

## PD2/MOD1 Zoning Map 231-13

### “The Crossings at Rosamond”

Location E. of Sedona St. between Rosamond Blvd & Stetson

This is the currently vacant land between the trailer park and the Sedona homes.

Type of development: Residential, R-2 zoning, 40 duplex apartments, to include an office/recreation building and a pool.

These will be small to medium sized 2-bedroom units of approximately 1200 sq ft living area with two-car garages. The primary entrance to the development will be at the curve of Sedona St., but the main north-south interior street will also open onto Stetson approximately across from Skypark Lot 41 (Barnett). The Stetson face of the development will have a standard sidewalk backed by a 4' block wall.

#### Status & Notes:

Notification received:	January 24, 2005
Comment period closes:	February 8, 2005
Hearing will be held:	February 24, 2005
Staff planner:	Scott F. Denney (661) 862-8631

PD Plan #2, Map #231-13;  
MOD #1, Map #231-13

### NOTICE OF PUBLIC HEARING

The Director of the Kern County Planning Department, who has been designated the Hearing Officer pursuant to Chapter 19.182, Article III of the Kern County Zoning Ordinance, will conduct a hearing on **Thursday, February 24, 2005**, at 10:00 a.m., in the Conference Room of the Kern County Planning Department, at 2700 "M" Street, Suite 100, Bakersfield, California, for the purpose of considering the following request:

(a) A Precise Development Plan for 40 duplexes (Section 19.20.020.A); (b) A Zone Modification to allow a front-yard setback of 50 feet, where 55 feet is required (Section 19.20.070.A.1), and a six-foot-high fence/wall within the front-yard setback, where four feet is the maximum height allowed (Section 19.08.210.B), in an R-2 PD HFPS (Medium-density Residential - Precise Development Combining - Airport Approach Height Combining - Floodplain Secondary Combining) District

**Applicant:** Crossings at Rosamond

**Location of Property:** South side of Stetson Avenue, approximately 1/4 mile west of 40th Street West, Rosamond

Anyone wishing to give pertinent testimony may appear and be heard. If you challenge the action taken on this request in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Department at, or prior to, the public hearing. If you have questions regarding this project, you may telephone the Kern County Planning Department and ask to speak to Scott F. Denney, Planner 3 ((661) 862-8631), the Staff planner assigned to this case. Written comments received by February 8, 2005, in support of or opposition to this request will be incorporated into the Staff Report that is presented at the hearing. Letters should be mailed to the Kern County Planning Department, 2700 "M" Street, Suite 100, Bakersfield, CA 93301.

(PD Plan) This project qualifies as a special situation and does not require preparation of further environmental documents pursuant to Section 15182 of the State CEQA Guidelines. (MOD) This project has been found to be categorically exempt from the requirement for preparation of environmental documents pursuant to Section 15305 of the State CEQA Guidelines.

Mailed this 21st day of **January, 2005**.

TED JAMES, AICP, Director  
Planning Department

pd (January 21, 2005)





