

INSTRUCTIONS FOR PREPARATION OF A PRECISE DEVELOPMENT PLAN (PD) OR MODIFICATION OF AN APPROVED PD PLAN

KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT

PART I - PROCEDURE

This information will assist the applicant in preparing a Precise Development (PD) Plan that will contain all the information required by the Ordinance Code of Kern County.

1. To expedite processing, it is suggested that the Checklist be used as a guide in the preparation of a PD Plan. PD Plans that are not in compliance with the Checklist will not be accepted for processing.
2. Department Staff is available to review and discuss preliminary PD Plans. Two 11x17 copies of the plan, drawn to scale, will need to be submitted initially for Staff review along with the applicable Preliminary Review fee and the required application form.
3. Applications for approval of a PD Plan are subject to a requirement for a public hearing. The Director or Staff appointee will normally consider PD Plans at a Director's Hearing. The PD Plans are discretionary and are subject to the California Environmental Quality Act. An informational brochure is available that describes the PD Plan process in greater detail. (<https://kernplanning.com/informational-guides/info-guide-precise-development-plan>)
4. Other information may be required to provide a complete plan, to permit a full evaluation of the proposal, and to ensure that the development will not be detrimental to the community or hazardous to the public health, safety, and welfare.
5. Once the application is determined to be complete, you will be requested to submit filing fees and one legible reproducible hardcopy of the plan and one PDF (300 DPI) with any revisions requested by Staff as a result of the preliminary review.
6. Conditions imposed or changes to the project as a result of the public hearing may require the applicant/agent to correct and/or revise the original PD Plan. One digital copy, in PDF format, of the revised plan, shall then be submitted to the Department and will become the "final Approved PD Plan," which will be utilized for building permit issuance. Until this has been completed, no building permit will be issued or work commenced, pursuant to Section 19.56.130 of the Ordinance Code.
7. Subsequent minor modifications to the Approved PD Plan may be made at the discretion of the Director of the Department. Said modifications will require the submittal of a revised plan reflecting the new or proposed development, pursuant to Step 2 and shall include a statement to read as follows: "Modification No. _____ - This plan is hereby modified to allow" Staff will provide assistance in developing the wording for the modification statement. The applicant will be required to submit the PD modification in 11x17 hardcopy format signed by the property owner. Once submitted, the Director will sign their portion of the modification. A copy of the receipt is to be included and attached to the approved modified PD Plan and placed in the case file. A digital copy of the modification will be made by Staff and placed in the digital archives.

**CHECKLIST FOR A
PRECISE DEVELOPMENT PLAN**

PART II - PLAN PREPARATION

Plans must be drawn to scale, preferably an engineer's scale, and must include all of the following information, as well as any additional information necessary to permit a complete review of the project:

- () 1. Boundary of PD District in the plan being submitted.
- () 2. Limits of the present proposal, and probable future development if the project is to be in phases.
- () 3. Relationship of this proposal to previously approved PD Plans and to remaining areas of future development within the area zoned PD.
- () 4. Topography, including contours. Only if required through preliminary review. (If the ground is flat, spot elevations may be used to show natural drainage, etc.)
- () 5. Proposed grading plan may be required to show slope limits, drainage, etc.
- () 6. Width, location, and name of all surrounding streets. (Include any other types of rights-of-way, easements, pipelines, conduits, canals, drainage ditches, etc., whether existing or proposed.)
- () 7. Location, dimensions, and use of all existing buildings and structures on adjacent property within 10 feet of the boundary line of subject property.
- () 8. Location, dimensions, ground floor area, and use of all existing and proposed buildings and structures on subject property.
- () 9. Areas proposed for landscaping. (After the hearing and before any building permit will be issued, a complete landscaping plan showing sprinkler systems, planter details, tree wells, etc., must be submitted for approval.)
- () 10. Parking areas, type of paving, size and number of parking spaces, bumper blocks, etc. (Chapter 19.82 of the Ordinance Code establishes minimum standards for parking areas the Ordinance Code is available online at: <https://kernplanning.com/planning/planning-documents>)
- () 11. Points of vehicular ingress and egress and the internal circulation pattern of parking areas and other areas which will be served or reached by motor vehicles. (Include location and width of all existing or proposed driveways, barriers for control of traffic, etc.)
- () 12. Special points of ingress and egress for service vehicles or the performing of services and any proposed methods of controlling access.
- () 13. Points of ingress and egress for pedestrians, location and width of walkways, etc.
- () 14. Location of proposed or existing signs. (Include size and height.)

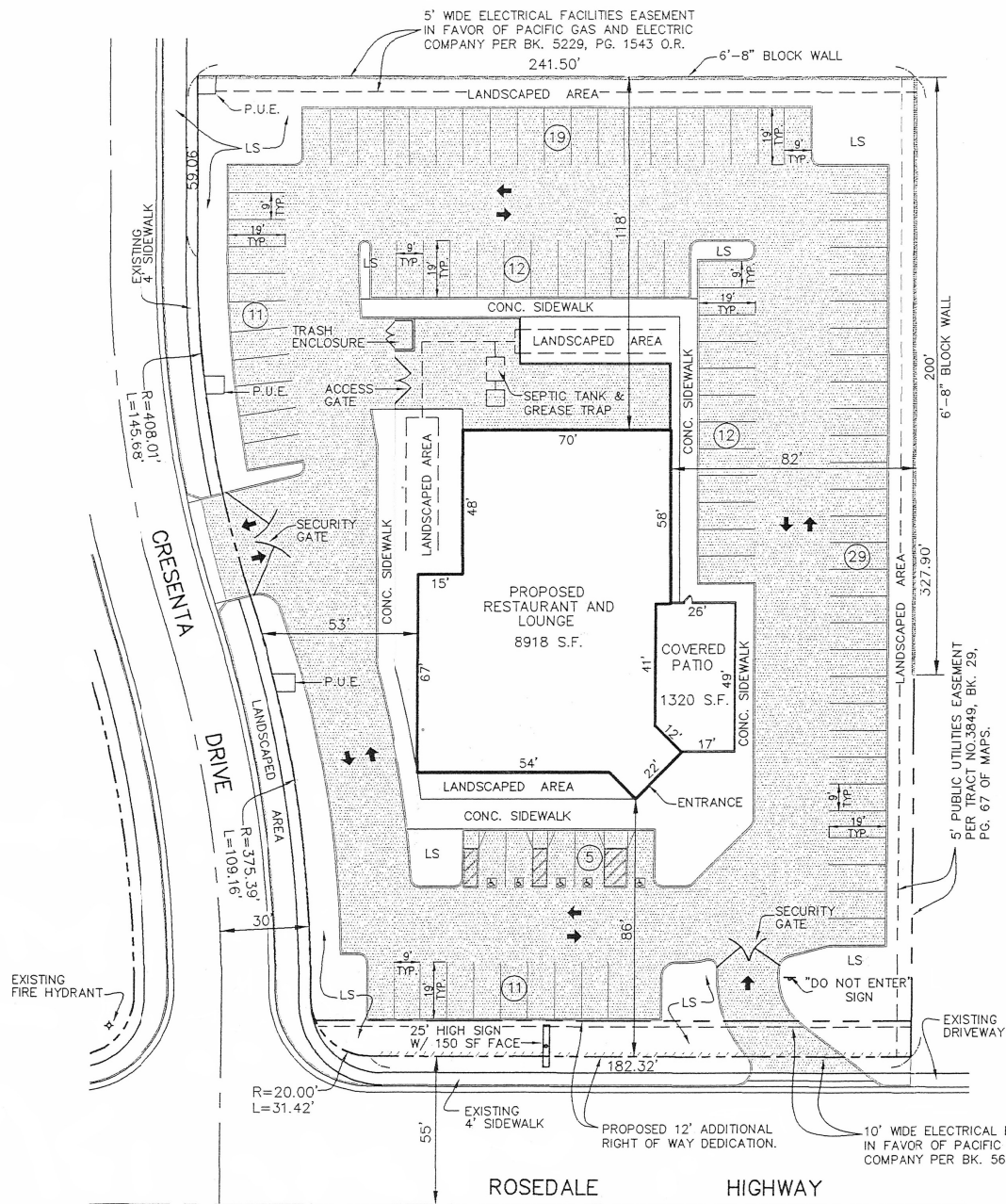
- () 15. All areas proposed for outside storage, if any, and the type of surfacing proposed for these areas.
- () 16. Proposed dedications and improvements. (These requirements must be in conformity with applicable subdivision improvement standards for the area.)
- () 17. Location, height, and proposed construction material for walls and fences.
- () 18. Legal information including APN.

***NOTE: The following information must be included and shall be shown under heading "Statistical Information."**

- () *19. A statement regarding the specific use of the property, whether existing or proposed.
- () *20. Acreage or square footage in the property.
- () *21. Height, ground floor area, and total floor area of existing and proposed buildings.
- () *22. Number of dwelling units in each building (if applicable).
- () *23. Building coverage expressed as a percentage of the total area of the property.
- () *24. The total number of parking spaces and their ratio to the number of dwelling units, square footage of floor space, seats, etc.
- () *25. Area of land devoted to landscaping and/or open space usable for recreational purposes and its percentage of the total land area. (Chapter 19.86 of the Ordinance Code establishes minimum standards for landscaping. The Ordinance Code is available online at: <https://kernplanning.com/planning/planning-documents>)
- () *26. Method of sewage disposal. (Contact the Kern County Public Health Services Department for approval of sewage disposal system unless the area is served by an existing sanitary sewer system.)
- () *27. Water supply, both domestic and fire. (Contact the Kern County Fire Department for fire flow requirements and, unless an approved water purveyor serves the area, the Kern County Public Health Services Department should also be contacted.)
- () *28. Proposed on-site drainage facilities. (If drainage is directed to a public street, so state.)
- () *29. Methods of flood control, where appropriate.
- () *30. Any requested modification or variance. (A variance may be granted in the approval of a PD Plan pursuant to Section 19.102.070 and Chapter 19.106.)

A title block needs to be provided as shown on attached site plan example.

Case numbers will be inserted by Staff or in coordination with the applicant.



LEGAL DESCRIPTION:

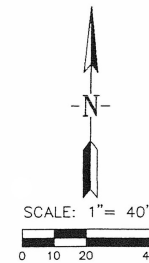
LOTS 31, 32 AND 33 OF TRACT 3849, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED JULY 9, 1979 IN BOOK 29, PAGE 67 OF MAPS, IN THE OFFICE OF THE KERN COUNTY RECORDER.

STATISTICAL INFORMATION:

<u>EXISTING & PROPOSED ZONING:</u>	C1-PD
<u>EXISTING USE:</u>	VACANT
<u>PROPOSED USE:</u>	RESTAURANT
<u>ACREAGE:</u>	1.68 GR. AC.
<u>PROPOSED BUILDING:</u>	
HEIGHT:	SINGLE STORY MAX 25' HIGH
GROUND FLOOR:	RESTAURANT - 8,918 S.F. PATIO - 1,320 S.F.
<u>BUILDING COVERAGE:</u>	14.0%
<u>LANDSCAPE AREA:</u>	14,413 S.F. (19.7%)
<u>PARKING SPACES REQUIRED:</u>	94 STANDARD 4 HANDICAPPED 1 VAN 99 TOTAL
<u>PARKING SPACES PROVIDED:</u>	94 STANDARD 4 HANDICAPPED 1 VAN 99 TOTAL
<u>SEWAGE DISPOSAL:</u>	ON SITE SEPTIC SYSTEM
<u>WATER SUPPLY:</u>	VAUGHN WATER COMPANY
<u>DRAINAGE:</u>	DIRECTED TO STREET TO OFF SITE SUMP
THIS WILL <u>NOT</u> BE A PHASED DEVELOPMENT	

LEGEND

- LS LANDSCAPED AREA
- (12) NO. OF PARKING SPACES
- MIN. 2" AC OVER 4"CL II AB
- ABANDONMENT OF VEHICULAR INGRESS AND EGRESS PER TRACT 3849, BK.29, PG.65
- P.U.E. PUBLIC UTILITIES EASEMENT PER TRACT 3849, BK.29, PG.65

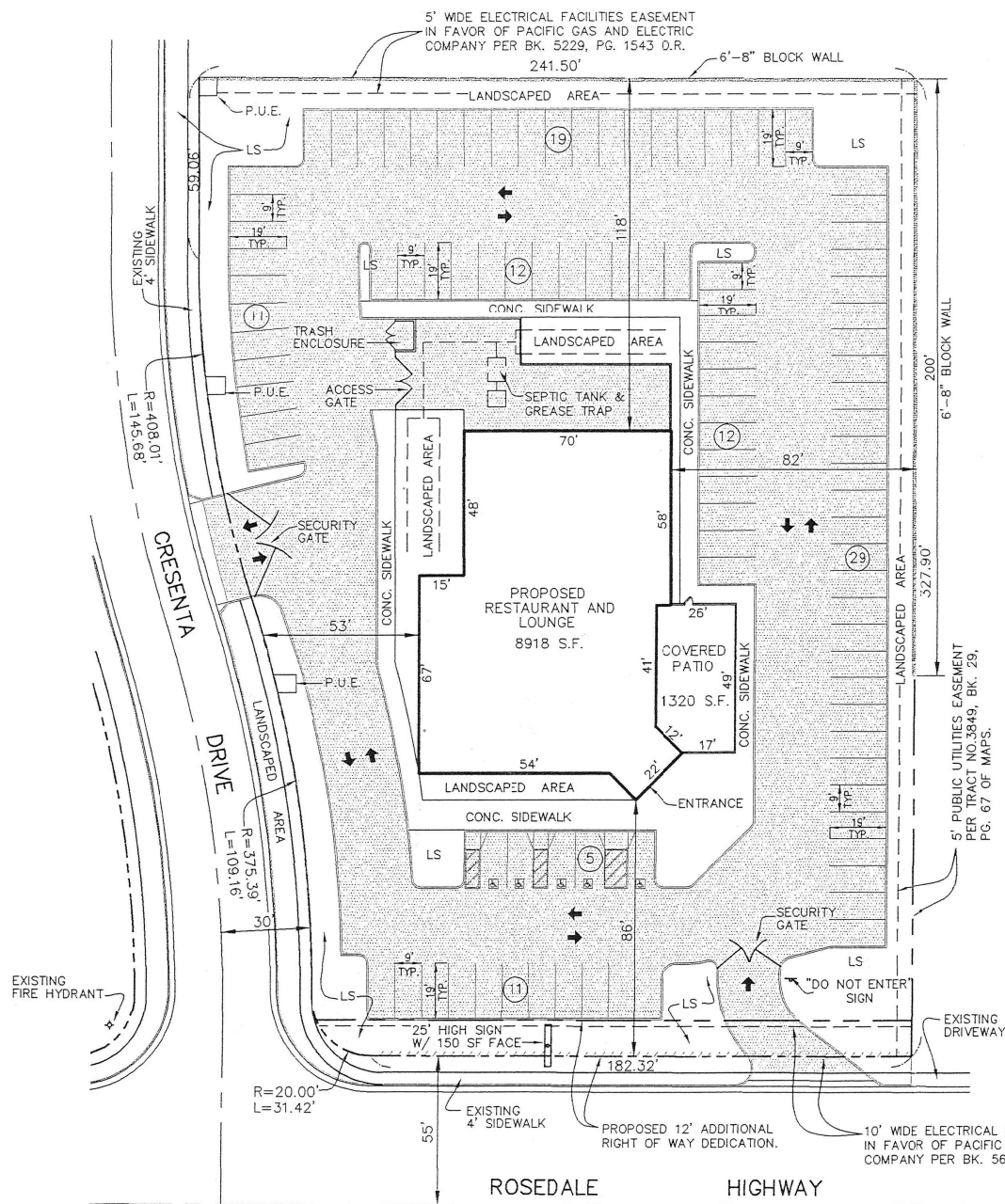


SHEET 1 OF 1

PD PLAN 5, MAP 102-19

RESTAURANT AND LOUNGE

Sec. 19, T.31S., R.29E., COUNTY OF KERN



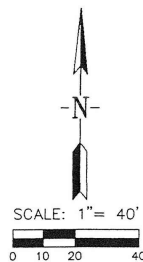
MODIFICATION 1

This plan is hereby modified to allow for a 1,320 sqft covered patio.

Director _____	Date _____	Receipt _____
Owner _____	Date _____	

LEGEND

- LS LANDSCAPED AREA
- (12) NO. OF PARKING SPACES
- [Hatched Box] MIN. 2" AC OVER 4"CL II AB
- [Dashed Line] ABANDONMENT OF VEHICULAR INGRESS AND EGRESS PER TRACT 3849, BK.29, PG.65
- P.U.E. PUBLIC UTILITIES EASEMENT PER TRACT 3849, BK.29, PG.65



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STATISTICAL INFORMATION:

EXISTING & PROPOSED ZONING:	C1-PD
EXISTING USE:	VACANT
PROPOSED USE:	RESTAURANT
ACREAGE:	1.68 GR. AC.
PROPOSED BUILDING:	SINGLE STORY MAX 25' HIGH
HEIGHT:	RESTAURANT - 0,910 S.F.
GROUND FLOOR:	PATIO - 1,320 S.F.
BUILDING COVERAGE:	14.0%
LANDSCAPE AREA:	14,413 S.F. (19.7%)
PARKING SPACES REQUIRED:	94 STANDARD 4 HANDICAPPED 1 VAN 99 TOTAL
PARKING SPACES PROVIDED:	94 STANDARD 4 HANDICAPPED 1 VAN 99 TOTAL
SEWAGE DISPOSAL:	ON SITE SEPTIC SYSTEM
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SHEET 1 OF 1

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