and *west* – agricultural land.

BACKGROUND AND TIMELINE:

- **January 28, 1998** - City Council approved Zone Change No. 97-0743 that changed the zone classification to A (Agricultural) upon annexation to the City of Bakersfield (Ordinance No. 3819).
- **March 8, 2006** - City Council approved Zone Change No. 05-0936 that changed the zone classification from A (Agricultural) to R-1 (One Family Dwelling) (Ordinance No. 4326).
- **November 2, 2006:** Planning Commission approved Vesting Tentative Tract Map (“VTTM”) 6858 to become effective upon annexation. At the time, the Planning Commission also adopted a mitigated negative declaration for the project (PC Resolution No. 223-06).
- **June 6, 2007:** Snow No. 9 was annexed to the City of Bakersfield. This project site was included as a portion of this annexation area (Annexation No. 533).
- **2009-2015** - In response to the economic downturn and recession, VTTM 6858 received a series of automatic extensions of time as authorized by the California State legislature.
- **July 18, 2019:** Planning Commission approved a three-year Extension of Time for VTTM 6858 to expire June 5, 2022 (Resolution No. 82-19).
- **May 6, 2022:** The applicant submitted a completed application requesting an extension of time for VTTM 6858.

PROJECT ANALYSIS:

The proposed vesting tentative tract subdivision consists of 86 lots on 20 acres for purposes of single-family residential development. Typical residential lot size is 110 feet deep by 55 feet wide (6,050 square feet). The net density is 5.71 dwelling units per net acre, which is consistent with the Low-Density Residential designation of the project site of less than or equal to 7.26 dwelling units per net acre.

Extension of Time. The applicant is requesting a three-year extension to allow additional time due to the economic hardship of the pandemic. No phase of this map has recorded. This request represents the last request for an extension of time for VTTM No. 6858. The applicant requested the extension of time in writing prior to the June 5, 2022, expiration date.

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 last request for VTTM 6858. Staff recommends approval of a three-year extension of time to expire June 5, 2025, with no changes to previously approved conditions of approval.

Circulation. Primary access to the tract is Jewetta Avenue along its western boundary. Local streets connect to pending T6766 and T6861 to the south.

Compliance with Standards. The proposed project, subject to the original conditions of approval, complies with the ordinances and policies of the City of Bakersfield.

ENVIRONMENTAL REVIEW AND DETERMINATION:

The extension of time request is not subject to the provisions of the California Environmental Quality Act ("CEQA") in accordance with Section 15060(c)(3) because the activity [extension of time] is not a project for purposes of CEQA. CEQA does not apply if the activity [extension of time] will not result in either a direct or a reasonably foreseeable indirect physical change in the environment.

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.

CONCLUSIONS:

Recommendation. 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 Tract Map 6858 to expire on June 5, 2025.

ATTACHMENTS:

Map Set

- Aerial
- Zone Classification
- General Plan Designation

VTTM 6858 (plat)

Notice of Exemption

Planning Commission Draft Resolution

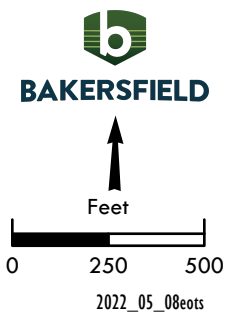
MAP SET

VTTM 6858

CITY OF BAKERSFIELD

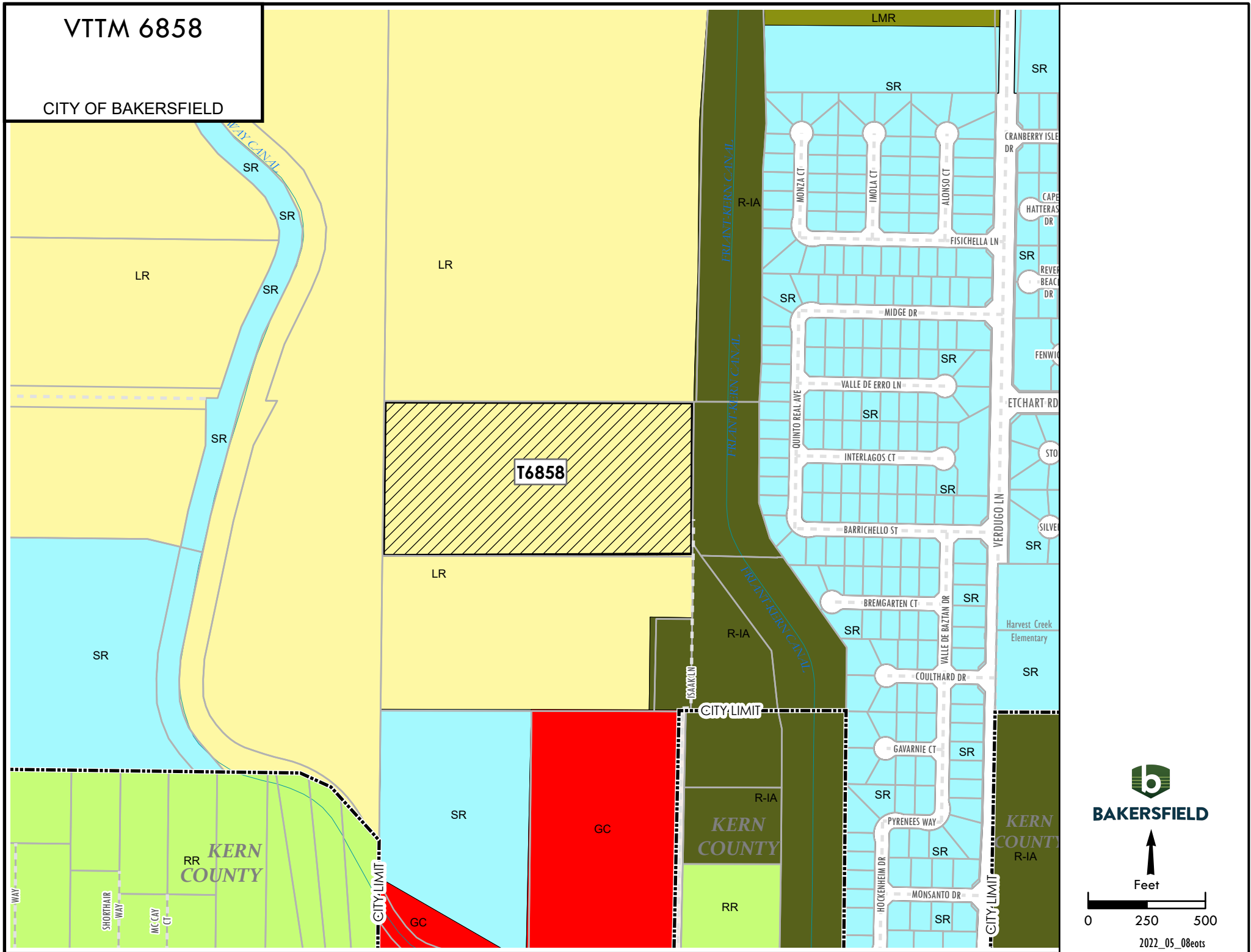


AERIAL



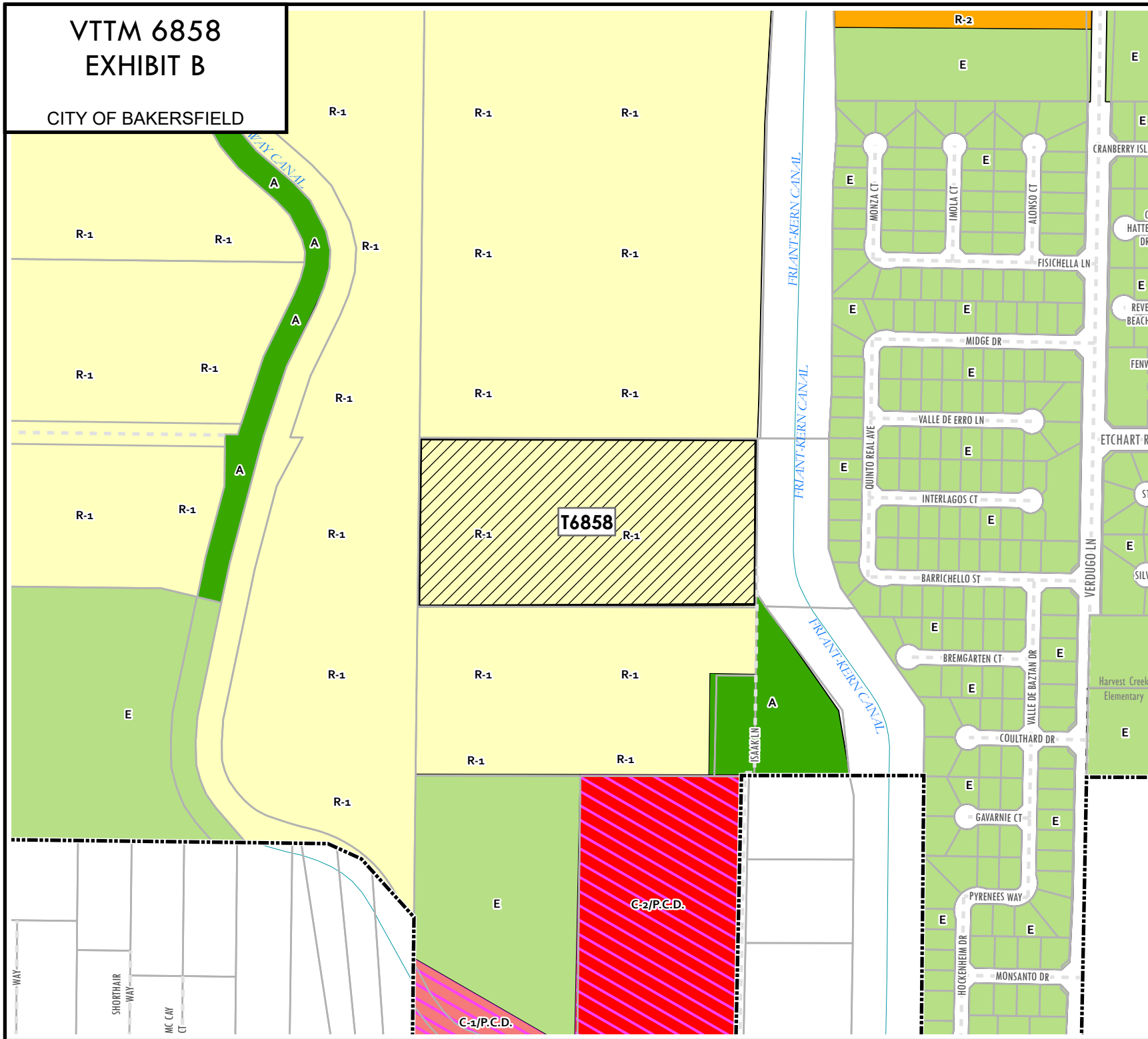
VTTM 6858

CITY OF BAKERSFIELD



VTTM 6858 EXHIBIT B

CITY OF BAKERSFIELD



Zoning

Commercial Zone Designations

C-1/P.C.D. Combining

C-2/P.C.D. Combining

Resource Zone Designations

A Agricultural

Residential Zone Designations

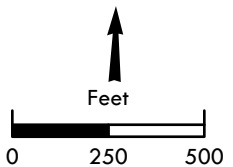
E Estate One Family Dwelling

R-1 One Family Dwelling

R-2 Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft.

Other/Public Zone Designations

DI Drilling Island



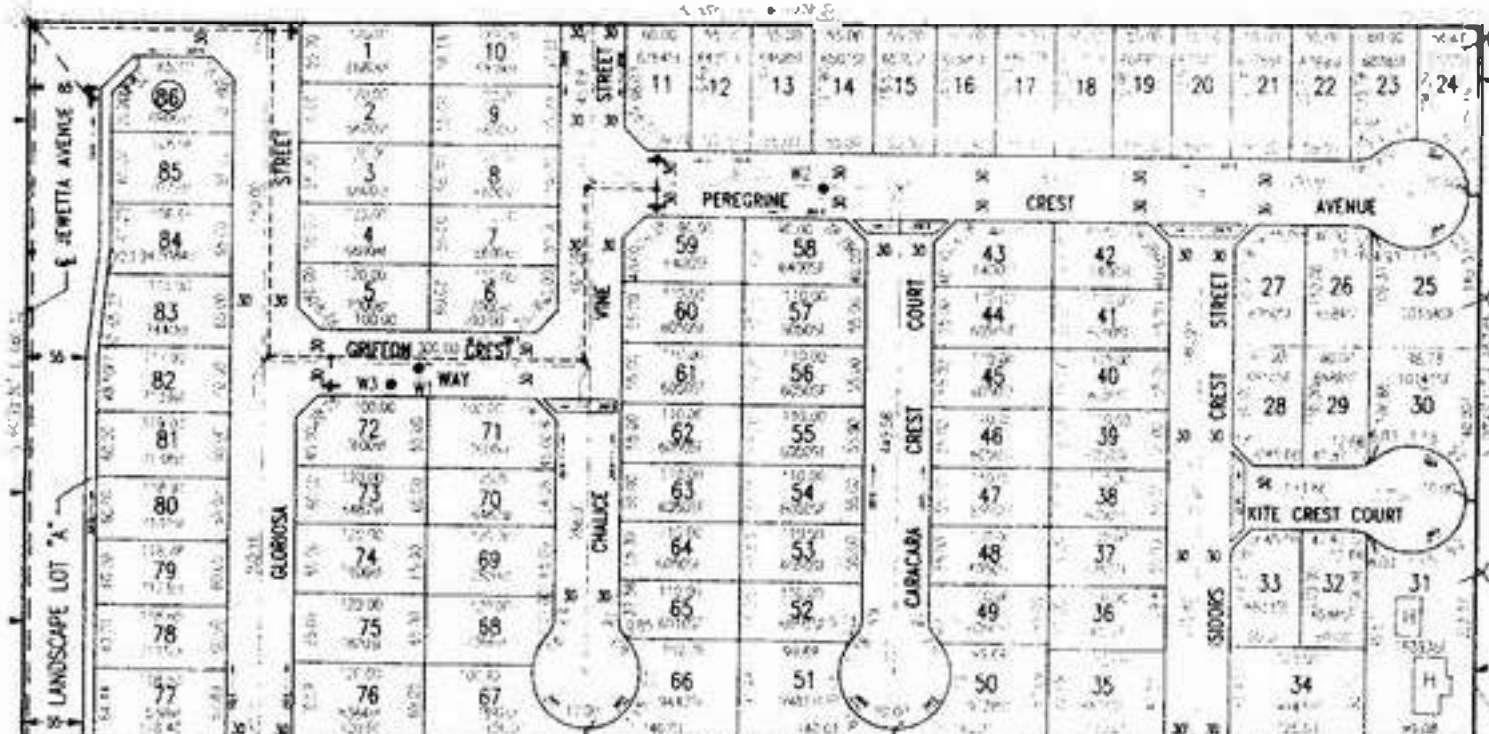
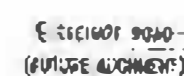
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① 1st SEARCHED FOR: FROM PARAPHS
PER BOOK AT PAGE 200 OF 62
{RE: 25 ADVISORY PARAG 10
RECOMBINATION OF THE 145

WARREN SNOW 004/1485 4855
WARREN SNOW 004/1485 4855
WARREN SNOW 004/1485 4855

OWNER:	MARTIN P. AND KATHLEEN A. ETO-CHERRY FAMILY TRUST P.O. BOX 2346 BANKERSFIELD, CA 95303
	MARK ETO-CHERRY AND JENNIFER ETO-CHERRY P.O. BOX 2346 BANKERSFIELD, CA 95303
SUBOWNER:	ADAMCO, INC. PO BOX 2346 BANKERSFIELD, CA 95303
ENGINEER:	SMITH-CHICKLICK, INC. 1434 17TH STREET BANKERSFIELD, CA 95301

BEING THE N 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 8, T. 29 S., R. 27 E., M.D.M., OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF THE FRANK KERN CANAL, AS IT NOW EXISTS.



SECONDARY: ACCESS

FRIANT KERN CANAL

"VESTING"

TRACT NO. 6858
TENTATIVE MAP



10-5-06

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

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

Project Title: Extension of Time for Vesting Tentative Tract Map 6858

Project Location-Specific: Northeast corner of Snow Road and Jewetta Avenue

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

Description of Project:

Extension of Time for Vesting Tentative Tract Map 6858: QK Inc. requests an extension of time for Vesting Tentative Tract 6858 consisting of 86 lots for single-family residential purposes on 20 acres zoned R-1 (One-Family Dwelling) generally located near the northeast corner of Snow Road and Jewetta Avenue

Name of Public Agency Approving Project: City of Bakersfield

Name of Person or Agency Carrying Out Project: QK Inc

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 15060(c)(3)

Reasons why project is exempt: Activity is not a project for purposes of CEQA and will not have an effect on the environment based on the criteria listed in this exemption.

Lead Agency: Contact Person: Jennie Eng Telephone/Ext.: 661-326-3043

If filed by applicant:

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

Signature: _____ **Title:** Principal Planner **Date:** _____

X Signed by Lead Agency
____ Signed by Applicant

Date received for filing at OPR: _____

RESOLUTION NO. _____

**RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION TO
APPROVE AN EXTENSION OF TIME FOR VESTING TENTATIVE TRACT
MAP 6858, LOCATED GENERALLY NEAR THE NORTHEAST CORNER OF
SNOW ROAD AND JEWETTA AVENUE (FUTURE) APPROXIMATELY 1900
FEET NORTH OF THE TERMINUS OF JEWETTA AVENUE.**

WHEREAS, QK Inc., on behalf of Adavco, Inc. representing Martin & Kathleen Etcheverry and Mark & Jennifer Etcheverry, filed an application with the City of Bakersfield Planning Department requesting an extension of time for Vesting Tentative Tract Map 6858 (the "Project") located in the City of Bakersfield as shown on attached (Exhibit "A"); and

WHEREAS, the application was submitted on May 6, 2022, which is prior to the expiration date of Vesting Tentative Map 6858, 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 October 3, 2006, and conditionally approved by the Planning Commission on November 2, 2006; and

WHEREAS, a mitigated negative declaration was previously approved by the City Council on February 8, 2006, in conjunction with Concurrent General Plan Amendment/Zone Change Project No. 05-0936 for Vesting Tentative Tract Map 6858; 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 15060(c)(3), Review for Exemption; and

WHEREAS, the Secretary of the Planning Commission set, Thursday, July 7, 2022, 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, the State CEQA Guidelines, and the City of Bakersfield CEQA Implementation Procedures have been followed. Staff determined the activity (extension of time) is not considered a project for purposes of CEQA pursuant to State CEQA Guidelines Section 15060(c)(3), Review for Exemption. CEQA does not apply if the activity [extension of time] will not result in either a direct or a reasonably foreseeable indirect physical change in the environment.
3. This request for an extension of time is the first request pursuant to Bakersfield Municipal Code Section 16.16.080 and Subdivision Map Act Section 66452.6 (e).

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

1. The above recitals, incorporated herein, are true and correct.
2. The project is exempt from CEQA, pursuant to CEQA Guidelines Section 15060(c)(3), Review for Exemption.
3. The expiration date of Vesting Tentative Tract Map 6858 is hereby extended until June 5, 2025.

-----oOo-----

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 7, 2022, on a motion by Commissioner _____, seconded by Commissioner _____ by the following vote.

AYES:

NOES:

ABSENT:

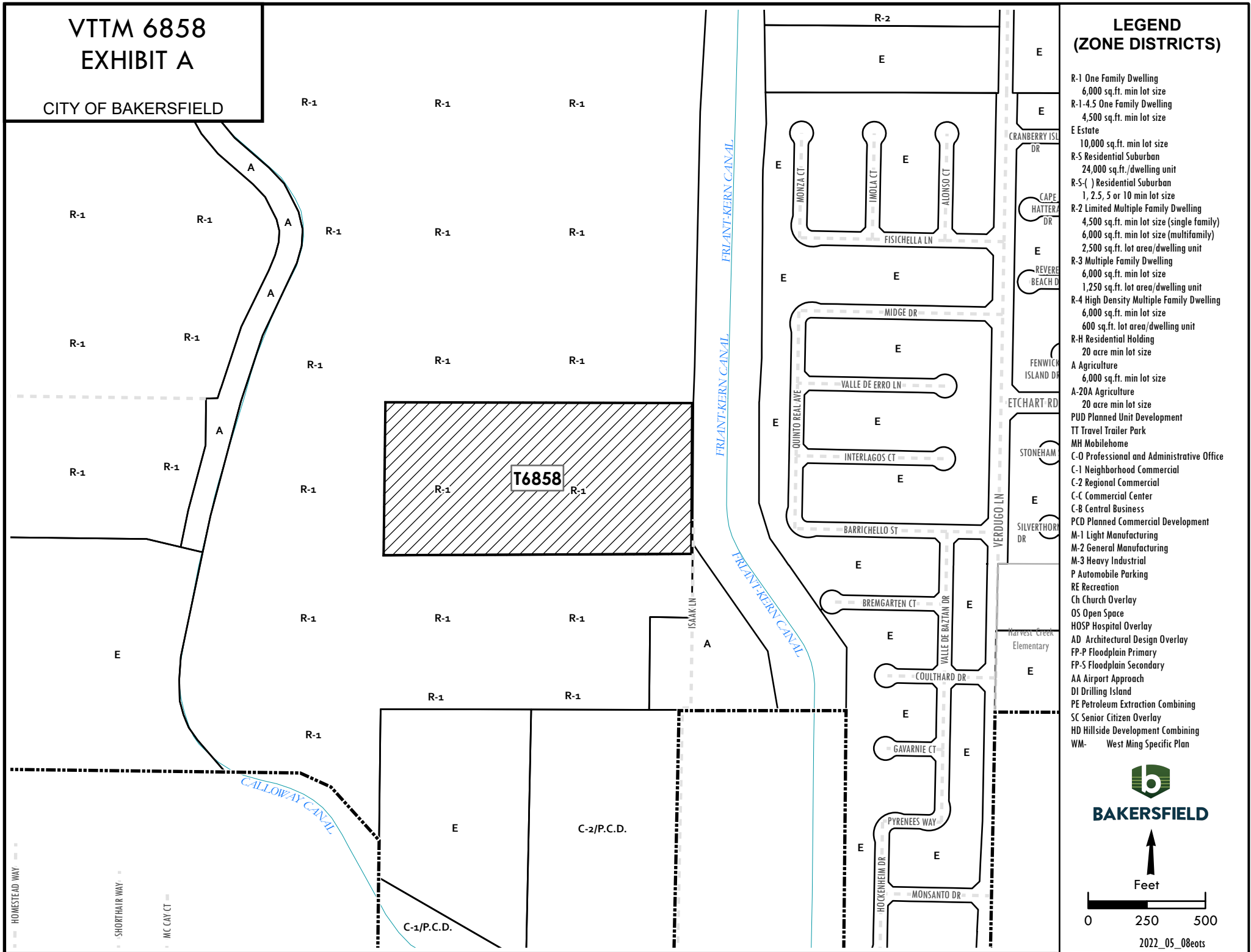
APPROVED

DANIEL CATER, CHAIR
City of Bakersfield Planning Commission

Exhibits: A. Conditions of Approval
 B. Vesting Tentative Tract Map

VTTM 6858 EXHIBIT A

CITY OF BAKERSFIELD



LEGEND (ZONE DISTRICTS)

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

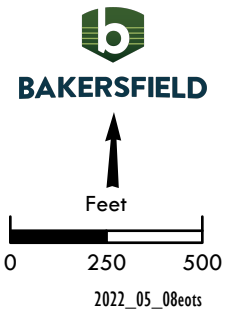


EXHIBIT B

GENERAL NOTES

- [illegible]

EASMENT NOTES

① 25 OCTOBER 1971 FROM: [REDACTED]
TO: [REDACTED]
SUBJECT: [REDACTED]

ALTER NAME STREET NAMES

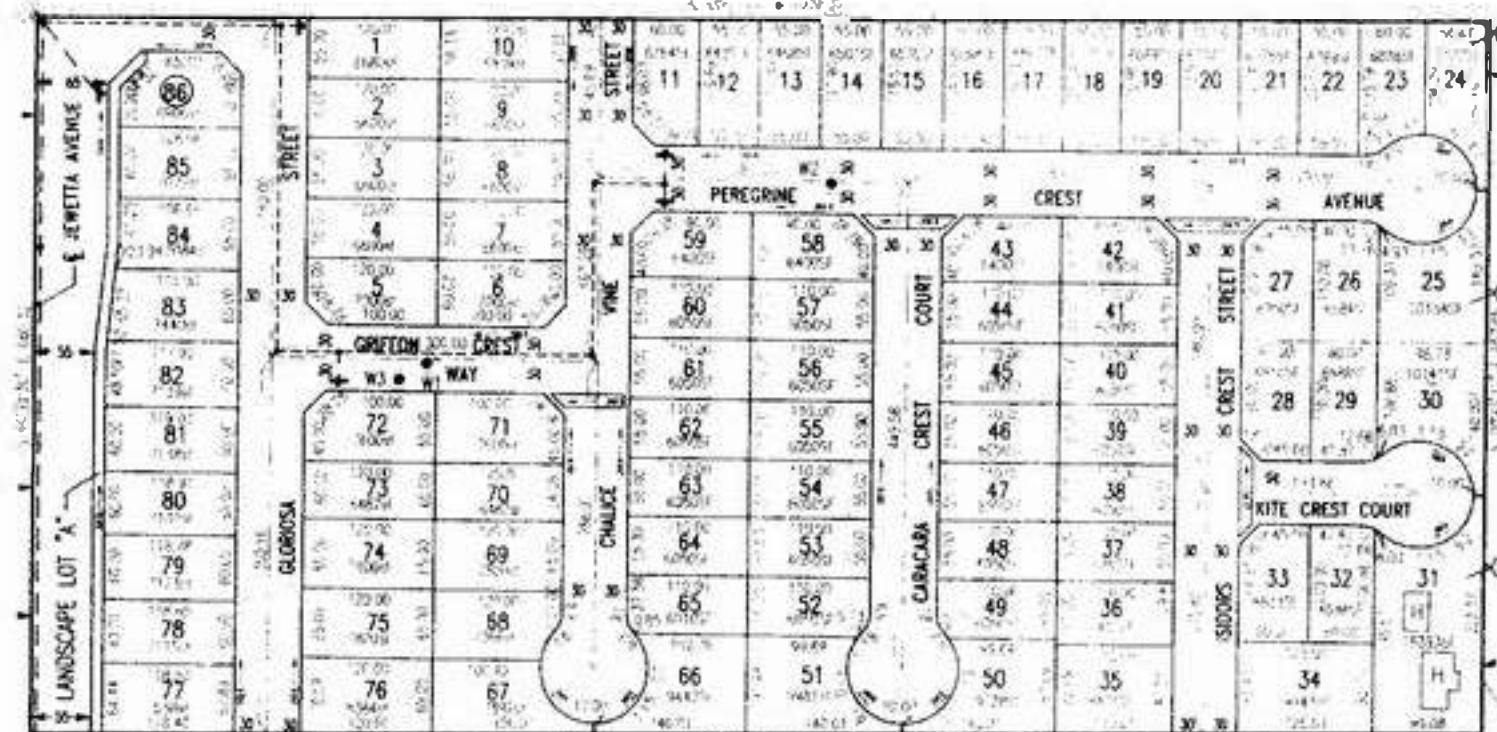
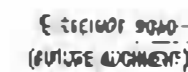
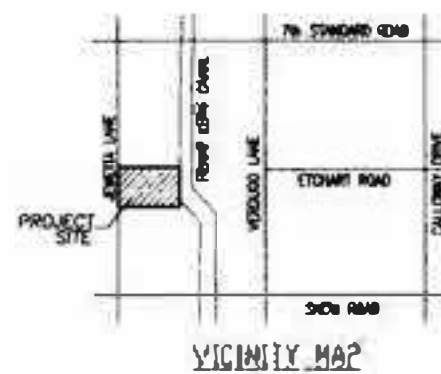
WARRIOR CREST OOLAHUA CREST
WARRIOR CREST OSHEN CREST
ZACHARIE CREST

ADDITIONAL NOTES

OWNER:	WINTON P. AND KATHLEEN A. ETCHEVERRY FAMILY TRUST P.O. BOX 2346 BAKERSFIELD, CA 93303
	MARK ETCHEVERRY AND JENNIFER ETCHEVERRY P.O. BOX 2346 BAKERSFIELD, CA 93303
SUBMITTER:	AGARD, INC. PO BOX 2346 BAKERSFIELD, CA 93303
ENGINEER:	SMITH/CHICK/USA, INC. 1434 17TH STREET BAKERSFIELD, CA 93301

LEGAL DESCRIPTION

BEGINNING AT THE N 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 5, T. 29 S., R. 27 E., M.D.M., OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF THE FRANK KERN CANAL, AS IT NOW EXISTS



FRIANT KERN CANAL

"VESTING"

TRACT NO. 6858
TENTATIVE MAP



10-8-06



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: July 7, 2022

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

TO: Chair Cater and Members of the Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Jennie Eng, Principal Planner

DATE:

WARD: Ward 4

SUBJECT:

Extension of Time for Vesting Tentative Tract Map 6861: QK Inc. requests an extension of time for this tentative tract map consisting of 76 single-family residential lots on 18.72 acres located about ¼ mile north of Snow Rd. and Jewetta Ave. Notice of Exemption on file.

APPLICANT: QK, Inc.

OWNER: Mark & Jennifer Etcheverry et.al.

LOCATION: Located approximately ¼ mile north of the intersection of Snow Road and Jewetta Avenue in northwest Bakersfield.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
▣ Staff Report	Staff Report
▣ Map Set	Backup Material
▣ VTTM 6861 plat	Backup Material
▣ Notice of Exemption	Backup Material
▣ Resolution with Exhibits	Resolution



CITY OF BAKERSFIELD PLANNING COMMISSION

MEETING DATE: July 7, 2022

AGENDA: 5.b

TO: Chair Cater and Members of the Planning Commission

FROM: Paul Johnson, Planning Director *PJ*

DATE: July 1, 2022

FILE: Extension of Time Vesting Tentative Tract Map 6861

WARD: 4

STAFF PLANNER: Jennie Eng, Principal Planner

REQUEST: Three-year extension of time for Vesting Tentative Tract Map 6861 that allowed 76 single-family residential lots and 2 landscape lots on 18.72 acres.

APPLICANT:

QK, Inc.
5080 California Ave, Suite 220
Bakersfield, CA 93309

PROPERTY OWNER:

Mark & Jennifer Etcheverry
Martin & Kathleen Etcheverry
7913 Goesling Avenue
Bakersfield, CA 93308

SUBDIVIDER:

Adavco, Inc.
P.O. Box 2346
Bakersfield, CA 93303

LOCATION: Approximately ¼ mile north of the intersection of Snow Road and Jewetta Avenue in northwest Bakersfield.

APN: 492-090-24

PROJECT SIZE: 18.72 acres

CEQA: Section 15060(c)(3) (*Review for Exemption*)

EXISTING GENERAL PLAN DESIGNATION: LR (Low Density Residential)

EXISTING ZONE CLASSIFICATION: R-1 (One Family Dwelling)

STAFF RECOMMENDATION: Adopt Resolution and suggested findings **APPROVING** extension of time for Vesting Tentative Tract Map 6861 to expire on July 5, 2025.

SITE CHARACTERISTICS: The project site is agricultural land. Surrounding properties are primarily developed as: *north* – agricultural land; *east* – two single-family homes; *south* – agricultural land and a self-storage facility; and *west* – agricultural land.

BACKGROUND AND TIMELINE:

- **January 28, 1998** - City Council approved Zone Change No. 97-0743 that changed the zone classification to A (Agricultural) upon annexation to the City of Bakersfield (Ordinance No. 3819).
- **March 8, 2006** - City Council approved Zone Change No. 05-0936 that changed the zone classification from A (Agricultural) to R-1 (One Family Dwelling) (Ordinance No. 4326).
- **October 19, 2006** - The Planning Commission approved Vesting Tentative Tract Map ("VTTM") No. 6861 to become effective upon annexation. At that time, the Planning Commission also adopted a mitigated negative declaration (PC Resolution No. 208-06).
- **July 6, 2007**: Snow No. 9 completed and subject property was annexed into the City of Bakersfield. This project site was included as a portion of this annexation area (Annexation No. 533).
- **2008-2015** - In response to the economic downturn and recession, VTTM 6858 received a series of automatic extensions of time as authorized by the California State legislature.
- **August 1, 2019**: Planning Commission approved a three-year Extension of Time for VTTM 6861 to expire July 5, 2022 (Resolution No. 85-19).
- **May 6, 2022** - The applicant submitted a completed application requesting an extension of time for VTTM 6861.

PROJECT ANALYSIS:

The proposed vesting tentative tract subdivision consists of 76 single-family residential lots and 2 landscape lots on 18.72 acres. Typical lot size is 110 feet deep by 55 feet wide (6,050 square feet). The net density is 5.41 dwelling units per net acre, which is consistent with the Low-Density Residential designation of the project site of less than or equal to 7.26 dwelling units per net acre.

Extension of Time. The applicant is requesting a three-year extension to allow additional time due to the economic hardship of the pandemic. No phase of this map has recorded. This request represents the last request for an extension of time for VTTM No. 6861. The applicant requested the extension of time in writing prior to the July 5, 2022, expiration date.

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 last request for VTTM 6861. Staff recommends approval of a three-year extension of time to expire July 5, 2025, with no changes to previously approved conditions of approval.

Circulation The project proposes access to the future extension of Jewetta Avenue along the western boundary with secondary access to Vesting Tentative Tract Map 6858 to the north.

Compliance with Standards. The proposed project, subject to the original conditions of approval, complies with the ordinances and policies of the City of Bakersfield.

ENVIRONMENTAL REVIEW AND DETERMINATION:

The extension of time request is not subject to the provisions of the California Environmental Quality Act ("CEQA") in accordance with Section 15060(c)(3) because the activity [extension of time] is not a project for purposes of CEQA. CEQA does not apply if the activity [extension of time] will not result in either a direct or a reasonably foreseeable indirect physical change in the environment.

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.

CONCLUSIONS:

Recommendation. 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 Tract Map 6861 to expire on July 5, 2025.

ATTACHMENTS:

Map Set

- Aerial
- Zone Classification
- General Plan Designation

VTTM 6861 (plat)

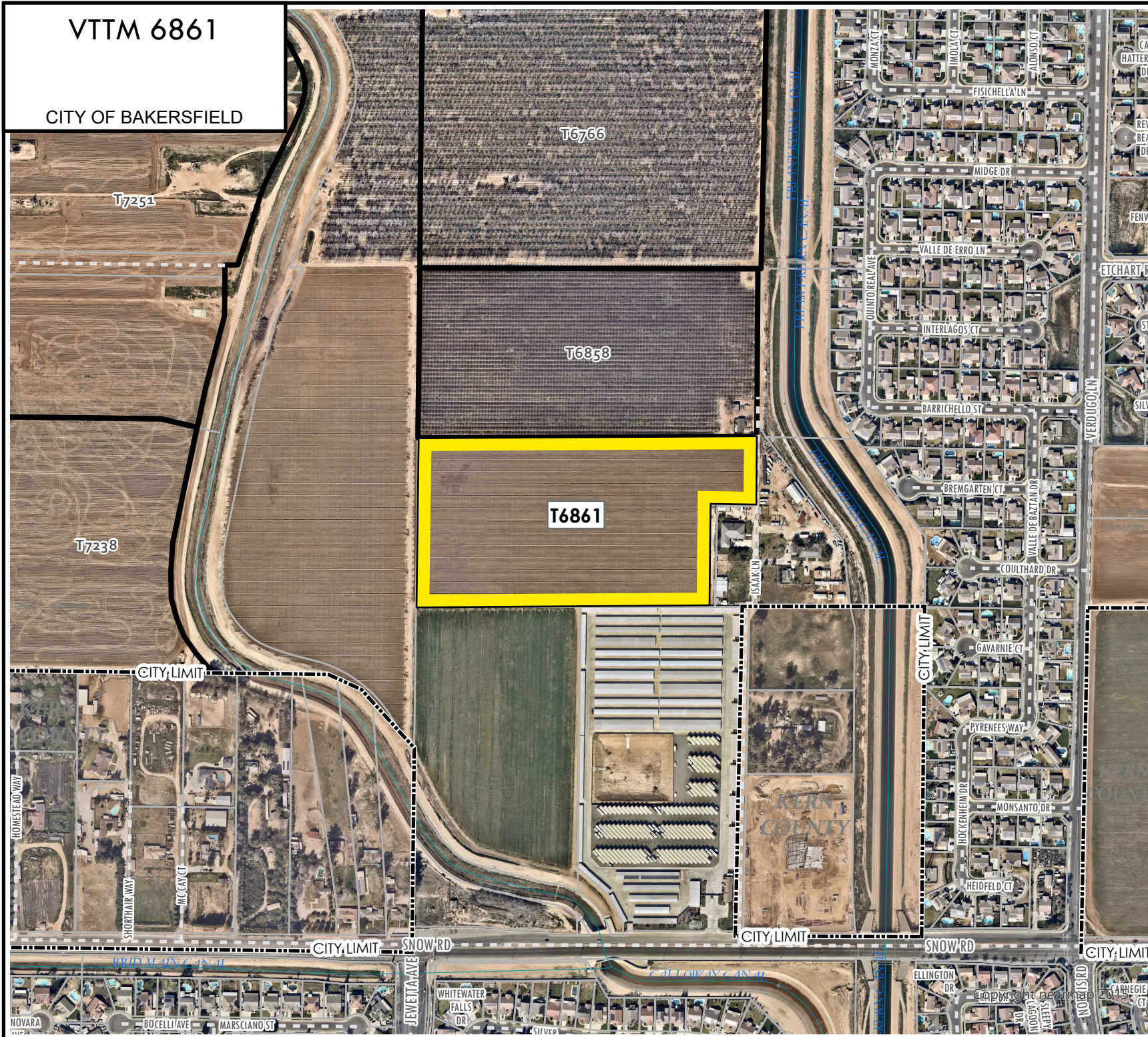
Notice of Exemption

Planning Commission Draft Resolution

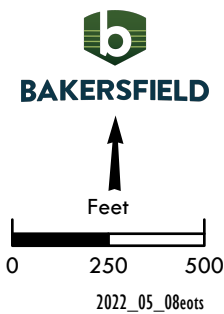
MAP SET

VTTM 6861

CITY OF BAKERSFIELD

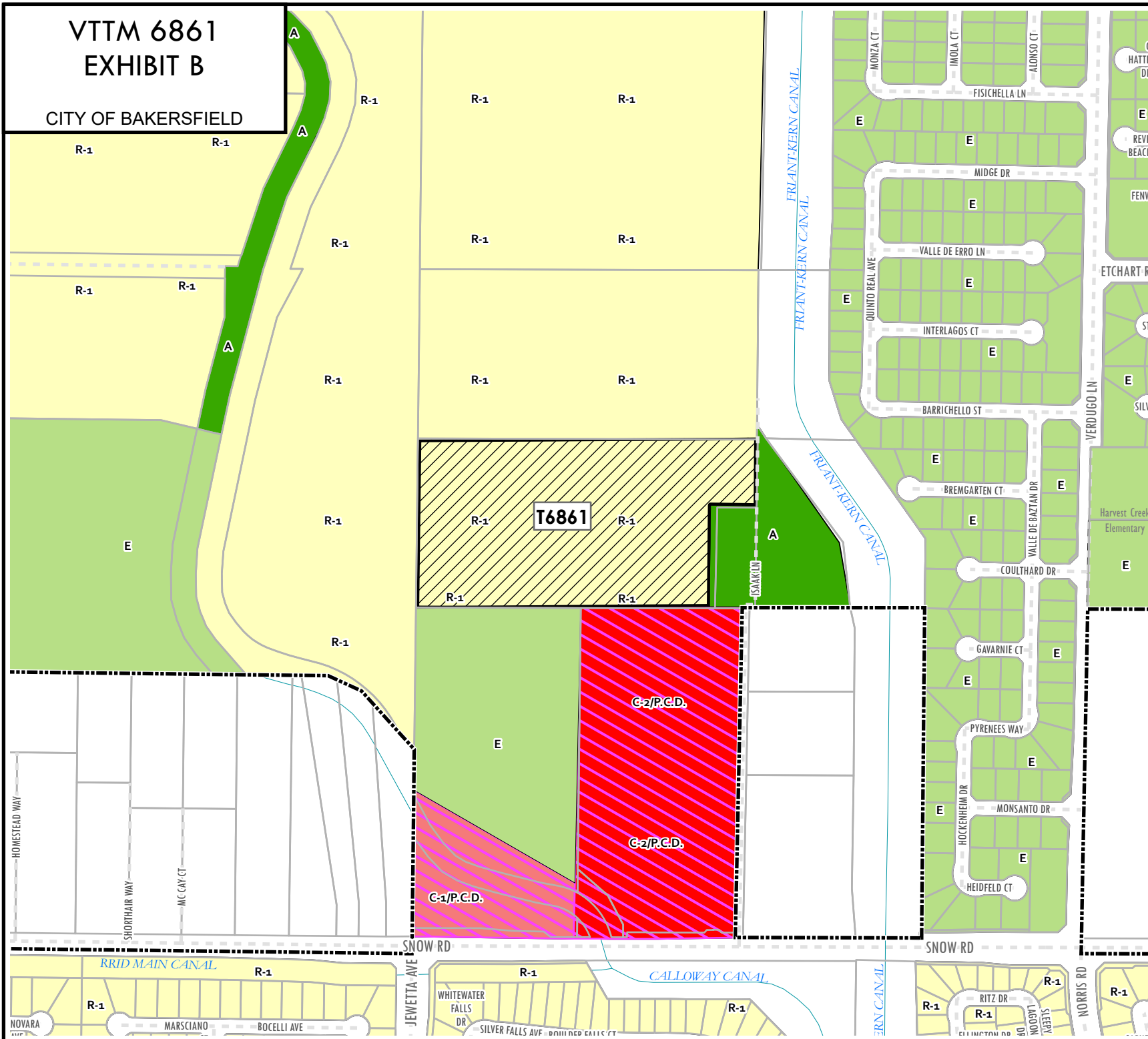


AERIAL



VTTM 6861 EXHIBIT B

CITY OF BAKERSFIELD



Zoning

Commercial Zone Designations

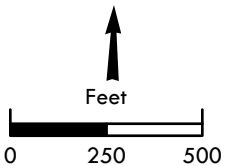
- C-1/P.C.D. Combining
- C-2/P.C.D. Combining

Resource Zone Designations

- A Agricultural

Residential Zone Designations

- E Estate One Family Dwelling
- R-1 One Family Dwelling



2022_05_08eots

VTTM 6861

CITY OF BAKERSFIELD

LR

LR

SR

LR

T6861

R-IA

SR

GC

R-IA

KERN COUNTY
RR

KERN COUNTY

RR

KERN COUNTY
R-IA



Feet
0 250 500

2022_05_08eots

GENERAL NOTES

1. 6,000 S.F. MIN. LOT SIZE
2. ———— TENSIVE DIRECTION OF STREET FLOW
3. INTERSECTION, KNUCKLES & CUL-DE-SAC RADIUS PER CITY DESIGN STANDARDS
4. WATER: CALIFORNIA WATER COMPANY
5. SEWER: NORTH OF THE RIVER SANITARY DISTRICT
6. ELECTRIC: P & E
7. GAS: SD CAL GAS
8. PHONE: USC
9. CABLE TV: BRIGHT HOUSE COMMUNICATIONS
10. MORRIS SCHOOL
11. KERN HIGH SCHOOL DIST.: NORTH HIGH SCHOOL
12. BLUE BORDER INDICATES LAND TO BE SUBDIVIDED
13. CONTOUR INTERVAL = ONE FOOT
14. GENERAL PLAN LAND USE DESIGNATION: LR
15. A.P.A.L.: 492-090-24
16. EXISTING ZONING: R-1
17. TOTAL ACREAGE: 18.72 GROSS AC. / 14.04 NET AC.
18. TOTAL LOTS: 80 (78 BUILDABLE, 2 LANDSCAPE LOTS)
19. RESIDENTIAL DENSITY: 5.56 D.U./NET AC.
20. THE PROJECT AREA IS UNDER ANNEXATION TO THE CITY OF BAKERSFIELD AS SHOWN # 9 ANNEXATION # 533
21. DRAINAGE TO CITY SITE MAP
22. MULTIPLE FINAL MAPS MAY BE SUBMITTED

H BARN S SHED
H HOUSE G GARAGE

ABANDONED OIL WELLS

- W1 "OSBORNE" 1
(FR SW COR 1880' S., 780' E.)
- W2 "SEASON - ROSEDALE WADCH" 16-6
(FR W 1/4 COR 990' S., 330' E.)
- W3 "SEASON - ROSEDALE WADCH" 26-6
(FR W 1/4 COR 990' S., 990' E.)
- W4 "SEASON - ROSEDALE WADCH" 26-6
(FR W 1/4 COR 950' S., 990' E.)

EASEMENT NOTES

EASEMENTS AFFECTING THIS MAP:

1. EASEMENT FOR ROAD PURPOSES PER BOOK 370 PAGE 254 OF DEEDS (TO BE ABANDONED PRIOR TO RECORDED COPY OF THE FINAL MAP)
2. EASEMENT FOR ROAD PURPOSES PER BOOK 614 PAGE 1487 OF D.R. (TO BE ABANDONED PRIOR TO RECORDED COPY OF THE FINAL MAP)

ALTERNATE STREET NAMES

LANIER CREST SECRETARY ROAD CREST
GOLDENROCK CREST SATELEUR CREST

ADDITIONAL NOTES

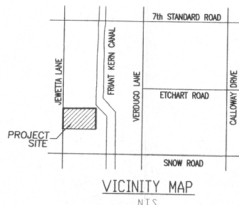
OWNER: MARTINE P. AND KATHLEEN A. ETCHERRY
P.O. BOX 2346
BAKERSFIELD, CA 93303
MARK ETCHERRY AND JENNIFER ETCHERRY
P.O. BOX 2346
BAKERSFIELD, CA 93303

SUBDIVIDER: ADAMCO, INC.
P.O. BOX 2346
BAKERSFIELD, CA 93303

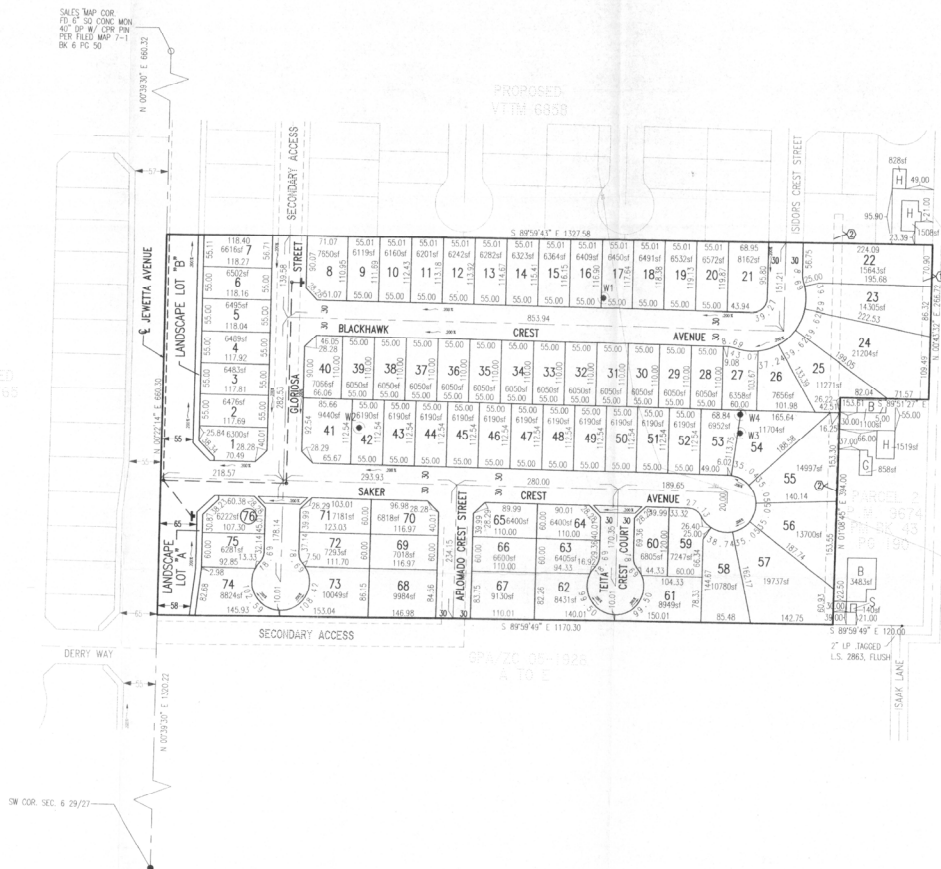
ENGINEER: SMITHTECH/USA, INC.
1424 17TH STREET
BAKERSFIELD, CA 93301

LEGAL DESCRIPTION

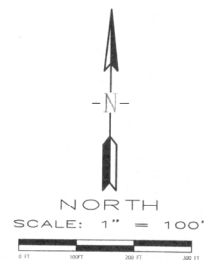
BEING PARCEL 1 OF PARCEL MAP NO. 9674 IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED APRIL 17, 1992 IN BOOK 43, PAGE 190 OF PARCEL MAPS, D.R. ALSO BEING A PORTION OF THE S 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 6, T. 29 S., R. 27 E., ADJACENT TO THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF THE FRIANT KERN CANAL, AS IT NOW EXISTS



VICINITY MAP
N.T.S.



FRIANT
KERN
CANAL



"VESTING"



TRACT NO. 6861
TENTATIVE MAP

APPROVED BY
PLANNING COMMISSION WITH
CONDITIONS ON OCT 19 2006

1424 17TH STREET
BAKERSFIELD, CALIFORNIA 93301
(661) 327-8492 FAX 327-8493

ROBERT E. SMITH RCE 35473 DATE 10-2-06
JOB NO. - 05-109 SHEET 1 OF 1 SHEETS

NOTICE OF EXEMPTION

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

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

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

Project Title: Extension of Time for Vesting Tentative Tract Map 6861

Project Location-Specific: Approximately ¼ mile north of the intersection of Snow Road and Jewetta Avenue in northwest Bakersfield.

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

Description of Project: An extension of time for Vesting Tentative Tract 6861 consisting of 76 single-family residential lots and 2 landscape lots on 18.72 acres, zoned R-1 (One-Family Dwelling).

Name of Public Agency Approving Project: City of Bakersfield

Name of Person or Agency Carrying Out Project: QK Inc

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 15060(c)(3)

Reasons why project is exempt: Activity is not a project for purposes of CEQA and will not have an effect on the environment based on the criteria listed in this exemption.

Lead Agency: Contact Person: Jennie Eng Telephone/Ext.: (661) 326-3043

If filed by applicant:

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

Signature: _____ **Title:** Principal Planner **Date:** _____

☒ Signed by Lead Agency
____ Signed by Applicant

Date received for filing at OPR: _____

RESOLUTION NO. _____

RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION TO APPROVE AN EXTENSION OF TIME FOR VESTING TENTATIVE TRACT MAP 6861, LOCATED APPROXIMATELY ¼ MILE NORTH OF THE INTERSECTION OF SNOW ROAD AND JEWETTA AVENUE IN NORTHWEST BAKERSFIELD.

WHEREAS, QK, Inc., on behalf of Adavco, Inc. representing Mark & Jennifer Etchevery and Martin & Kathleen Etchevery, filed an application with the City of Bakersfield Planning Department requesting an extension of time for Vesting Tentative Tract Map 6861 (the "Project") located in the City of Bakersfield as shown on attached (Exhibit "A"); and

WHEREAS, the application was submitted on May 6, 2022, which is prior to the expiration date of Vesting Tentative Map 6861, 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 September 5, 2006, conditionally approved by the Planning Commission on October 19, 2006; and

WHEREAS, a mitigated negative declaration was previously approved by the Planning Commission on October 19, 2006, for Vesting Tentative Tract Map 6861; 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 15060(c)(3), Common Sense Exemption; and

WHEREAS, the Secretary of the Planning Commission set Thursday, July 7, 2022 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, the State CEQA Guidelines, and the City of Bakersfield CEQA Implementation Procedures have been followed. Staff determined the activity (extension of time) is not considered a project for purposes of CEQA

pursuant to State CEQA Guidelines Section 15060(c)(3), Review for Exemption. CEQA does not apply if the activity [extension of time] will not result in either a direct or a reasonably foreseeable indirect physical change in the environment.

3. This request for an extension of time is the first request pursuant to Bakersfield Municipal Code Section 16.16.080 and Subdivision Map Act Section 66452.6 (e).

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

1. The above recitals, incorporated herein, are true and correct.
2. The project is exempt from CEQA, pursuant to CEQA Guidelines Section 15060(c)(3), Review for Exemption.
3. The expiration date of Vesting Tentative Tract Map 6861 is hereby extended until July 5, 2025.

-----oOo-----

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 7, 2022, on a motion by Commissioner _____, seconded by Commissioner _____ by the following vote.

AYES:

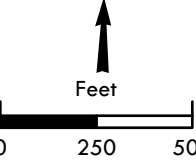
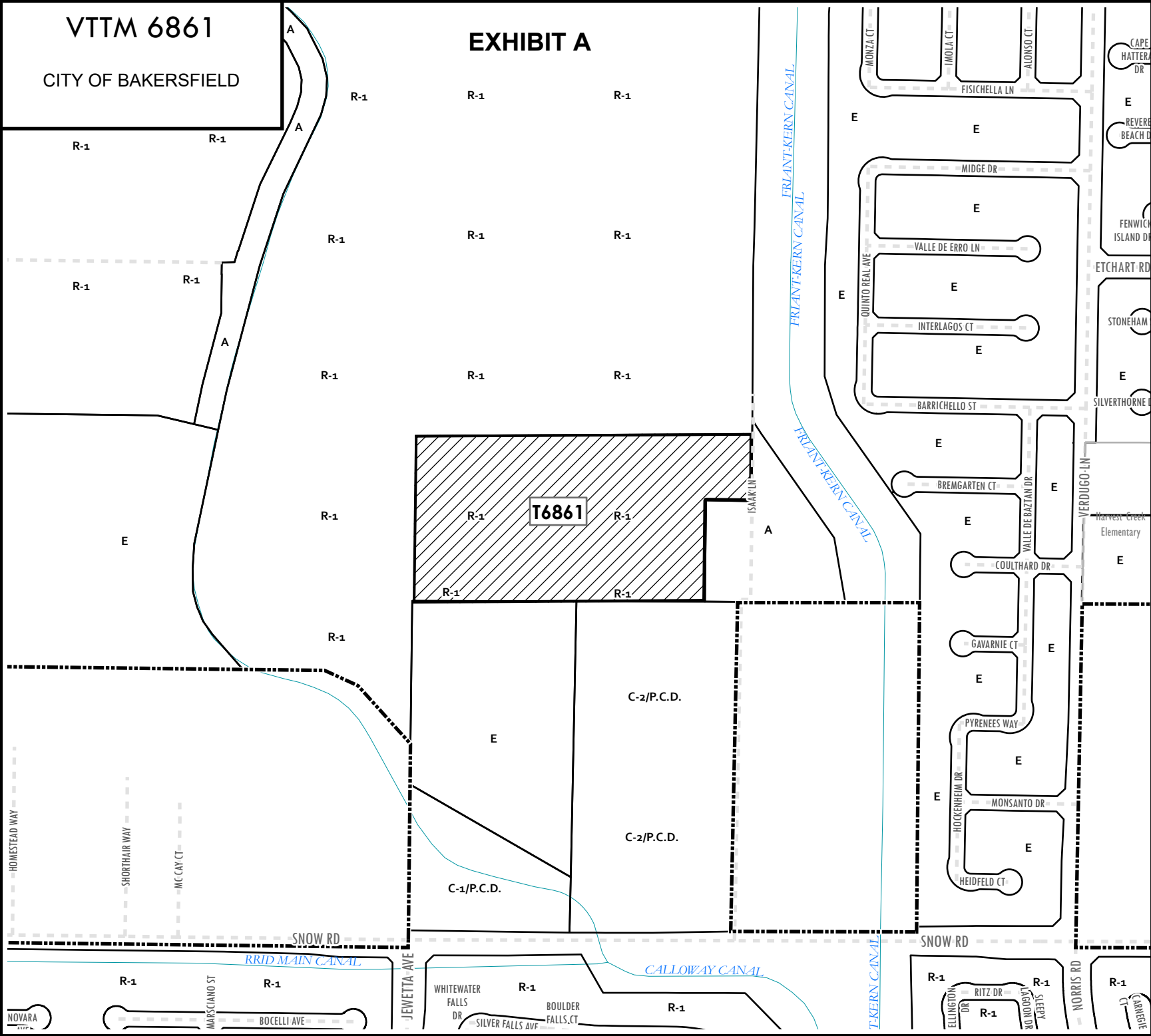
NOES:

ABSENT:

APPROVED

DANIEL CATER, CHAIR
City of Bakersfield Planning Commission

Exhibits: A. Conditions of Approval
 B. Vesting Tentative Tract Map



2022_05_08eots

EXHIBIT B

GENERAL NOTES

- [illegible]

B	BARN	S	SHED
H	HOUSE	G	GARAGE

◆AWQ(HI)OLMIS:
www.hqolm.com

W. O'Sullivan
(FLISCORIMMO'S.74IL)

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(ntW1/4CO!t!O'S.III'L)

W 'EIOI- ROME INT' 261
(RMA/4cat990'S 9901)

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EASEMENT NOTES

ENSEMBLES AFFECTING THIS WAY

- ① EASEMENT FOR ROAD PURPOSES PER BOOK 370 PAGE 254 OF DEEDS (TO BE ABANDONED PRIOR TO RECORDATION OF THE FINAL MAP)
- ② EASEMENT FOR ROAD PURPOSES PER BOOK 6614 PAGE 1487 OF O.R. (TO BE ABANDONED PRIOR TO RECORDATION OF THE FINAL MAP)

ALTERNATE STREET NAMES

LIHOREST SWEDEN
C0000Q6-XT81,11EL11CREST

ADDITIONAL NOTE

PJ:ICAIK\IMAOK\Ollr'
 &WJIS\TWI,CA SJUJ
 DOILERRTN(L\OWE)(10r),(Rlt'
 P080KZ46
 *****),C. = #3305

ADAMCO, INC.
PO BOX 2346
BAKERSFIELD, CA 93303

ENGINEER: SMITHTECH/USA, INC.
1424 17TH STREET
BAKERSFIELD, CA 93301

LEGAL DESCRIPTION

BEGINNING PARCEL 1 OF PARCEL MAP NO. 9674 IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED APRIL 17, 1992 IN BOOK 43, PAGE 190 OF PARCEL MAPS, O.R. ALSO BEING A PORTION OF THE S 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 6, T. 29 S., R. 27 E., W.D.M., OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF THE FRANK KERN CANAL, AS IT NOW EXISTS.

SALES MAP COR.
FD 6" SQ CONC M
40" DP W/ CPR P
PER FILED MAP 7-
BK 6 PG 50

DERR

VICINITY MAP

APPROVED
PLANNING COMMISSION WITH
CONDITIONS ON OCT 20 1961



NORTH
SCALE: 1" = 100'

"VESTING"

TRACT NO. 6861
TENTATIVE MAP

SmithTech USA
INCORPORATED
1-2111 STREET
SALESBUILD, CALIFORNIA 9001
(661)377-8492 IAAJ M91

Rija f R 5473 DATE
H8 NO 1-19 i[l l or 1 ff



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: July 7, 2022

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

TO: Chair Cater and Members of the Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Jennie Eng, Principal Planner

DATE:

WARD: Ward 7

SUBJECT:

Extension of Time for Vesting Tentative Tract Map 7352: Porter & Associates, Inc. requests an extension of time for this tentative tract map consisting of 26 single-family residential lots on 7.26 acres located west of Stine Road and Poppyseed Street. Notice of Exemption on file.

APPLICANT: Porter and Associates, Inc.

OWNER: Jeremy Willer Construction

LOCATION: Located west of the intersection of Stine Road and Poppyseed Street in southwest Bakersfield.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Staff Report	Staff Report
<input type="checkbox"/> Map Set	Backup Material
<input type="checkbox"/> VTTM 7350 plat	Backup Material
<input type="checkbox"/> Notice of Exemption	Backup Material
<input type="checkbox"/> Resolution with Exhibits	Resolution



CITY OF BAKERSFIELD PLANNING COMMISSION

MEETING DATE: July 7, 2022

AGENDA: 5.c

TO: Chair Cater and Members of the Planning Commission

FROM: Paul Johnson, Planning Director *PJ*

DATE: July 1, 2022

FILE: Extension of Time Vesting Tentative Tract Map 7352

WARD: 7

STAFF PLANNER: Jennie Eng, Principal Planner

REQUEST: Three-year extension of time for Vesting Tentative Tract Map 7352 that allowed 26 single-family residential lots, 1 sump lot, and 1 street lot on 7.26 acres.

APPLICANT:
Porter and Associates
1200 21st St.
Bakersfield, CA 93301

OWNER:
Jeremy Willer Construction
6209 Bountiful Hills Drive
Bakersfield, CA 93305

LOCATION: West of the intersection of Stine Road and Poppyseed Street in southwest Bakersfield

APN: 538-010-07 and -35

PROJECT SIZE: 7.26 acres

CEQA: Section 15060(c)(3) (*Review for Exemption*)

EXISTING GENERAL PLAN DESIGNATION: LR (Low Density Residential)

EXISTING ZONE CLASSIFICATION: R-1 (One Family Dwelling)

STAFF RECOMMENDATION: Adopt Resolution and suggested findings **APPROVING** extension of time for Vesting Tentative Tract Map 7352 to expire on June 19, 2025.

SITE CHARACTERISTICS: The project site is vacant land. Surrounding properties are primarily developed as: *north* – Arvin-Edison Canal and vacant land; *east* – City Fire Station No. 13; *south* – vacant land; and *west* – Farmer’s Canal and single-family dwellings.

BACKGROUND AND TIMELINE:

- **May 31, 1989:** City Council approved pre-zoning in order to change the zoning for this site and property to the north and south from County A (Exclusive Agriculture) to City C-2 (Regional Commercial), R-1-CH (One-Family Dwelling – Church Combining), and R-3 (Multiple-Family Dwelling) zone districts on approximately 38.73 acres. Zoning on this site was changed to R-1-CH (One-Family Dwelling – Church Combining). A Mitigated Negative Declaration was adopted at the same meeting which included mitigation measures.
- **December 14, 1989:** Stine No. 6 Annexation was annexed to the City of Bakersfield. This project site was included as a portion of this annexation area (Annexation 334).
- **June 20, 2019:** The Planning Commission approved Vesting Tentative Tract Map (“VTTM”) 7352 to expire November 2, 2008. At that time, the Planning Commission also adopted a mitigated negative declaration (Resolution No. 76-19).
- **May 16, 2022:** The applicant submitted a completed application to requires an extension of time for VTTM 7352.

PROJECT ANALYSIS:

The proposed vesting tentative tract subdivision consists of 26 single-family residential lots, 1 sump lot, and 1 street lot on 7.26 acres. Typical single-family residential lot size is 60 feet wide by – 122 feet deep (7,336 square feet). The net density is 3.6 dwelling units per net acre, which is consistent with the Low-Density Residential designation of the project site of less than or equal to 7.26 dwelling units per net acre.

Extension of Time. The applicant is requesting a three-year extension to allow additional time to record final maps. No phase of this map has recorded. This request represents the first request for an extension of time for VTTM No. 7352. The applicant requested the extension of time in writing prior to the June 19, 2022, expiration date.

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 VTTM 7352. Staff recommends approval of a three-year extension of time to expire June 19, 2025, with no changes to previously approved conditions of approval.

Circulation. Main access to the project is provided by the intersection of Poppyseed Street (local street) and Stine Road (arterial street).

Compliance with Standards. The proposed project, subject to the original conditions of approval, complies with the ordinances and policies of the City of Bakersfield.

ENVIRONMENTAL REVIEW AND DETERMINATION:

The extension of time request is not subject to the provisions of the California Environmental Quality Act (“CEQA”) in accordance with Section 15060(c)(3) because the activity [extension of time] is not a project for purposes of CEQA. CEQA does not apply if the activity [extension of time] will not result in either a direct or a reasonably foreseeable indirect physical change in the environment.

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.

CONCLUSIONS:

Recommendation. 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 Tract Map 7352 to expire on June 19, 2025.

ATTACHMENTS:

Map Set

- Aerial
- Zone Classification
- General Plan Designation

VTTM 7352 (plat)

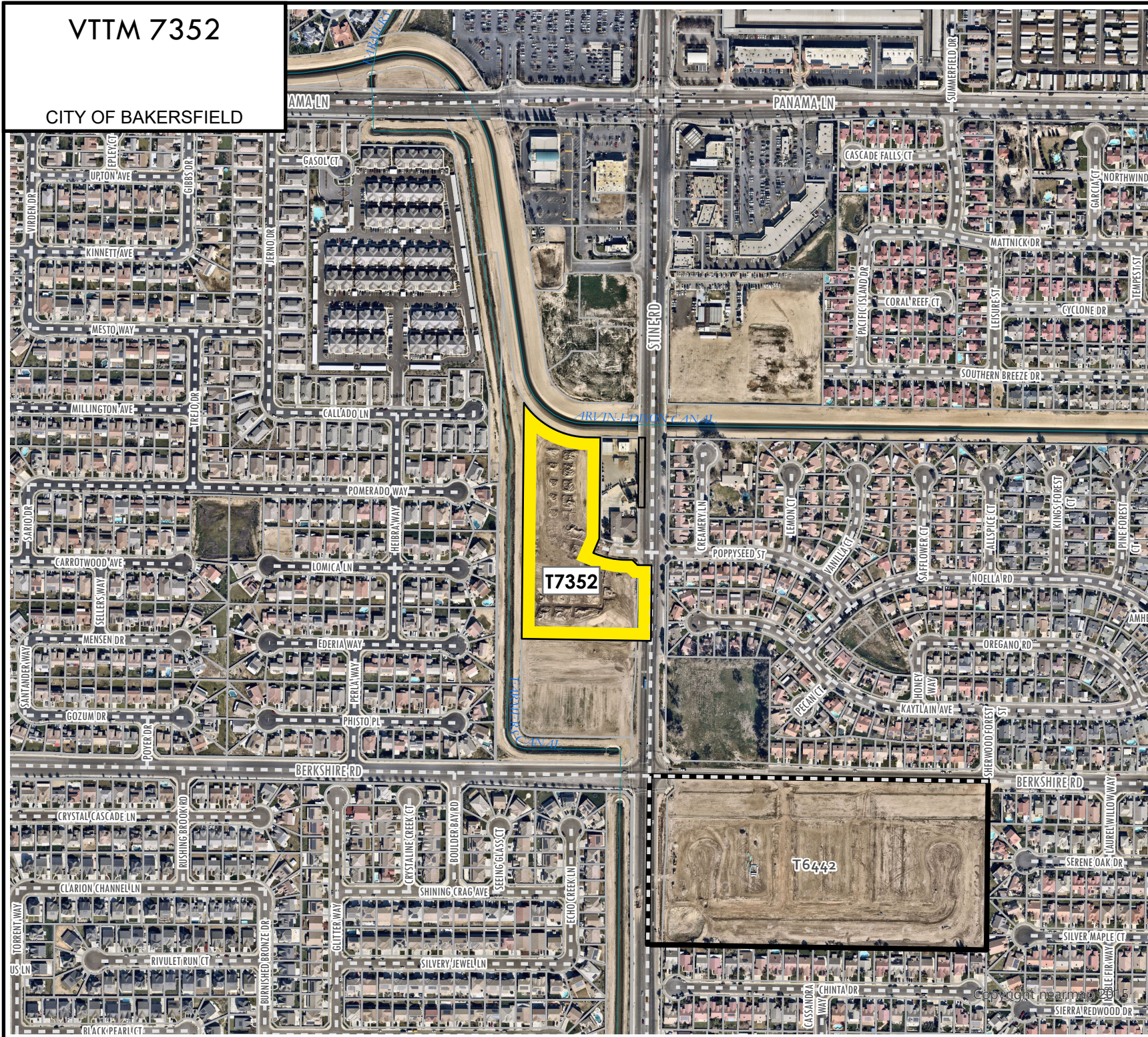
Notice of Exemption

Planning Commission Draft Resolution

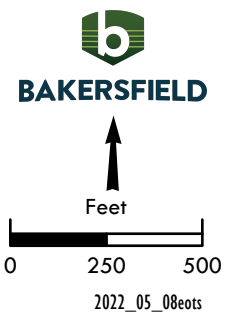
MAP SET

VTTM 7352

CITY OF BAKERSFIELD

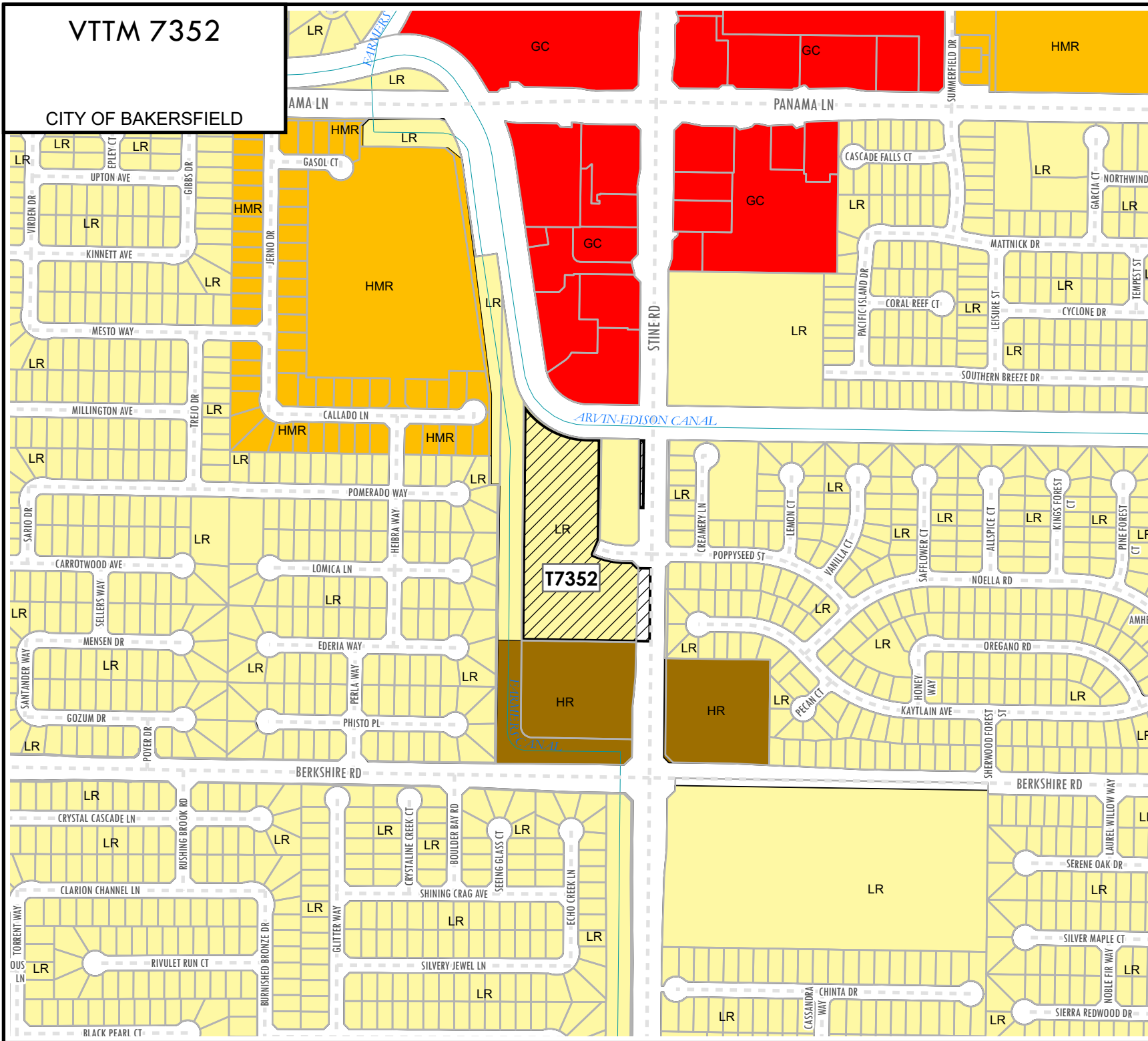



AERIAL



VTM 7352

CITY OF BAKERSFIELD




BAKERSFIELD

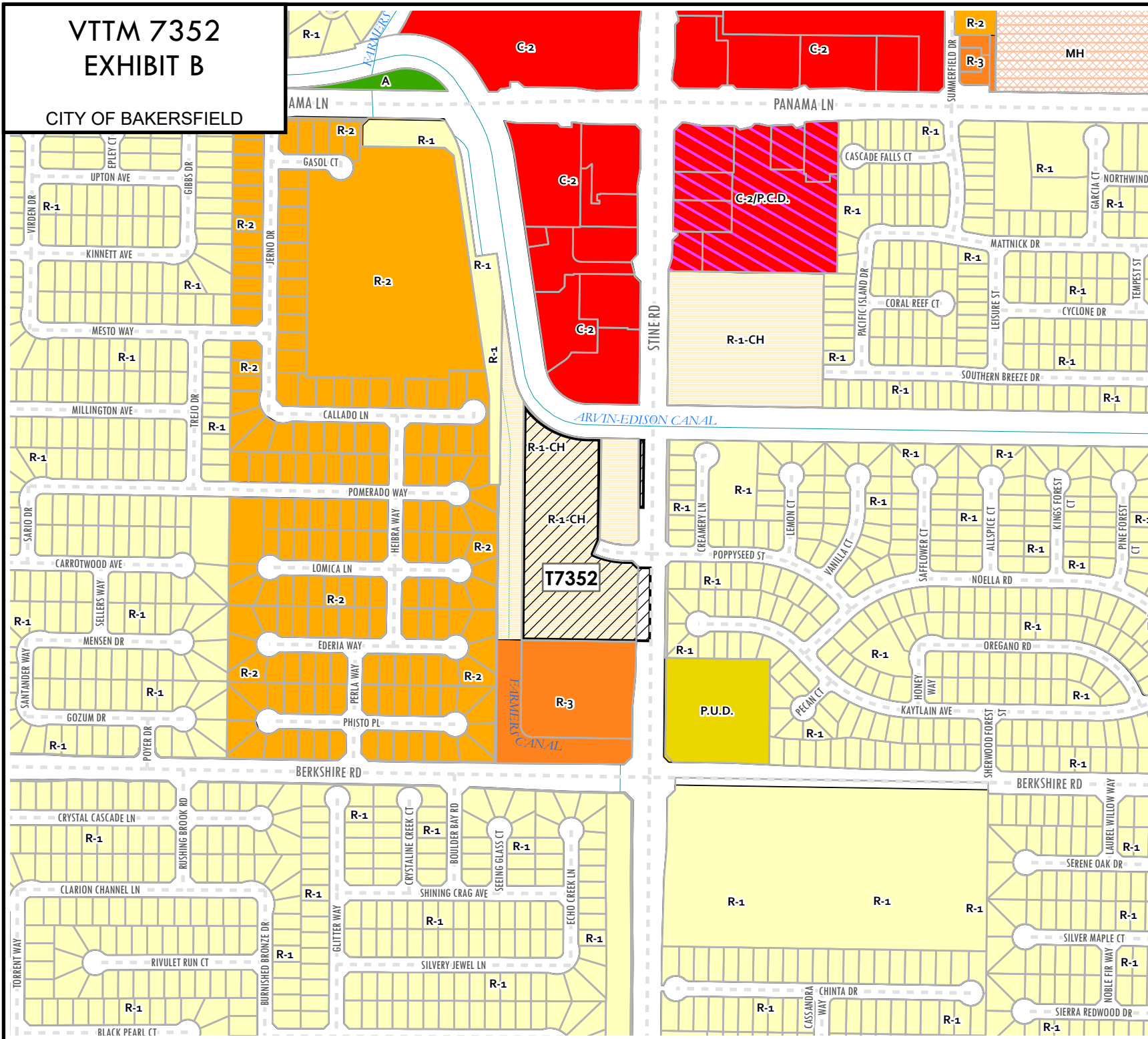
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Feet

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VTM 7352 EXHIBIT B

CITY OF BAKERSFIELD



Zoning

Commercial Zone Designations

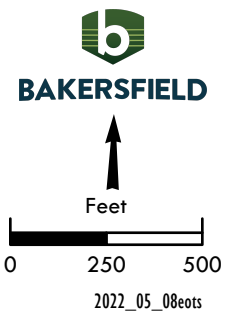
- C-2 Regional Commercial
- C-2/P.C.D. Combining

Resource Zone Designations

- A Agricultural

Residential Zone Designations

- R-1 One Family Dwelling
- R-1-CH One Family Dwelling - Church Overlay
- R-2 Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft.
- R-3 Limited Multiple Family Dwelling Zone - 1 unit/1,250 sq. ft.
- P.U.D. Planned Unit Development
- MH Mobile Home



GENERAL NOTES

- ASSESSOR'S PARCEL NUMBER(S): 538-010-07 AND 538-010-35
- THIS DEVELOPMENT WILL CONFORM TO THE CITY OF BAKERSFIELD SUBDIVISION STANDARDS
- FIRE PROTECTION: IN CONFORMANCE WITH CITY OF BAKERSFIELD FIRE DEPT. STANDARDS

STATISTICS

- APPROXIMATE ACREAGE: 7.26 ACRES GROSS 6.72 ACRES NET
- NUMBER OF LOTS: 26 BUILDABLE, 1 SUMP LOT & 1 STREET LOT

UTILITIES

- WATER: CITY OF BAKERSFIELD
- SEWER: CITY OF BAKERSFIELD
- DRAINAGE: ON-SITE DRAINAGE FACILITIES IN ACCORDANCE WITH CITY OF BAKERSFIELD STANDARDS
- GAS: PACIFIC GAS AND ELECTRIC COMPANY
- ELECTRIC: PACIFIC GAS AND ELECTRIC COMPANY
- TELEPHONE: AT&T
- CABLE: SPECTRUM

LAND USE

- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION
- EXISTING AND PROPOSED ZONING: R-1-CH
- EXISTING GENERAL PLAN DESIGNATION: LR

SCHOOLS & DISTRICTS

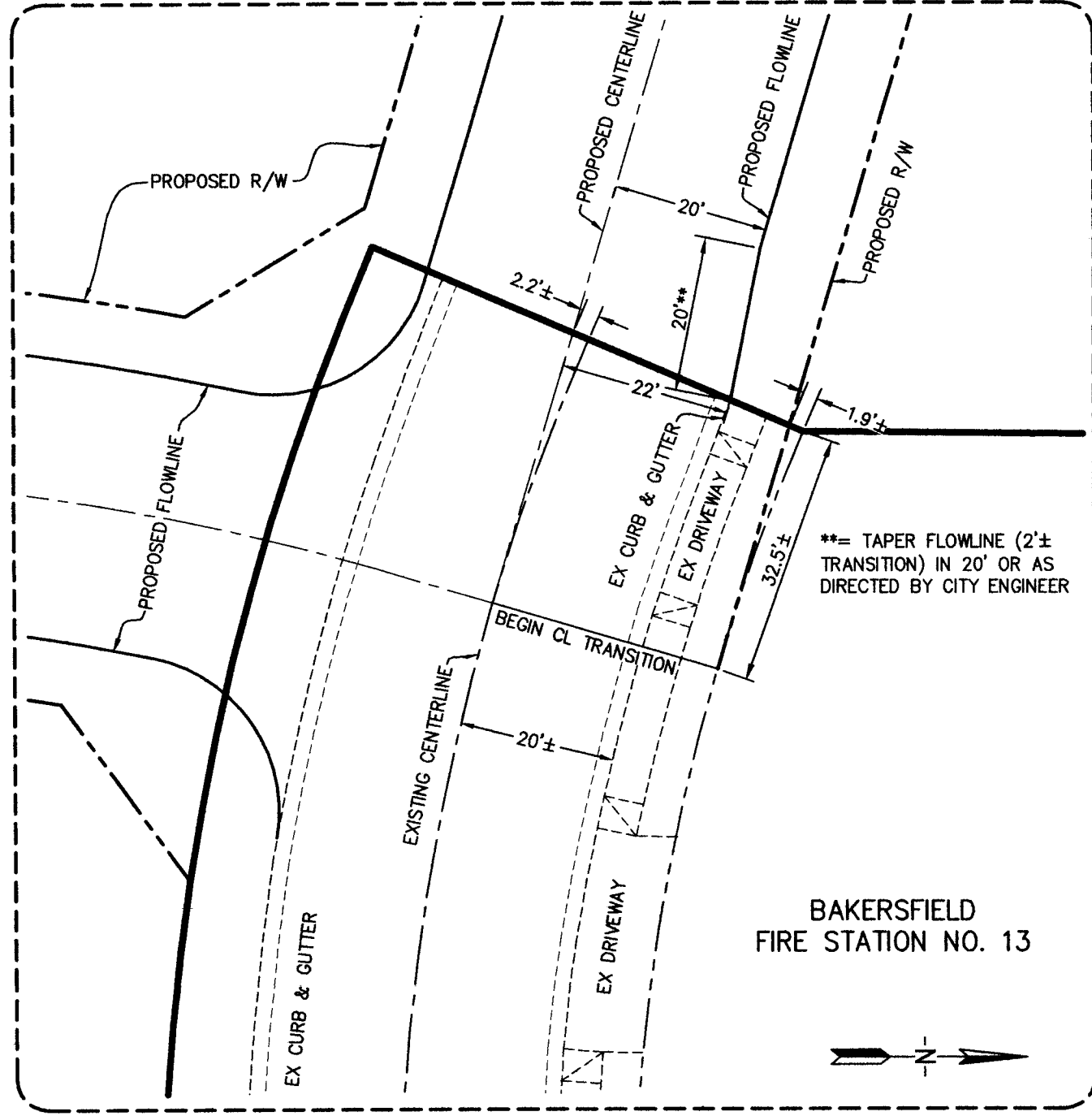
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FLOOD ZONES

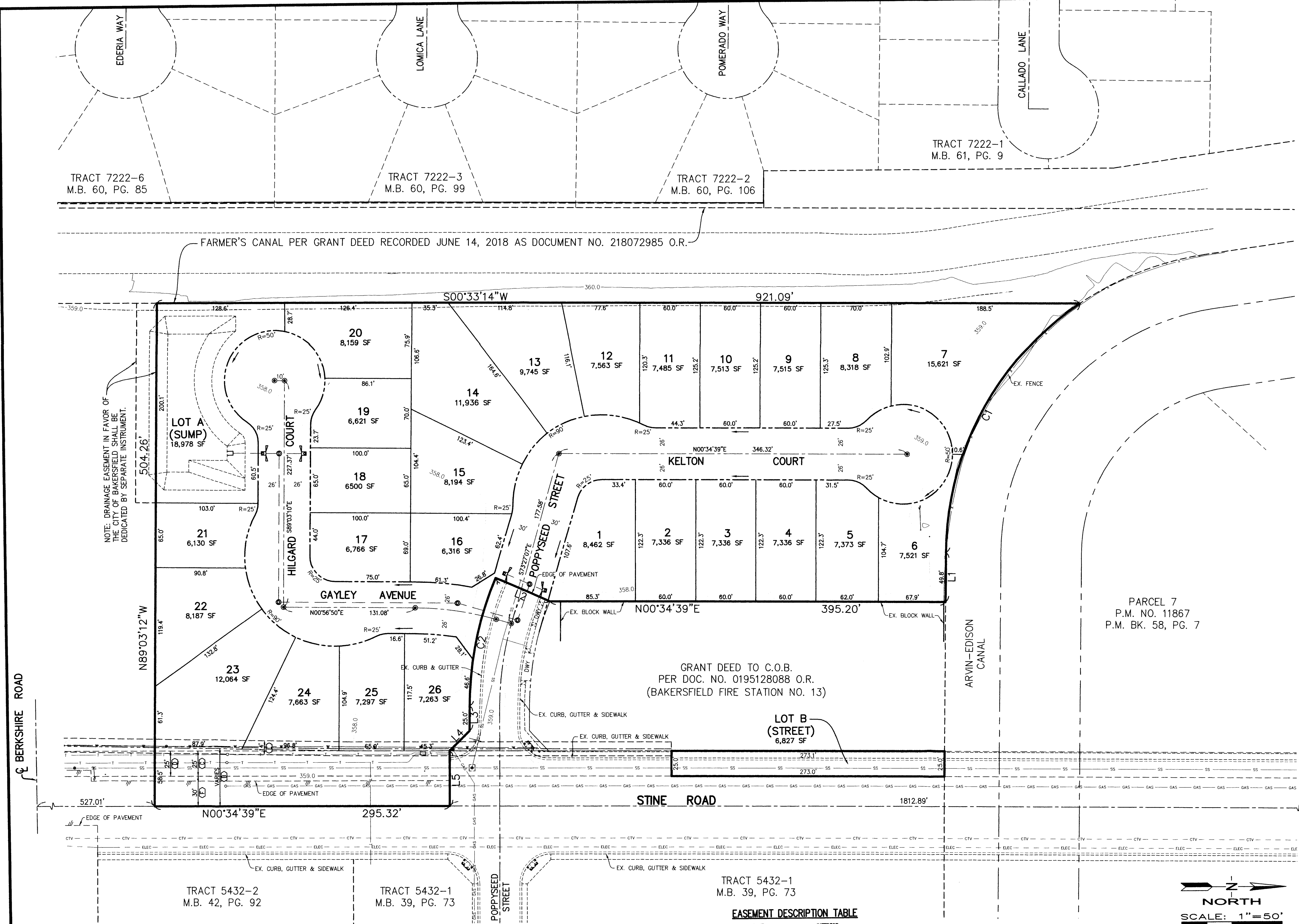
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FIRM ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ADDITIONAL NOTES:

THE BOLD BORDER REPRESENTS THE BOUNDARY BEING SUBDIVIDED.
STREET FLOWLINE GRADES ARE 0.20% MIN. AND 2% MAX.
THERE ARE NO BUILDINGS WITHIN MAP BOUNDARY

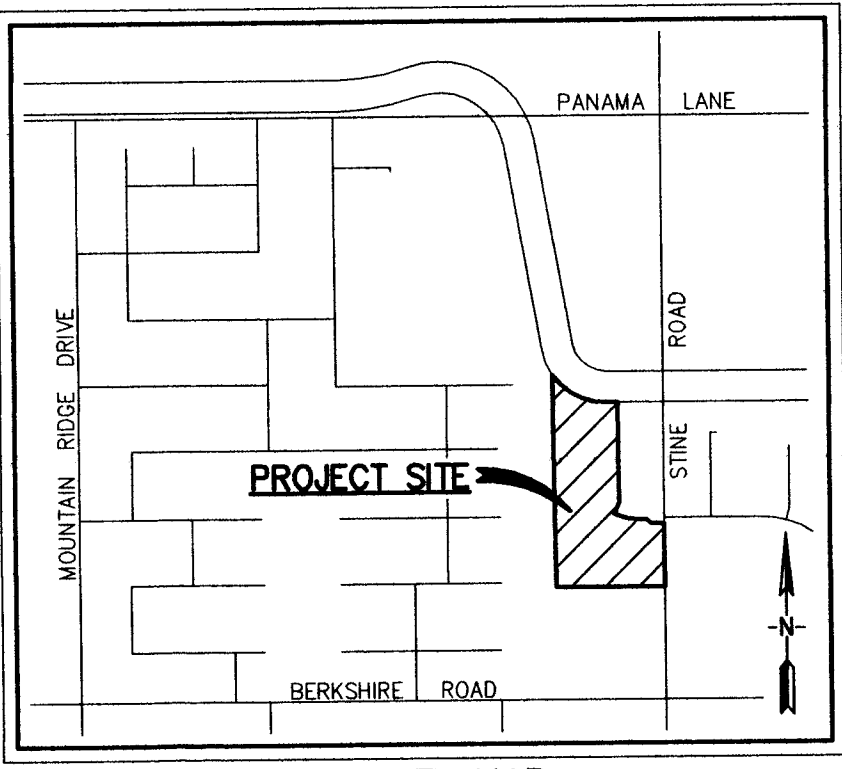


POPPYSEED STREET TIE-IN DETAIL
SCALE: 1"=20'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°07'36" W	49.81'
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TRACT 5432-1
M.B. 39, PG. 73

EASEMENT DESCRIPTION TABLE

NAME	INTEREST
(A) KERN COUNTY LAND COMPANY	EASEMENT FOR CANALS, DITCHES, ROADS, HIGHWAYS TELEGRAPH LINES, RAILROADS AND "OTHER PURPOSES" RECORDED APRIL 20, 1992 IN BOOK 38, PAGE 23 OF DEEDS (CANNOT BE LOCATED FROM RECORD INFORMATION)
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LEGAL DESCRIPTION:
BEING A DIVISION OF PARCEL "B" OF LOT LINE ADJUSTMENT NO. 18-0390 AS PER CERTIFICATE OF COMPLIANCE RECORDED _____, 20____ AS DOCUMENT NO. _____ OFFICIAL RECORDS, ALSO BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 27 EAST, MOUNT DIABLO MERIDIAN, IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA.

PORTER & ASSOCIATES, INC.
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1200 21st Street, Bakersfield, California 93301
661.327.0362 FAX 661.327.1065



FRED W. PORTER	
PROJECT MANAGER: FP2	
DRAFTSMEN: LGH	
PA REVIEW BY: _____	DATE: _____

DATE 2/05/2019 PA JOB No. 2992B

VESTING
TENTATIVE
TRACT No. 7352

1 OF 1 SHEETS

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

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

Project Title: Extension of Time Vesting Tentative Tract 7352

Project Location-Specific: Intersection of Stine Road and Poppyseed Street.

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

Description of Project: Extension of time for Vesting Tentative Tract 7352 consisting of 7.26 acres into 26 single-family residential lots, 1 sump lot, and 1 street lot in an R-1 CH (One-Family Dwelling – Church Combining) zone district, located west of the intersection of Stine Road and Poppyseed Street.

Name of Public Agency Approving Project: City of Bakersfield

Name of Person or Agency Carrying Out Project: Porter and Associates, Inc.

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 15060(c)(3)

Reasons why project is exempt: Activity is not a project for purposes of CEQA and will not have an effect on the environment based on the criteria listed in this exemption.

Lead Agency: Contact Person: Jennie Eng Telephone/Ext.: 661-326-3043

If filed by applicant:

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

Signature: _____ **Title:** Principal Planner **Date:** _____

X Signed by Lead Agency
____ Signed by Applicant

Date received for filing at OPR: _____

RESOLUTION NO. _____

**RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION TO
APPROVE AN EXTENSION OF TIME FOR VESTING TENTATIVE TRACT
MAP 7352, LOCATED WEST OF THE INTERSECTION OF STINE ROAD AND
POPPYSEED STREET IN SOUTHWEST BAKERSFIELD.**

WHEREAS, Porter & Associates, Inc. representing Jeremy Willer Construction, filed an application with the City of Bakersfield Planning Department requesting an extension of time for Vesting Tentative Tract Map 7352 (the "Project") located in the City of Bakersfield as shown on attached (Exhibit "A"); and

WHEREAS, the application was submitted on May 16, 2022, which is prior to the expiration date of Vesting Tentative Map 7352, 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 May 17, 2019, conditionally approved by the Planning Commission on June 19, 2019; and

WHEREAS, staff determined that the proposed activity is a project and an initial study was prepared for the original project (Zone Change) of the subject property and a Mitigated Negative Declaration was adopted on May 31, 1989 by the City Council for the original project, and duly noticed for public review; 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 15060(c)(3), Review for Exemption; and

WHEREAS, the Secretary of the Planning Commission set, Thursday, July 7, 2022, 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, the State CEQA Guidelines, and the City of Bakersfield CEQA Implementation Procedures have been followed. Staff determined the activity (extension of time) is not considered a project for purposes of CEQA

pursuant to State CEQA Guidelines Section 15060(c)(3), Review for Exemption. CEQA does not apply if the activity [extension of time] will not result in either a direct or a reasonably foreseeable indirect physical change in the environment.

3. This request for an extension of time is the first request pursuant to Bakersfield Municipal Code Section 16.16.080 and Subdivision Map Act Section 66452.6 (e).

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

1. The above recitals, incorporated herein, are true and correct.
2. The project is exempt from CEQA, pursuant to CEQA Guidelines Section 15060(c)(3), Review for Exemption.
3. The expiration date of Vesting Tentative Tract Map 7352 is hereby extended until June 19, 2025.

-----oOo-----

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 7, 2022, on a motion by Commissioner _____, seconded by Commissioner _____ by the following vote.

AYES:

NOES:

ABSENT:

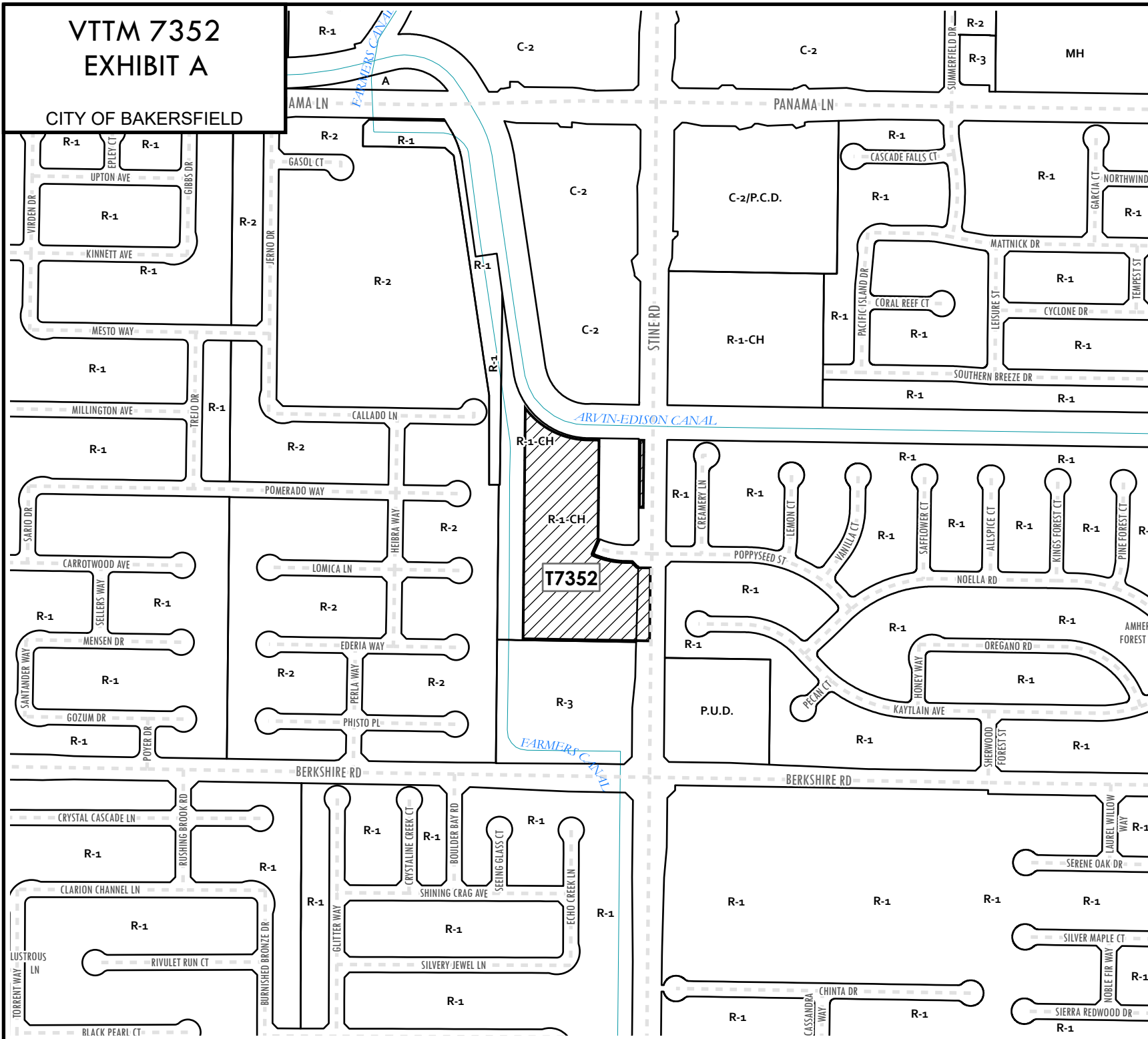
APPROVED

DANIEL CATER, CHAIR
City of Bakersfield Planning Commission

Exhibits: A. Conditions of Approval
 B. Vesting Tentative Tract Map

VTTM 7352 EXHIBIT A

CITY OF BAKERSFIELD



LEGEND (ZONE DISTRICTS)

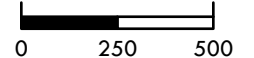
- R-1 One Family Dwelling
6,000 sq.ft. min lot size
- R-1-4.5 One Family Dwelling
4,500 sq.ft. min lot size
- E Estate
10,000 sq.ft. min lot size
- R-S Residential Suburban
24,000 sq.ft./dwelling unit
- R-S() Residential Suburban
1, 2.5, 5 or 10 min lot size
- R-2 Limited Multiple Family Dwelling
4,500 sq.ft. min lot size (single family)
6,000 sq.ft. min lot size (multifamily)
2,500 sq.ft. lot area/dwelling unit
- R-3 Multiple Family Dwelling
6,000 sq.ft. min lot size
1,250 sq.ft. lot area/dwelling unit
- R-4 High Density Multiple Family Dwelling
6,000 sq.ft. min lot size
600 sq.ft. lot area/dwelling unit
- R-H Residential Holding
20 acre min lot size
- A Agriculture
6,000 sq.ft. min lot size
- A-20A Agriculture
20 acre min lot size
- PUD Planned Unit Development
- TT Travel Trailer Park
- MH Mobilehome
- C-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



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GENERAL NOTES

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- EXISTING GENERAL PLAN DESIGNATION: LR

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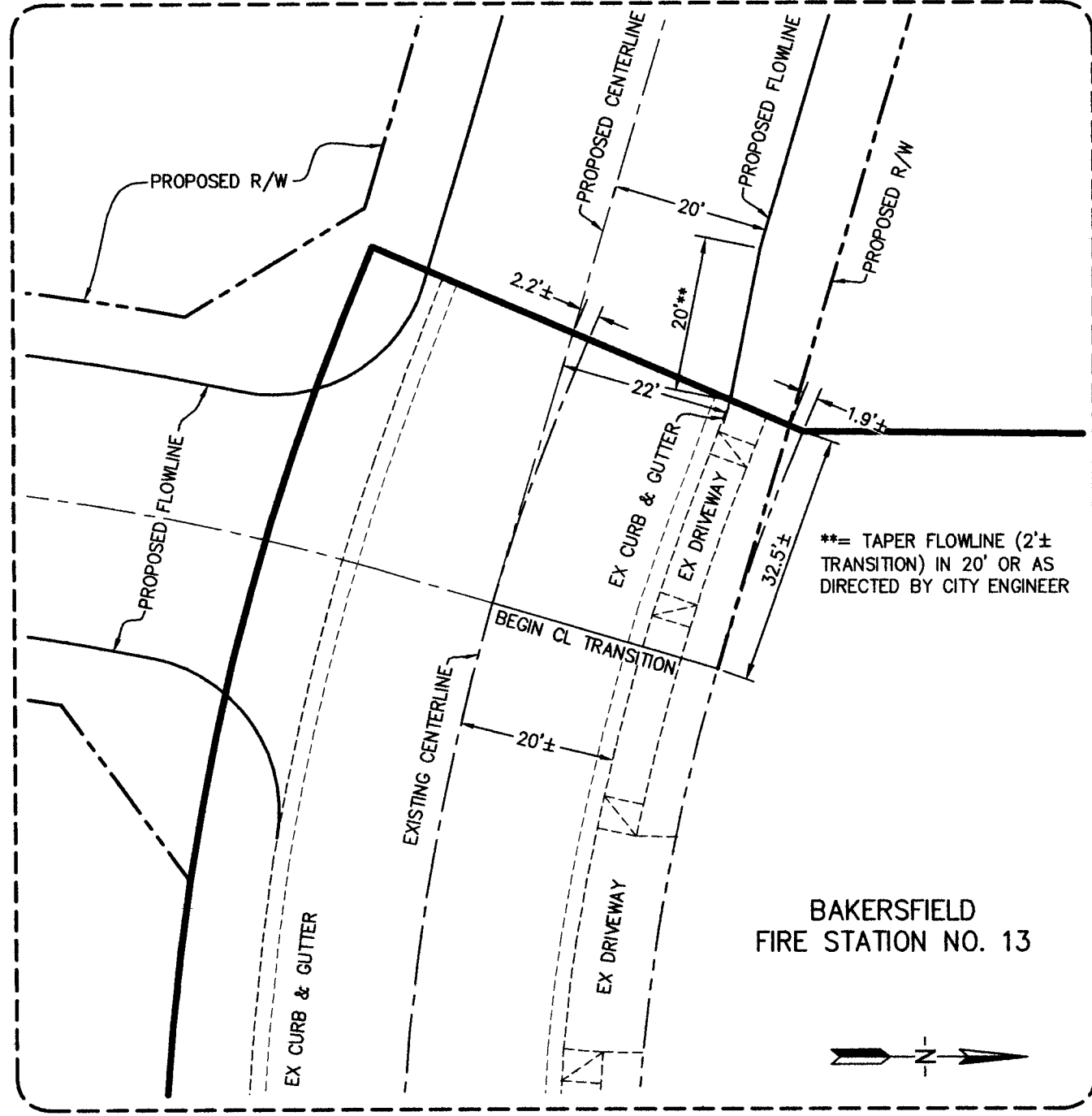
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FLOOD ZONES

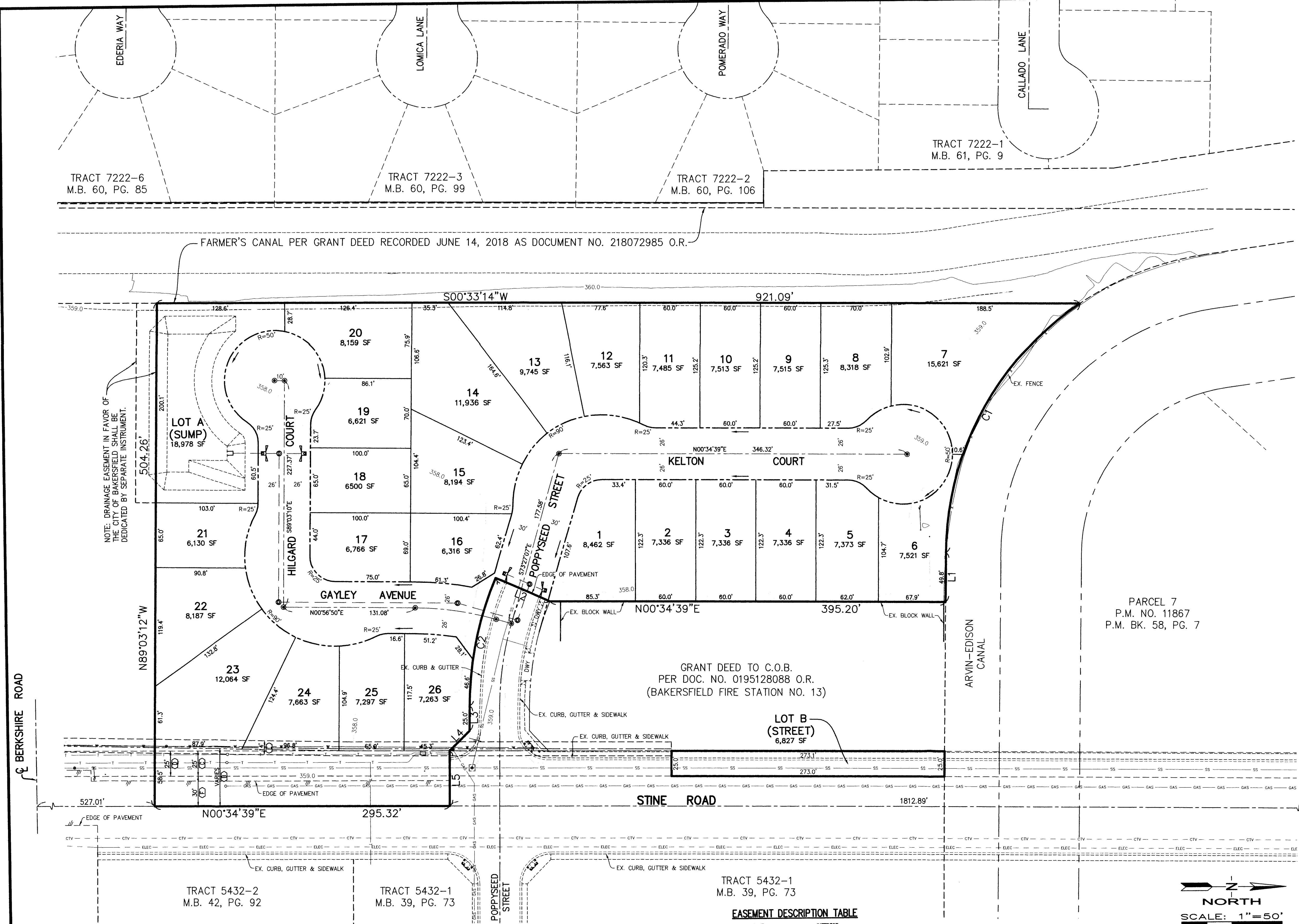
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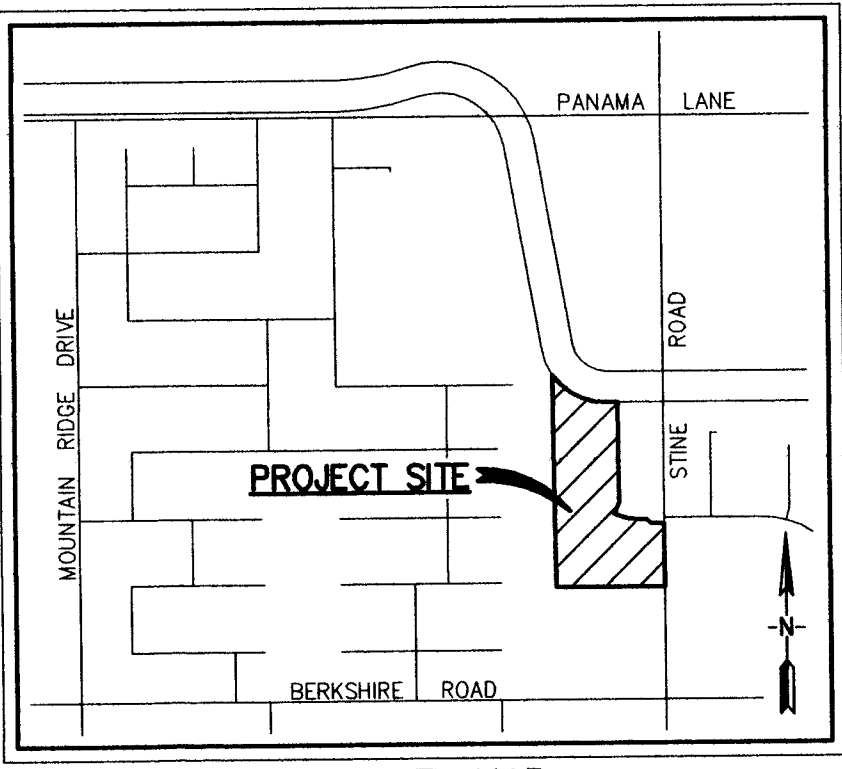


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VICINITY MAP
NO SCALE

TRACT 5432-1
M.B. 39, PG. 73

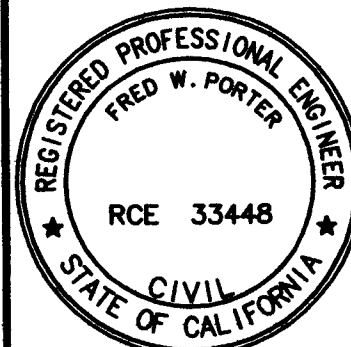
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661.327.0362 FAX 661.327.1065



FRED W. PORTER

PROJECT MANAGER: FP2

DRAFTSMEN: LGH

PA REVIEW BY: DATE:

DATE 2/05/2019 PA JOB No. 2992B

**VESTING
TENTATIVE
TRACT No. 7352**



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: July 7, 2022

ITEM NUMBER: Consent Public
Hearings5.(d.)

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Linda Mitchell, Principal Planner

DATE:

WARD: Ward 5

SUBJECT:

Comprehensive Sign Plan 22-0016: Skarphol/Frank Associates is requesting a comprehensive sign plan for St. John's Lutheran Church in the R-1/CH (One-Family Dwelling/Church Combining Zone) districts, located at 4500 Buena Vista Road. Notice of Exemption on file.

APPLICANT: Richard Cheney, Skarphol/Frank Associates

OWNER: St. John's Lutheran Church

LOCATION: 4500 Buena Vista Road

STAFF RECOMMENDATION:

Staff recommends approval.



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: July 7, 2022

ITEM NUMBER: Consent Public
Hearings5.(e.)

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Veronica Martinez, Development Services Technician

DATE:

WARD: Ward 2

SUBJECT:

Conditional Use Permit 22-0256: Marina Salazar is requesting a conditional use permit to allow on-site alcohol sales (17.22.040.A.16) at an existing restaurant in the C-1 (Neighborhood Commercial Zone) district, located at 212 Oak Street. Notice of Exemption on file.

APPLICANT: Marina Salazar

OWNER: Marina Salazar

LOCATION: 212 Oak Street

STAFF RECOMMENDATION:

Staff recommends approval.