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# PLANNING COMMISSION AGENDA Meeting of September 5, 2013

Council Chambers, City Hall South, 1501 Truxtun Avenue  
Regular Meeting - 5:30 p.m.

## 1. ROLL CALL

ELLIOTT KIRSCHENMANN, CHAIR  
BARBARA LOMAS, VICE-CHAIR  
JUSTIN B. BATEY  
DUSTIN S. DODGIN  
DAVID STRONG  
JEFFREY TKAC  
PATRICK WADE

## 2. PLEDGE OF ALLEGIANCE

## 3. PUBLIC STATEMENTS

## 4. MINUTES

- a. Approval of minutes for the meeting of June 20, 2013.

## 5. CONSENT CALENDAR PUBLIC HEARING

(Ward 5)

### a. Revised West Ming Development Agreement Amendment

Proposed revised amendment to the development agreement between the City of Bakersfield and Castle and Cooke California Inc, Bolthouse Properties, LLC, Bolthouse Development Co. LLC, Houchin Community Blood Bank, Hoffman Hospice of the Valley, Inc., Kern Schools Federal Credit Union, Sierra Oaks Partners LLC, and Park Square at Seven Oaks Partners LLC. The West Ming Specific Plan area is generally located between Ming Avenue, South Allen Road, White Lane and Buena Vista Road. A finding that the amendment is exempt from the California Environmental Quality Act will also be considered.

***(Staff recommends approval)***

(Ward 7)

### b. General Plan Amendment/Zone Change No. 13-0125 SmithTech USA, representing Wible Investors II (property owner), is proposing a general plan amendment and zone change on a 5.89 acre parcel located along the north side of Taft Highway approximately 900 feet west of Wible Road.

1. Adopt a Negative Declaration and recommend same to the City Council.
2. Change the land use designation from OC (Office Commercial) to HR (High Density Residential) and recommend same to the City Council.
3. Change the zone district from C-O (Professional and Administrative Office) to R-3 (Multiple Family Dwelling) and recommend same to City Council.

***(Staff recommends approval)***

- (Ward 4) c. **General Plan Amendment/Zone Change No. 13-0127** Bolthouse Properties, LLC (property owner) is proposing a general plan amendment and zone change on an 80 acre parcel located at the southeast corner of Stockdale Highway and Heath Road.
1. Adopt a Negative Declaration and recommend same to the City Council.
  2. Change the land use designations from HR (High Density Residential) and HMR (High Medium Density Residential) to LR (Low Density Residential) and HR (High Density Residential) and recommend same to the City Council.
  3. Change the zone districts from R-3 (Multiple Family Dwelling) and R-2 (Limited Multiple Family Dwelling) to R-1 (One Family Dwelling) and R-3 (Multiple Family Dwelling) and recommend same to the City Council.

***(Staff recommends approval)***

- (Wards 1-7) d. **General Plan Amendment/Zone Change No. 13-0234** The City of Bakersfield has initiated a general plan amendment and zone change on several existing City parks in various locations within the City limits. A finding that the project is exempt from the California Environmental Quality Act will also be considered.
1. Change the land use designation to OS (Open Space), OS-P (Parks and Recreation), or 3.1 (Parks and Recreation Areas – *for parks within the Kern River Plan Element boundary only*) and recommend same to the City Council.
  2. Change the zone district to OS (Open Space) or RE (Recreation) and recommend same to City Council.

***(Staff recommends approval)***

- (Ward 3) e. **General Plan Amendment No. 13-0243 (Circulation Amendment)** McIntosh and Associates, representing Mt Vernon Properties, LLC (property owner), is proposing to amend the Circulation Element and Bikeway Map to realign a portion of College Avenue and extend a southern collector road approximately 95 feet north to connect with the new College Avenue realignment and recommend same to the City Council. A finding that the project is exempt from the California Environmental Quality Act will also be considered.

***(Staff recommends approval)***

**6. PUBLIC HEARING**

(Ward 6)

- a. **Zone Change No. 13-0260** In-Shape Health Clubs LLC, representing Bakersfield Ming LLC (property owner), is proposing a zone change on a 6.25 acre parcel located at 6901 Ming Avenue to change the zone district from R-1 (One Family Dwelling) to P.U.D. (Planned Unit Development), including approval of a new site development plan, and recommend same to the City Council. A finding that the project is exempt from the California Environmental Quality Act will also be considered.

*(Staff recommends approval)*

**7. NEW BUSINESS**

- a. **Proposed amendment to the Planning Commission By-Laws**

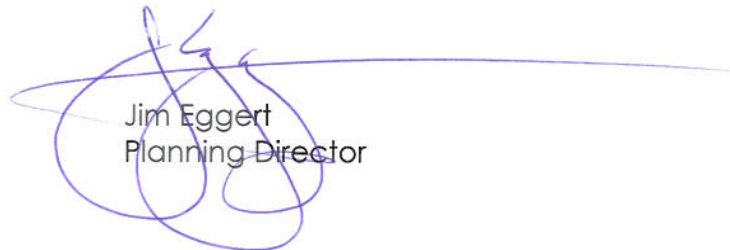
*(Staff recommends approval)*

**8. COMMUNICATIONS**

**9. COMMISSION COMMENTS**

**10. ADJOURNMENT**

Respectfully submitted,



Jim Eggert  
Planning Director