

**CITY OF TAFT PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, MARCH 18, 2015
CITY HALL COUNCIL CHAMBERS
209 E. KERN ST., TAFT, CA 93268**

AS A COURTESY TO ALL - PLEASE TURN OFF CELL PHONES

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda are made available for public inspection in the lobby at Taft City Hall, 209 E. Kern Street, Taft, CA during normal business hours (SB 343).

REGULAR MEETING

6:00 P.M.

Pledge of Allegiance

Invocation

Roll Call: Chairman Orrin
 Vice Chairman Thompson
 Commissioner Jones
 Commissioner Leikam
 Commissioner Livingston

1. CITIZEN REQUESTS/PUBLIC COMMENTS

THIS IS THE TIME AND PLACE FOR THE GENERAL PUBLIC TO ADDRESS THE CITY COUNCIL ON MATTERS WITHIN ITS JURISDICTION. STATE LAW PROHIBITS THE COUNCIL FROM ADDRESSING ANY ISSUE NOT PREVIOUSLY INCLUDED ON THE AGENDA. COUNCIL MAY RECEIVE COMMENT AND SET THE MATTER FOR A SUBSEQUENT MEETING. PLEASE LIMIT COMMENTS TO FIVE MINUTES.

2. MINUTES

February 18, 2015 Regular

Recommendation – Approve as submitted.

3. CONTINUED PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 2014-15

Recommendation – Adopt a Resolution approving Conditional Use Permit 2014-15 to construct an 70-foot stealth monopine wireless telecommunications facility, for Verizon Wireless, within a 1,250 square foot lease area, on a 0.96 acre lot, within the Downtown Commercial (DC) Zone District located at 800 Main Street

4. PUBLIC HEARING – SITE PLAN REVIEW NO. 2015-03

Recommendation – Adopt a Resolution approving Site Plan Review 2015-03 to construct a 15,000 square foot industrial building, on a 3.04 acre lot, within the Industrial (I) Zone District located at the southwest corner of Gardner Field Road and Commerce Way

5. PUBLIC HEARING – SITE PLAN REVIEW NO. 2015-05

Recommendation – Adopt a Resolution approving Site Plan Review 2015-05 to establish a nursery and garden center commercial use, on a 0.30 acre lot, within the Downtown Commercial (DC) Zone District located at 207 Center Street

6. GENERAL PLAN AMENDMENT NO. 2015-01 – HOUSING ELEMENT UPDATE 2013-2023

Recommendation – Information item only, progress update provided by Planning Director

7. CANCEL THE APRIL 2015 REGULAR PLANNING COMMISSION MEETING

Recommendation – Motion to cancel the April 22, 2015, regular Planning Commission meeting, and to hold a special Planning Commission meeting on April 8, 2015

8. PLANNING DIRECTOR REPORT

9. CITY ATTORNEY STATEMENTS

10. COMMISSIONER COMMENTS

11. IDENTIFICATION OF REPRESENTATIVE TO THE CITY COUNCIL

ADJOURNMENT

**AMERICANS WITH DISABILITIES ACT
(Government Code Section 54943.2)**

The City of Taft City Council Chamber is accessible to persons with disabilities. Disabled individuals who need special assistance (including transportation) to attend or participate in a meeting of the Taft City Council may request assistance at the Office of the City Clerk, City of Taft, 209 E. Kern Street, Taft, California or by calling (661) 763-1222. Every effort will be made to reasonably accommodate individuals with disabilities by making meeting material available in alternative formats. Requests for assistance should be made five (5) working days in advance of a meeting whenever possible.

AFFIDAVIT OF POSTING

I, Darnell Rowe, declare as follows:

That I am the Deputy City Clerk for the City of Taft; that an agenda was posted on a public information bulletin board located near the door of the Civic Center Council Chamber on March 13, 2015, pursuant to 1987 Brown Act Requirements.

I declare under penalty of perjury that the foregoing is true and correct.
Executed March 13, 2015, at Taft, California.

Date/Time _____ Signature _____

**CITY OF TAFT PLANNING COMMISSION
MINUTES
FEBRUARY 18, 2015**

REGULAR MEETING

6:00 P.M.

The February 18, 2015, regular meeting of the Planning Commission of the City of Taft, held in the City of Taft Council Chamber, 209 E. Kern Street, Taft, CA 93268, was opened by Chairman Ron Orrin at [6:08:53 PM](#). The Pledge of Allegiance was led by Chairman Orrin, and invocation was given by Rodney Wikoff, of the Nazarene Church.

PRESENT: Chairman Ron Orrin and Vice Chairman Robert Thompson;
Commissioners Shannon Jones and Bob Leikam and Jerry Livingston.
Planning and Community Development Director Mark Staples;
City Attorney Jason Epperson, City Clerk Yvette Mayfield.

- 1. OATH ADMINISTERED TO NEWLY APPOINTED PLANNING COMMISSIONER**
- 2. CITIZEN REQUESTS/PUBLIC COMMENTS**

There were none.

- 3. MINUTES**
January 21, 2015 Regular

Motion: Moved by Thompson, seconded by Jones to approve Minutes as submitted.

AYES: Thompson, Jones, Leikam, Orrin
ABSTAINED: Livingston
PASSED: 4-0 with 1 abstention

- 4. PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 2014-19**

Planning Director Staples read his staff report and recommendation.

Leslie Robidoux from Little Architects was present to answer any questions on behalf of the applicant.

Thompson asked what exterior materials were used on the kiosk and was told that it is a prefab box with pebble decoration.

Orrin asked if it would be visually distracting to drivers and was told there were no flashing or moving lights or anything that would cause distraction.

The Public Hearing was opened at [6:23:41 PM](#) to receive testimony from proponents and opponents. Seeing none, the public hearing was closed.

Motion: Moved by Thompson, seconded by Leikam to Adopt Resolution 2015-01 approving Conditional Use Permit 2014-19 to install a new Bank of America ATM walk-up kiosk at an existing commercial parking lot, on the southeast corner of a 0.76 acre lot with an existing 4,448 square foot multi-tenant commercial building, within the General Commercial (GC) Zone District located at 900 Kern Street

AYES: Thompson, Jones, Leikam, Livingston, Orrin
PASSED: 5-0

5. PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 2014-15

Planning Director Staples read the staff report and recommendation and also stated that he had spoke with the applicant since the preparation of the report and they are willing to move the enclosure away from the property line to provide more design flexibility.

Michelle Ellis with Complete Wireless Consulting was present representing Verizon Wireless, the applicant, along with Roger Miller the property owner and both confirmed the agreement to relocate the lease area. Ms. Ellis stated that the original oil derrick proposed was 84 feet but that the tree would be 92.5 feet because it has to have a top and she provided drawings and samples of the product that would be used for the tree. She also shared that the reason that the Taft Police Department and Airport area is being addressed is that they have identified them as the area with the heaviest usage of Verizon and least coverage stating that when there is high volume usage going on in those areas there is poor service and calls are more likely to be dropped and that is the reason for the proposed height. She also explained that they could drop the height of the tree by 4 feet per their Radio Frequency Engineer and still keep the coverage.

Commissioner Livingston stated it wasn't necessarily the location but how unattractive the base is that concerns him and asked about fencing options. Ms. Ellis addressed this and stated that there are several options for fencing and they could easily change what was proposed for fencing.

Commissioner Orrin specified that in looking at the coverage maps provided it does not appear to him that the additional 20 feet on the tree is providing that much more coverage area, that it would be out of the norm for the area it's being proposed in and he believed it would be the tallest structure in town.

Commissioner Leikam asked what the height of the tree approved at OT's and was told that it was 65 feet.

Director Staples stated that the tallest building in the area was the Best Western at approximately 42 feet.

Commissioner Jones asked if in order to get the additional coverage is this the only location that can meet this need or did they look at different areas. Ms. Ellis replied that they actually looked at 21 different parcels but ran in to different issues from either the landowners not wanting to work with them to not having the radio frequency coverage and narrowed it down to this being the best parcel available to them.

Commissioner Thompson asked if height is what is needed for coverage why are they not looking to go outside of town to the two highest points and place a tower there and Ms. Ellis answered that there are already towers located in those areas and providing coverage and a tower can only provide coverage so far out and coverage can be used up by users in that area.

The Public Hearing was opened at [6:46:48 PM](#) to receive testimony from proponents and opponents.

Mike Long of 508 Center Street and President of the Downtown Taft Business Administration shared he felt compelled to say something due to the esthetics, although he understands the need for the tower he is concerned about the tree not looking like any of the trees downtown and being much taller than any other structure in the area stating that he is not saying that they are opposed to the tower only that they are concerned about the esthetics as they are trying to redevelop the downtown area.

Bob Jordan of 303 E. San Emidio Street had a question regarding the other towers that were talked about being approved in 2013 and wanted to know if there would be towers shooting up all over town. Director Staples stated that the other two towers approved have not been installed as of yet and one of the approvals has already expired.

Ms. Ellis also shared that Verizon is always amiable to colocation meaning that if other carriers were interested in leasing and placing their equipment on their monopine tower that could be an option.

Commissioner Orrin asked about possible landscaping around the structure and Ms. Ellis stated that they would have to talk to the landowner about maintenance before being able to commit.

Commissioner Leikam asked the landowner if he had a preference on where the tower was located on the property and he specified that he was open to placing it wherever recommended for approval but preferred not to have it placed on the 10th Street side of the parcel.

The Public Hearing was closed at [7:03:43 PM](#).

Motion: Moved by Thompson, seconded by Leikam to Adopt Resolution 2015-02 approving Conditional Use Permit 2014-15 to construct an 84-foot stealth monopine wireless telecommunications facility, for Verizon Wireless, within a 1,250 square foot lease area, on a 0.96 acre lot, within the Downtown Commercial (DC) Zone District located at 800 Main Street and direct staff to work with applicant, property owner and PG&E for placement of the tower on the property and bring back to Commission at next meeting.

AYES: Thompson, Leikam, Jones
NOES: Livingston, Orrin
PASSED: 3-2-0

- After the vote Commissioner Jones asked to change her vote to “NO” changing the final vote tally to:

AYES: Thompson, Leikam
NOES: Jones, Livingston, Orrin
FAILED: 2-3-0

- A new motion was presented by Commissioner Livingston, in order to discuss decreasing the height of the tower to 64-feet.

Motion: Moved by Livingston, seconded by Jones to Adopt Resolution 2015-02 approving Conditional Use Permit 2014-15 to construct an 64-foot stealth monopine wireless telecommunications facility, for Verizon Wireless, within a 1,250 square foot lease area, on a 0.96 acre lot, within the Downtown Commercial (DC) Zone District located at 800 Main Street and direct staff to work with applicant, property owner and PG&E for placement of the tower on the property and bring back to Commission at next meeting.

Commissioner Thompson stated that he had no problem with the project whether 84 or 64 feet tall but was concerned that as a matter of economics that Verizon might not see it beneficial to move forward with the reduced height.

Commissioner Leikam commented that he didn't think that standing out at the street level that anyone would be able to look up and say that is a 64-foot versus an 84-foot tree.

Ms. Ellis shared renderings of the different tower styles with the commissioners so they could see the different options.

There were various discussions on the different style options and heights of various buildings and landmarks around town.

Ms. Ellis commented that she was given direction from Verizon that the taller tower was needed for coverage based off the information provided by their Radio Frequency Specialist and that she would have to go back to them if a shorter tower was requested and could not state that it is economically feasible for Verizon to pursue the shorter version. She also asked that the Commission please give her specifics for what additional information they would like for her to bring back to them so that she could request it of Verizon.

Chairman Orrin asked that Ms. Ellis bring back calculations for a 64-foot tower allowing them time to take the information to the Downtown Business Association and the Council before making a decision. He stated that he doesn't believe that any of the Commissioners are against the project but they need to see the coverage difference quantified.

Planning Director Staples was given direction to collect this information and bring this item back at the next meeting.

Commissioner Livingston withdrew his motion.

6. PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 2015-02

The Public Hearing was opened at [8:15:09 PM](#) to receive testimony from proponents and opponents. Seeing none the Public Hearing was closed.

Motion: Moved by Thompson, seconded by Leikam to Adopt Resolution 2015-03 approving Conditional Use Permit 2015-02 to upgrade the Taft Wastewater Treatment Plant (WWTP) through maintenance-related measures to improve serviceability, reliability, and equipment performance, with no proposed changes in WWTP process or capacity, located on two properties totaling 42.46 acres approximately 800 feet southwest of the intersection of Airport Road and Ash Street

AYES: Thompson, Jones, Leikam, Livingston, Orrin
PASSED: 5-0

7. GENERAL PLAN AMENDMENT NO. 2015-01 – HOUSING ELEMENT UPDATE 2013-2023

No update given. Director Staples stated that he would give update at next meeting.

8. PLANNING DIRECTOR REPORT

Director Staples introduced Brenda Johns, the new Office Assistant in the Planning Department.

9. CITY ATTORNEY STATEMENTS

There were none.

10. COMMISSIONER COMMENTS

Commissioner Jones thanked everyone who attended the Chamber Installation Dinner and shared that the annual State of the City Luncheon is coming up in April.

Chairman Orrin shared that he is bothered by the increase in vagrancy and believes that we have a serious situation with the Proposition 47 criminals.

11. IDENTIFICATION OF REPRESENTATIVE TO THE CITY COUNCIL

Commissioner Livingston was selected to be the representative to the City Council.

ADJOURNMENT

With no further business to conduct it was moved by Jones, seconded by Leikam and approved unanimously, to adjourn the meeting at [8:26:21 PM](#).

Yvette Mayfield, City Clerk

Ron Orrin, Chairman



City of Taft Planning Commission Staff Report

Agenda Item: #3

DATE: March 18, 2015
TO: Chairman Orrin and Members of the Planning Commission
FROM: Mark Staples, Director
Planning and Community Development
SUBJECT: Conditional Use Permit 2014-15 – Verizon Wireless Communication Facility, 800 Main St

RECOMMENDATION: Adopt a Resolution approving Conditional Use Permit 2014-15 to construct a 70-foot tall stealth monopine wireless telecommunications facility, for Verizon Wireless, within a 1,250 square foot lease area at the northwest corner of a 0.96 acre lot, within the Downtown Commercial (DC) Zone District located at 800 Main Street

LOCATION: 800 Main Street, Taft, CA 93268 (APN 032-040-28)

PROPERTY OWNER: Roger Miller
P.O. Box 1204
Taft, CA 93268

APPLICANT: Michelle Ellis
Complete Wireless Consulting
2009 “V” Street
Sacramento, CA 95818

PROJECT DATA:

- 1. General Plan:** Mixed Use
- 2. Zoning:** Downtown Commercial (DC)
- 3. Access/Circulation:** Main Street and 8th Street

PROJECT ANALYSIS:

At the February 18, 2015, Planning Commission meeting the Planning Director presented a staff report on the proposed Conditional Use Permit 2014-15 project. Planning Commission Chairman Orrin entertained two separate motions to approve the project, with one motion being struck down by a vote of 2-3 and the other motion was withdrawn. Project issues for discussion included site location for the block wall lease enclosure and the overall height of the proposed monopine. The applicant and property owner, in attendance, agreed with staff and the Commission to move the lease area to the northwest corner of the property along the alley, which would allow greater flexibility in the layout design for future commercial development. The new location will also allow the facility to be near a cluster of 40'+ tall pine trees across the alley on the West America Bank property, which will help the monopine appear to be clustered with those pine trees. Future commercial development and landscaping on the remainder of the property will provide additional screening of the monopine facility.

The original overall 92-foot height of the monopine was of a greater concern to the Commission and to those that spoke during the public hearing. Some Commissioners suggested, based on provided coverage maps, the monopine should be at the 60-foot centerline height as it appeared to provide similar cell coverage to the proposed 84-foot centerline height. The president of the Downtown Business Association (DBA) was concerned with the overall aesthetics of the monopine in both its height and faux pine tree design. City Staff presented the project plan materials to the full DBA at their meeting on February 26, 2015. The DBA reached a general consensus recommending that the overall height be capped at 60 feet.

On February 27, 2015, the applicant, Michelle Ellis with Complete Wireless Consulting, notified City Staff that they would revise the plans to have the monopine not exceed an overall height of 70 feet (including branches), with the centerline of the antennas at 60 feet. The proposal is a significant 22 foot reduction in overall height of the facility. The new 70-foot overall height (see attached 60-foot coverage maps) appears to meet the Verizon cell coverage objectives.

Therefore Staff recommends that the Planning Commission adopt a resolution approving Conditional Use Permit 2014-15 for the construction of a 70-foot tall stealth monopine wireless telecommunications facility, for Verizon Wireless, as depicted on the attached plans. **Please note that the public hearing on February 18, 2015, was closed to any further comments from the public for or against the project. It will be at the Commission Chairman's discretion to re-open the public hearing to allow further comments.**

Below is the staff report presented to the Planning Commission on February 18, 2015.

FEBRUARY 18, 2015, PLANNING COMMISSION STAFF REPORT

The applicant, Complete Wireless Consulting (for Verizon Wireless), is proposing a 84-foot tall stealth monopine wireless telecommunication facility with a 1,250 square foot lease area, on a 0.96 acre lot within the Downtown Commercial (DC) Zone District located at 800 Main Street. The project site is currently a vacant lot surrounded by the Bureau of Land Management station to the north, a vacant industrial/commercial building to the east, vacant commercial land to the west and south, and the Best Western hotel under construction to the southeast.

The proposed wireless communications facility is designed as a stealth monopole disguised as a pine tree. The pole will be painted or clad with a faux bark treatment with faux pine branches applied to the monopole starting approximately 30-feet above grade. The faux branches at the top of the monopole will add another 6 to 8 feet, bringing the total potential height of the monopine to 92 feet. The facility will have a total of 9 antennas on three sectors. The project has been conditioned to have sufficient branches to thoroughly disguise the monopole and antennas. The facility will include a 1,250 square foot (25' x 50') lease area enclosed by a 6-foot tall concrete masonry block enclosure. The lease area will contain the monopine, an approximate 200 square foot pre-fabricated equipment enclosure, and a 6-foot by 13-foot concrete slab for a standby generator. A 6-foot wide access gate will be provided for maintenance technicians of the facility.

Site Location and Height Issues

The applicant submitted their project plans to the City on October 1, 2014. City staff responded with an incomplete letter to the applicant on October 17, 2014. The main issues with the initial design plans included 1) a poor faux derrick stealth design, 2) poor site location of the proposed lease area, and 3) the excessive height of the facility. The initial proposed stealth design looked more like a simple lattice tower and less like an operational derrick, of which staff directed the applicant to change to a faux pine tree. The proposed site location of the lease area is immediately adjacent to the east property line along 8th Street, which severely limits future site access and future commercial development. Prior approved telecommunication facilities have been limited to a maximum height of 65 feet and are able to meet their coverage needs.

The applicant revised only the stealth design to a faux pine tree. The applicant has stated that the lease area was not moved due to a pre-existing agreement with the property owner. Additionally, the applicant would not reduce the height of the facility as doing so would not meet their coverage objectives, per their RF Engineer. Attached are coverage map projections of the service expected with a 60-foot and 80-foot telecommunications facility. There is no significant coverage gap that warrants the additional 20-foot additional height compared to prior approved facilities. However, the Taft Zoning Ordinance does not have a

specified height limit for wireless telecommunications facilities. Below is a table that details how the proposed project complies with the General Commercial (GC) Zone District.

General Commercial (GC) Zone Development Standard Compliance

Development Standard	Required	Provided
Minimum Site Area	6,500 s.f. (0.15 acres)	0.96 acres
Minimum Site Width	65 feet	134.26 feet
Minimum Site Depth	100 feet	312.74 feet
Minimum Setback:		
Front	0 feet	~38 feet (<i>now 110 feet</i>)
Side	0 feet	0 feet (<i>now 362 feet</i>)
Rear	0 feet	~47 feet (<i>now 0 feet</i>)
Maximum Building Height	45 feet	84 to 92 feet ¹ (<i>now 70 feet</i>)
Maximum Floor Area Ratio	0.50 FAR (20,909 s.f./0.48 ac)	1,250 s.f. / 0.03 FAR

¹ Facilities that exceed the maximum height established by the underlying zone district are subject to Federal Aviation Administration (FAA) approval.

Staff Recommendation (February 18, 2015)

City staff has provided the Planning Commission with an approval resolution based on the proposal presented by the applicant. As presented, the proposal does not violate specified development standards in the Taft Zoning Ordinance. However, staff is recommending that the Planning Commission direct the applicant to move the proposed lease area to the rear property line in order to provide more site design options for future commercial development on the property. Additionally, staff is recommending that the Planning Commission concur with staff regarding the excessive height of the proposed faux pine tree, and that the 60-foot height achieves equivalent coverage as the 80-foot height. The Planning Commission has the full discretion in reviewing and approving this Conditional Use Permit and can choose to approve the project as submitted by the applicant.

CEQA:

The project is exempt from the requirements of the California Environmental Quality Act (CEQA) as set forth in Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures).

ATTACHMENTS:

1. Resolution
2. Vicinity Map
3. Site Plan, Elevations, Details
4. Photo Simulations of Stealth Facility
5. Verizon Comparison Coverage Maps

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TAFT APPROVING CONDITIONAL USE PERMIT NO. 2014-15 TO CONSTRUCT A 70-FOOT TALL STEALTH MONOPINE WIRELESS TELECOMMUNICATIONS FACILITY, FOR VERIZON WIRELESS, WITHIN A 1,250 SQUARE FOOT LEASE AREA AT THE NORTHWEST CORNER OF A 0.96 ACRE LOT, WITHIN THE DOWNTOWN COMMERCIAL (DC) ZONE DISTRICT LOCATED AT 800 MAIN STREET

WHEREAS, the applicant, Complete Wireless Consulting, has proposed a Conditional Use Permit to construct an overall 70-foot tall stealth monopine wireless telecommunications facility, for Verizon Wireless, within a 1,250 square foot lease area at the northwest corner of a 0.96 acre lot, within the Downtown Commercial (DC) Zone District located at 800 Main Street in the City of Taft, County of Kern; and

WHEREAS, notice of a public hearing was published, posted, and mailed to surrounding property owners to consider the proposed project in accordance with City's Zoning Ordinance and applicable laws; and

WHEREAS, the Planning Commission reviewed and commented on the proposed project at its regular meetings on February 18 and March 18, 2015; and

WHEREAS, the Planning Commission studied and considered the written findings for approval of Conditional Use Permit No. 2014-15, City Staff's written and oral reports, and all public testimony before making a decision on this request, and

WHEREAS, the laws and regulations relating to the preparation and adoption of environmental documents, as set forth in the State Guidelines Implementing the California Environmental Quality Act have been adhered to; and

WHEREAS, the Planning Commission has fully considered this request and the potential environmental effects.

NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY FIND, DETERMINE, RESOLVE, AND RECOMMEND AS FOLLOWS:

SECTION 1. The Planning Commission hereby finds that:

1. The proposed use is permitted within the Downtown Commercial (DC) zone district pursuant to the provisions of this section, complies with all applicable provisions of the Zoning Ordinance, is consistent with the goals, policies, and objectives of the General Plan, and is consistent with the applicable development policies and standards of the City; and

2. The proposed use would not impair the integrity and character of the Downtown Commercial (DC) zone district; and
3. The site is suitable for the type and intensity of the proposed use; and
4. There are adequate provisions for public utilities and services to ensure the public health and safety; and
5. The proposed use will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties and improvements in the vicinity; and
6. The proposed amendment is exempt from the California Environmental Quality Act pursuant to Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures).

SECTION 2. The Planning Commissioner hereby approves Conditional Use Permit 2014-15 with the conditions of approval set forth in this resolution as follows:

General Conditions

1. Approval of this project is conditioned upon the applicant defending, indemnifying and holding harmless the City, its agents, officers, consultants, and/or employees.
2. The safety and security of the site shall satisfy and be in compliance with all applicable Local, County, State, Special District, and Federal regulations, California Building Code, and California Occupational Safety and Health Association (CAL/OSHA).
3. This site is subject to all applicable City of Taft ordinances, regulations, standards and policies.
4. The applicant acknowledges that the City of Taft may incur engineering expenses by its City Engineer for Conditional Use Permit No. 2014-15 and agrees to reimburse the City within thirty (30) days of receiving an invoice from the City of Taft associated with these engineering expenses.

Building Department/ Public Works Department/ City Engineer

1. The applicant shall obtain necessary permits and/or approvals from all agencies (i.e. Building Permits) having jurisdiction over property being occupied and/or developed.
2. All improvements shall comply with American with Disabilities Act standards and regulations (ADA).

3. Contractors and subcontractors shall obtain a business license from the City prior to beginning any work.

Kern Fire Department

1. The applicant shall comply with all requirements of the Kern County Fire Department.
2. The applicant shall provide adequate emergency ingress/egress to the proposed building site, per Kern County Fire Department requirements.

Planning Department

1. The applicant shall develop the property, with an overall 70-foot tall monopine wireless communication facility with 9 panel antennas on three sectors, within a 1,250 square foot lease area enclosing the monopine and associated equipment located at the northwest corner of the project site, consistent with the approved plans on file with the Planning Department.
2. The 1,250 square foot lease area shall be enclosed with a maximum 6-foot high concrete masonry block wall painted an earth tone color. The 200 square foot pre-fabricated equipment enclosure shall be painted an earth tone color similar to the finish of the enclosure.
3. The monopine shall be painted or clad with a faux bark treatment and with faux pine branches applied to the monopole starting approximately 30-feet above grade. There shall be sufficient branches to thoroughly disguise the monopole and antennas.
4. The applicant shall provide one (1) parking space adjacent to the facility to accommodate a facility technician maintaining the monopine and lease area.
5. The applicant shall secure an access easement from the property owner for access to the lease area and parking space.
6. Prior to the issuance of building permits, the applicant shall secure a Federal Aviation Administration (FAA) "No Hazard" letter for the proposed 70-foot height of the monopine.
7. The applicant shall maintain the area within and outside of the lease area in safe, clean, and orderly manner free and clear of trash and debris at all times.
8. A revision or modification to this approved Conditional Use Permit may be requested by the applicant. The applicant shall submit a Revised Conditional Use Permit application to the Planning Director, with applicable submittal fees, indicating the reasons for the change and supporting information. The revision or modification shall be subject to review and approval by the Planning Commission.

Resolution No. _____

March 18, 2015

Page 4 of 4

PASSED AND ADOPTED on this 18th day of March, 2015.

ATTEST

Yvette Mayfield, City Clerk

Ron Orrin, Chairman

CERTIFICATION

I, Yvette Mayfield, hereby certify that the foregoing resolution was passed and adopted by the Planning Commission of the City of Taft at a regularly scheduled meeting held on the 18th day of March, 2015, by the following vote

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Yvette Mayfield, City Clerk

CD DRAWING SIGN-OFF

DATE: _____ TIME: _____ % CWC-PLEASE RETURN BY: _____

COMPLETE Wireless Consulting, Inc. SIGNATURE _____ DATE _____

SITE ACQUISITION: _____

PLANNING: _____

CONSTRUCTION: _____

MANAGEMENT: _____

verizon WIRELESS SIGNATURE _____ DATE _____

CONSTRUCTION: _____

RF ENGINEER: _____

MW ENG./TRANSPORT: _____

EQUIPMENT ENGINEER: _____

OTHER (IF APPLICABLE) SIGNATURE _____ DATE _____

SPECIAL INSPECTIONS

SPECIAL INSPECTIONS PER 2013 CBC SECTION 1704 ARE REQUIRED FOR THE FOLLOWING:

A.) ALL STRUCTURAL WELDING, INCLUDING WELDING OF REINFORCEMENT OF STRUCTURAL STEEL

B.) INSTALLATION & TIGHTENING OPERATIONS FOR ALL HIGH-STRENGTH FRICTION BOLTING

C.) INSTALLATION & TIGHTENING OPERATIONS FOR ALL ANCHOR BOLTS

D.) DURING THE TAKING OF TEST SPECIMENS & PLACING OF ALL REINFORCED CONCRETE WHERE THE SPECIFIED CONCRETE STRENGTH EXCEEDS 2500 PSI

E.) DURING PLACEMENT OF REINFORCING STEEL

F.) SOILS & FOUNDATION COMPLIANCE WITH PROJECT SOIL REPORT PRIOR TO FOUNDATION INSPECTION

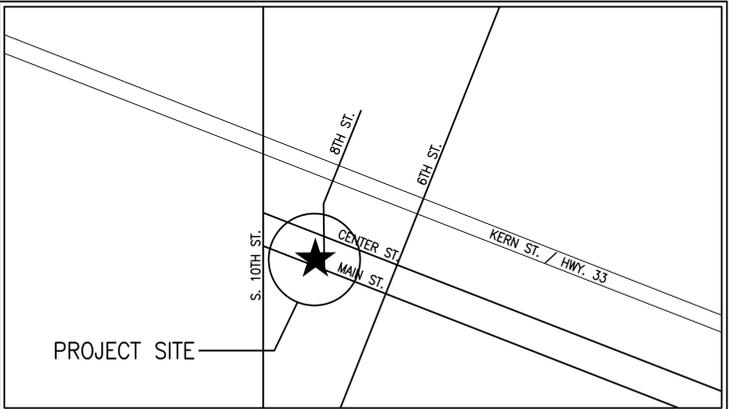
STRUCTURAL DESIGN CRITERIA:

1) SOIL SITE CLASSIFICATION:	D
2) SOIL BEARING CAPACITY:	SLABS: 1500 PSF
3) SEISMIC IMPORTANCE FACTOR:	I
4) SPECTRAL RESPONSE ACCELERATIONS:	Ss = 1.500g S1 = 0.603g
5) SPECTRAL RESPONSE COEFFICIENTS:	SDS = 1.000g SD1 = 0.603g
6) SITE COEFFICIENTS:	Fa = 1.00
7) SEISMIC DESIGN CATEGORY:	D



2785 Mitchell Drive, Walnut Creek, CA 94598

DT TAFT
800 MAIN STREET
TAFT, CA 93268
APN: 032-040-28-00-7
LOCATION #: 249137



TAFT, CA **LOCATION PLAN** 

DIRECTIONS

FROM VERIZON OFFICE @ 2785 MITCHELL DRIVE, WALNUT CREEK, CA 94598:

1. HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD.
2. TURN RIGHT ONTO OAK GROVE RD.
3. TAKE THE 2ND RIGHT ONTO YGNACIO VALLEY RD.
4. CONTINUE ONTO HILLSIDE AVE.
5. TURN LEFT ONTO THE INTERSTATE 680 S RAMP TO SAN JOSE.
6. MERGE ONTO I-680 S.
7. TAKE THE EXIT ONTO I-580 E TOWARD STOCKTON.
8. MERGE ONTO I-5 S.
9. TAKE THE EXIT TOWARD BUTTONWILLOW/MCKITTRICK.
10. MERGE ONTO BUTTONWILLOW DR.
11. TURN LEFT ONTO CA-58 E.
12. TURN RIGHT ONTO MIRASOL AVE.
13. TURN RIGHT ONTO BRITE RD.
14. CONTINUE ONTO BUTTONWILLOW DR.
15. CONTINUE ONTO ELK HILLS RD.
16. TURN RIGHT ONTO CA-119 W.
17. TAKE THE 1ST RIGHT ONTO MIDWAY RD.
18. TURN LEFT ONTO N LINCOLN ST.
19. CONTINUE ONTO N 10TH ST.
20. TURN LEFT ONTO MAIN ST.
21. DESTINATION WILL BE ON THE LEFT.

INDEX OF DRAWINGS

1. T1.1	TITLE SHEET, LOCATION PLAN, PROJECT DATA
2. T1.2	GENERAL NOTES
3. LS1	CIVIL SURVEY SHEET
4. A1.1	OVERALL SITE PLAN
5. A2.1	EQUIPMENT LAYOUT PLAN
6. A2.2	ANTENNA LAYOUT PLAN
7. A3.1	PROJECT ELEVATIONS
8. A4.1	CONSTRUCTION DETAILS
9. A4.2	CONSTRUCTION DETAILS
10. A5.1	EQUIPMENT SHELTER ELEVATIONS
11. A6.1	STANDBY GENERATOR DATA SHEETS
12. A6.2	STANDBY GENERATOR INSTALLATION DETAILS
13. A6.3	UL142 CERTIFIED, 132 GALLON TANK DETAIL
14. S1.0	OVERTURNING CALCULATIONS
15. S1.1	STRUCTURAL DETAILS
16. S2.1	STRUCTURAL DETAILS
17. E1.1	ELECTRICAL DETAILS
18. E2.1	GROUNDING PLAN
19. E2.2	GROUNDING DETAILS

PROJECT DIRECTORY

APPLICANT:
 VERIZON WIRELESS
 2785 MITCHELL DRIVE
 WALNUT CREEK, CA 94598

PROPERTY OWNER:
 MAIN STREET STORAGE OF TAFT LLC
 PO BOX 1204
 TAFT, CA 93268-1204

ARCHITECT:
 MANUEL S. TSHILAS
 MST ARCHITECTS, INC.
 1520 RIVER PARK DRIVE
 SACRAMENTO, CA 95815
 916-567-9630
 manuel@mstarchitects.com

CONSTRUCTION MANAGER:
 SERJIO CABRERA
 COMPLETE WIRELESS CONSULTING, INC.
 2009 V STREET
 SACRAMENTO, CA 95818
 916-217-9219
 scabrera@completewireless.net

PROJECT SUMMARY

ASSESSOR'S PARCEL NUMBER: 032-040-28-00-7

JURISDICTION: CITY OF TAFT

OCCUPANCY: S-2 (UNMANNED TELECOMMUNICATIONS FACILITY) U (TOWER)

TYPE OF CONSTRUCTION: V-B

ZONING: DC (DOWNTOWN COMMERCIAL)

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

1. 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC) (INCL. TITLE 24 & 25)
2. 2013 CALIFORNIA BUILDING CODE (CBC)
3. 2013 CALIFORNIA ELECTRICAL CODE (CEC)
4. 2013 CALIFORNIA MECHANICAL CODE (CMC)
5. 2013 CALIFORNIA PLUMBING CODE (CPC)
6. 2013 CALIFORNIA ENERGY CODE (CENC)
7. 2013 CALIFORNIA FIRE CODE (CFC)
8. 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen CODE)
9. 2013 CALIFORNIA REFERENCE STANDARDS CODE
10. LOCAL COUNTY OR CITY ORDINANCES
11. PRE-FABRICATED EQUIPMENT SHELTER IS STATE OF CALIFORNIA INSPECTED AND APPROVED, NOT FOR LOCAL INSPECTION.

ACCESSIBILITY REQUIREMENTS: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED IN ACCORDANCE WITH THE 2013 CBC 11B-203.5, AND 11B-202.4 EXCEPTION 7.

PROJECT DESCRIPTION

PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING:

- A 25'-0"x50'-0" LEASE AREA.
- A 25'-0"x50'-0"x6'-0" TALL CMU SCREEN WALL @ LEASE AREA PERIMETER.
- A PRE-FABRICATED EQUIPMENT SHELTER.
- UNDERGROUND POWER & TELCO UTILITIES BROUGHT TO FACILITY.
- A STANDBY DIESEL GENERATOR.
- A COAXIAL CABLE ICE BRIDGE.
- (9) ANTENNAS W/ASSOCIATED TOWER MOUNTED EQUIPMENT MOUNTED ON A PROPOSED MONOPINE.

PROJECT MILESTONES

07/31/2014	90% ZONING DOCUMENTS
08/19/2014	100% ZONING DOCUMENTS
01/27/2015	100% ZONING DOCUMENTS REVISION 1
02/10/2015	90% CONSTRUCTION DOCUMENTS
03/03/2015	90% CONSTRUCTION DOCUMENTS REVISION 1
XX/XX/XXXX	100% CONSTRUCTION DOCUMENTS

COMPLETE Wireless Consulting, Inc.

MST ARCHITECTS
 1520 RIVER PARK DRIVE, SACRAMENTO, CA 95815
 916-567-9630
 www.MSTArchitects.com

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 800 MAIN STREET
 TAFT, CA 93268

verizon WIRELESS

SHEET TITLE: TITLE SHEET, LOCATION PLAN, PROJECT DATA

LICENSED ARCHITECT
 MANUEL S. TSHILAS
 No. C-28021
 Exp. 08-15
 STATE OF CALIFORNIA

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Revisions:

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 Checked By: MST
 Scale: AS NOTED
 Date: 03/03/15

Job No. 162.1218

T1.1

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GENERAL NOTES

1. DRAWINGS ARE NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.
2. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT, WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS, FIELD CONDITIONS AND CONFIRM THAT THE PROJECT MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY ERRORS, OMISSIONS, OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ ENGINEER.
3. THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
4. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
6. ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.
7. GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
8. THE STRUCTURAL COMPONENTS OF THIS PROJECT SITE/FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
9. DETAILS HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.
10. SEAL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.
11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO THE CONSTRUCTION ON OR ABOUT THE PROPERTY.
12. CONTRACTOR SHALL SEE TO IT THAT GENERAL WORK AREA IS KEPT CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
13. THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.



MST ARCHITECTS
 315-427-2626
 315-427-2626
 www.MSTArchitects.com

COMPLETE
 Wireless Consulting, Inc.

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 800 MAIN STREET
 TAFT, CA 93268

verizon WIRELESS

GENERAL NOTES

SHEET TITLE:



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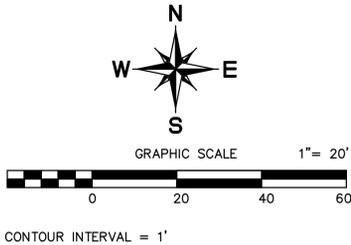
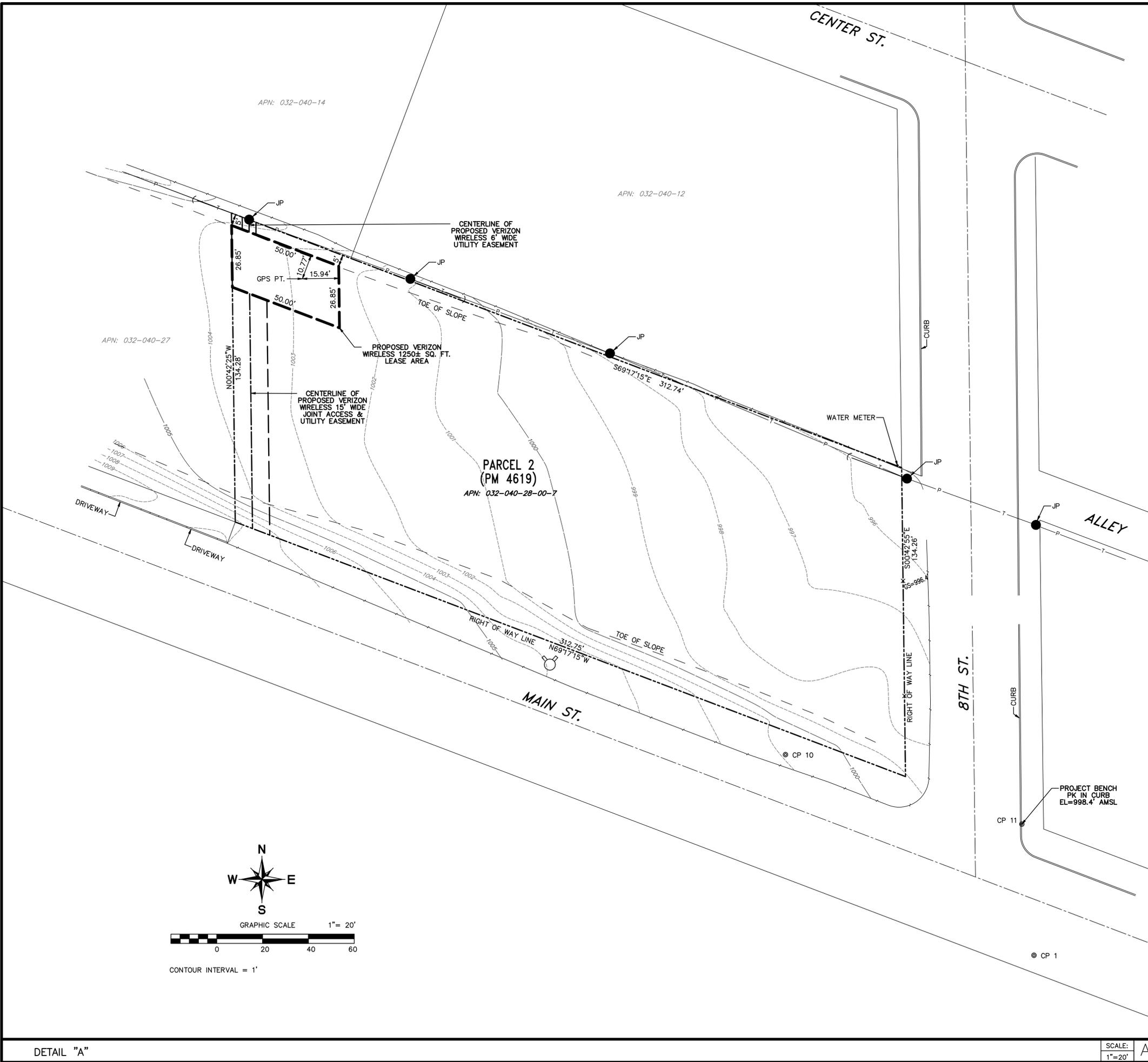
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Date: 03/03/15

Job No. 162.1218

T1.2

ANY ELECTRONIC DIGITAL MEDIA PROVIDED BY PAS TO OUR CLIENT IS A COURTESY AND IS NOT TO BE REPRODUCED, DISTRIBUTED, SOLD, ALTERED, REVISED, EDITED OR AMENDED WITHOUT EXPRESS WRITTEN CONSENT OF AN OFFICER OF PAS. FURTHER, ONLY THE FINAL STAMPED, SIGNED AND DATED ORIGINAL HARD COPY VERSION OF OUR SURVEY MAP IS CONSIDERED TO BE OUR LEGALLY RECORDED PRODUCT.

F:\PROJECTS\OPAV\VERIZON\DT TAFT\OFFICE\006_R4_BES\VZW DTT R4_03-04-15.prn



LEGEND	
	MANHOLE
	LIGHT POLE
	TREE
	JP JOINT POLE
	PP POWER POLE
	FIRE HYDRANT
	MONUMENT
	HANDICAPPED PARKING
	TP TELEPHONE POLE
	EL+124.5' SPOT ELEVATION
	EDGE OF PAVEMENT
	OVERHEAD POWER & TELEPHONE LINES
	FENCE LINE
	PROPERTY LINE
	AMSL.....ABOVE MEAN SEA LEVEL
	AGL.....ABOVE GROUND LEVEL
	CP #.....FIELD CONTROL POINT

DATE OF FIELD VISIT: 07/19/14
 SURVEYED BY/ OR UNDER THE DIRECTION OF: Oliver Philip Auer L.S. 5075

NOTES:
 THIS IS NOT A BOUNDARY SURVEY. THIS IS A CELLULAR TELECOMMUNICATIONS TOPOGRAPHIC SURVEY MAP WITH EXISTING PARENT PARCEL LINES AND EASEMENTS BEING A GRAPHIC DEPICTION OF VARIOUS INFORMATION GATHERED FROM PRELIMINARY REPORTS, RECORD INFORMATION AND AVAILABLE MONUMENTS FOUND DURING THE FIELD SURVEY. UNLESS OTHERWISE NOTED, NO UNDERGROUND UTILITY LOCATING SERVICE COMPANY WAS CONTACTED PRIOR TO THIS MAP BEING PREPARED; THEREFORE, THERE MAY BE NON-VISIBLE OR OBSCURE UTILITIES EXISTING ON THE PROPERTY NOT SHOWN ON THIS MAP.

PARENT PARCEL DESCRIPTION:
 REAL PROPERTY IN THE CITY OF TAFT, COUNTY OF KERN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 2 AS SHOWN ON PARCEL MAP NO. 4619 AS PER MAP RECORDED MARCH 20, 1978 IN BOOK 20 OF PARCEL MAPS AT PAGE 124, RECORDS OF KERN COUNTY, STATE OF CALIFORNIA.

LEASE AREA DESCRIPTION:
 (TO BE PREPARED AT TIME OF FINAL SURVEY.)

UTILITY EASEMENT DESCRIPTION:
 (TO BE PREPARED AT TIME OF FINAL SURVEY.)

BASIS OF ELEVATIONS: NAVD 88.
 BASIS OF BEARINGS: CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5, NAD 83.

PROJECT BENCH: AS INDICATED HEREON.
 LANDLORD INFORMATION: MAIN STREET STORAGE OF TAFT LLC
 PO BOX 1204
 TAFT, CA 93268-1204

NET AREA OF UNDERLYING PARCEL(S): 0.897± AC.

SITE LOCATED IN FLOOD ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FIRM COMMUNITY PANEL NUMBER 06029-C2639E, EFFECTIVE DATE SEPTEMBER 26, 2008.

FAA 1A CERTIFICATION:
 LATITUDE AND LONGITUDE WAS OBTAINED FROM INFORMATION PROVIDED BY A GPS SURVEY. THE GEODETIC POSITION SHOWN WAS DETERMINED UTILIZING FAST-STATIC GPS OBSERVATIONS FROM NGS CORS STATION(S) USING TRIMBLE 4600LS RECEIVERS. THE DATA WAS DIFFERENTIALLY CORRECTED WITH TRIMBLE GPS SURVEY SOFTWARE.

LATITUDE, LONGITUDE AND ELEVATIONS DENOTED ON THIS SURVEY MEET OR EXCEED THE FEDERAL AVIATION ADMINISTRATION 1-A STANDARD.

ELEVATION OF GROUND AT GPS POINT: 1002.8' AMSL
 STRUCTURE HEIGHT: N/A

LATITUDE: N35°08'31.18"
 LONGITUDE: W119°27'50.57" (NAD 83)

VICINITY MAP NOT TO SCALE



Phil Auer Surveying
 14407 Corte Lejos
 Bakersfield, CA 93314
 Phone: (805) 714-7224
 Mobile: (510) 714-7224
 E-mail: ls5075@earthlink.net

DT TAFT
 800 MAIN STREET
 TAFT, CA 93268

verizon WIRELESS

SHEET TITLE: SURVEY SHEET



Revisions:

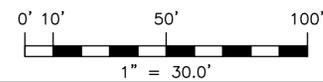
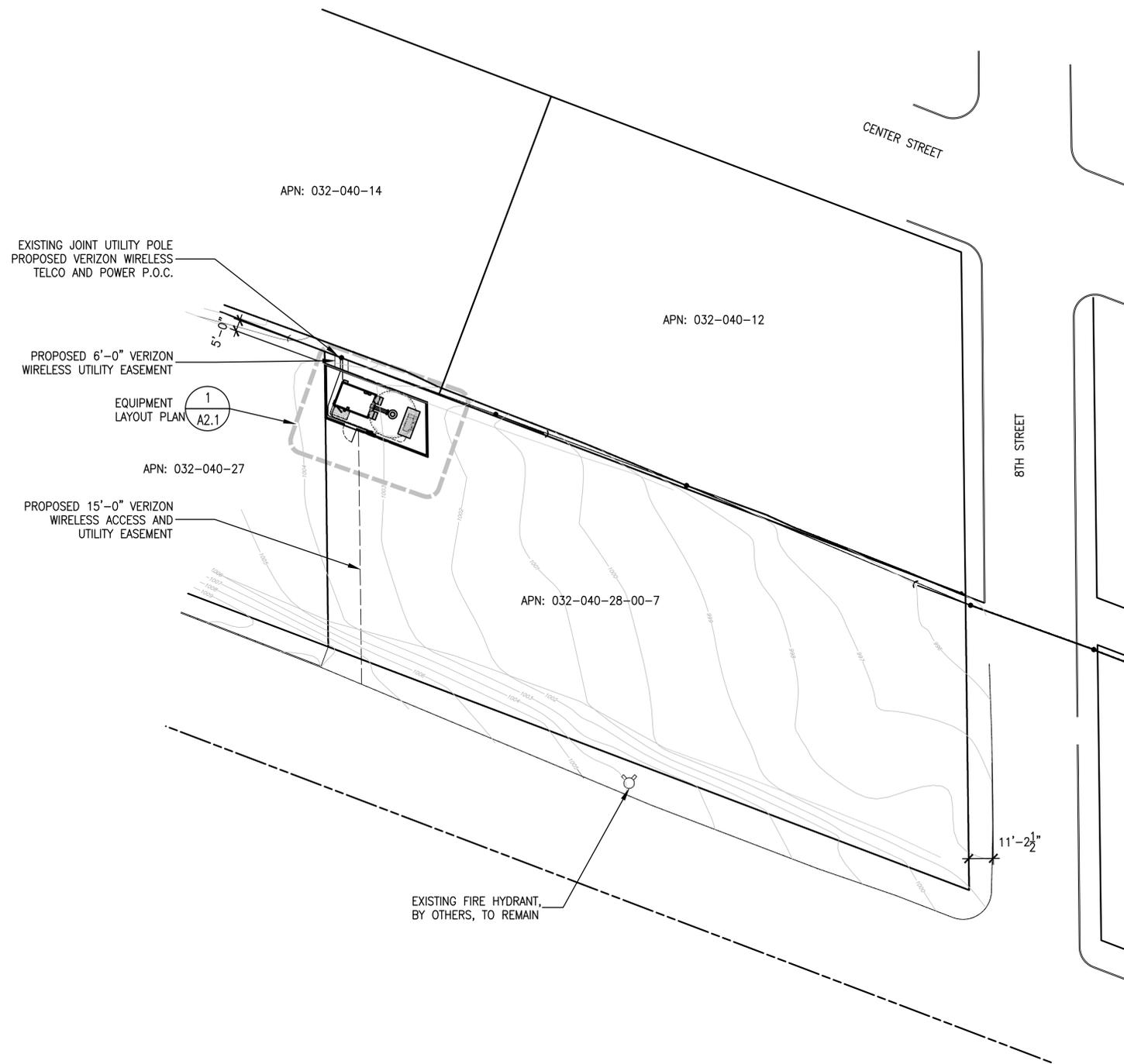
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Job No. N/A

LS1

DETAIL "A"

SCALE: 1"=20'



1 OVERALL SITE PLAN
A1.1 SCALE: 1" = 30.0'

MST ARCHITECTS
 1601 J Street, Sacramento, CA 95811
 916-427-2639
 www.MSTArchitects.com

COMPLETE
 Wireless Consulting, Inc.

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 800 MAIN STREET
 TAFT, CA 93268

verizon WIRELESS

SHEET TITLE:
OVERALL SITE PLAN

LICENSED ARCHITECT
 MANUEL S. TSILIAS
 No. C-28021
 Exp. 08-15
 STATE OF CALIFORNIA

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Revisions:

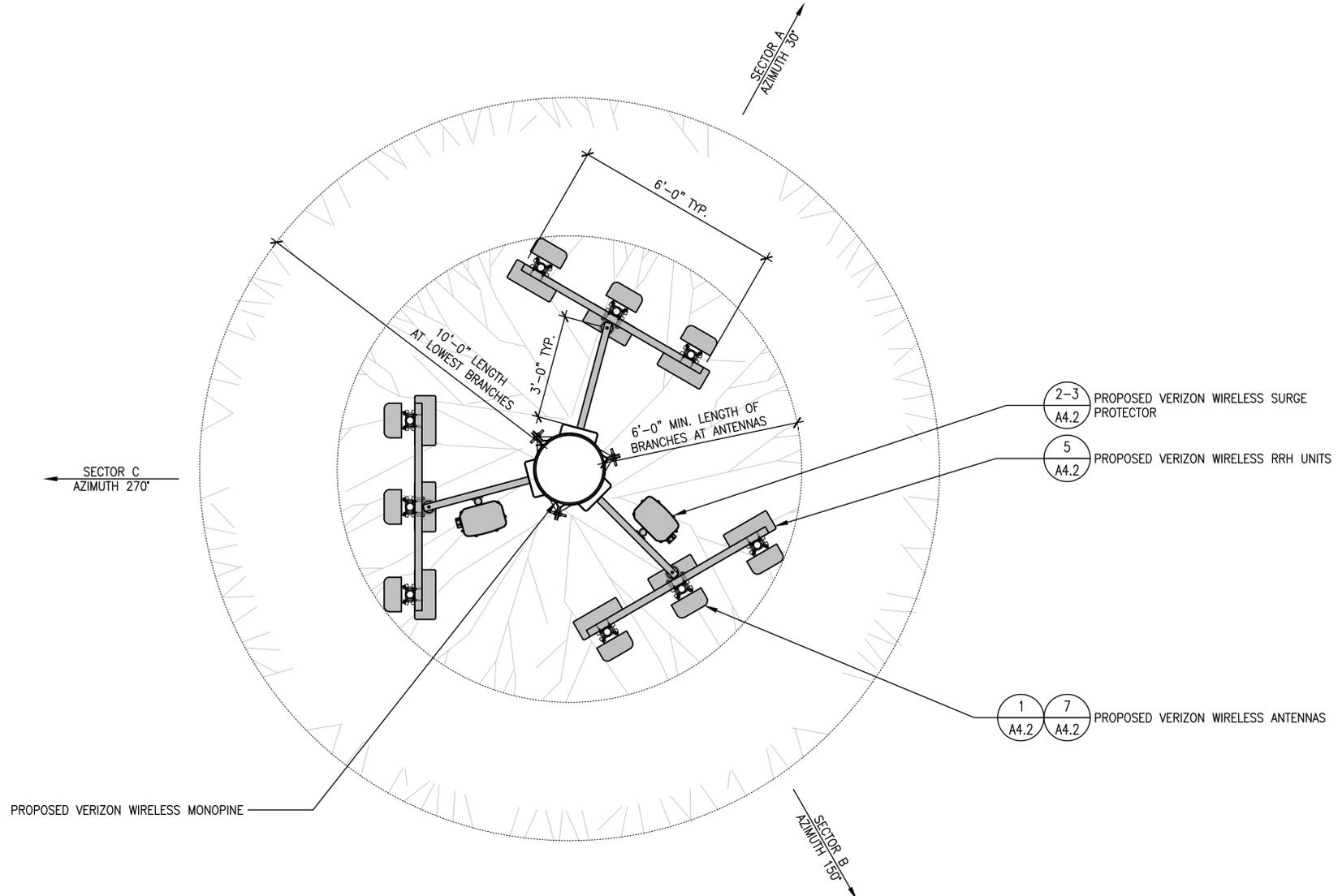
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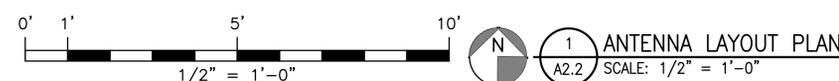
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A1.1

EQUIPMENT SCHEDULE					
EQUIPMENT	DESCRIPTION	QUANTITY			TOTAL
		SECTOR A	SECTOR B	SECTOR C	
ANTENNA	TO BE DETERMINED	3	3	3	9
RRH	RRUS12	3	3	3	9
TMA OR DIPLEXER	N/A	0	0	0	0
SURGE PROTECTOR/HYBRID	RAYCAP DC3315 / HYBRID TRUNK CABLES	2/2			2/2
COAXIAL CABLE	1 5/8" DIAMETER COAX	2	2	2	6
RET CABLE	N/A	0			0



NOTE: VERIZON WIRELESS TO INSTALL "NEEDLE SOCKS" ON ALL PROPOSED PANEL ANTENNAS & RRH UNITS. ALL ANTENNAS & EQUIPMENT TO BE PAINTED FLAT GREEN



1 ANTENNA LAYOUT PLAN
 A2.2 SCALE: 1/2" = 1'-0"

Revisions:

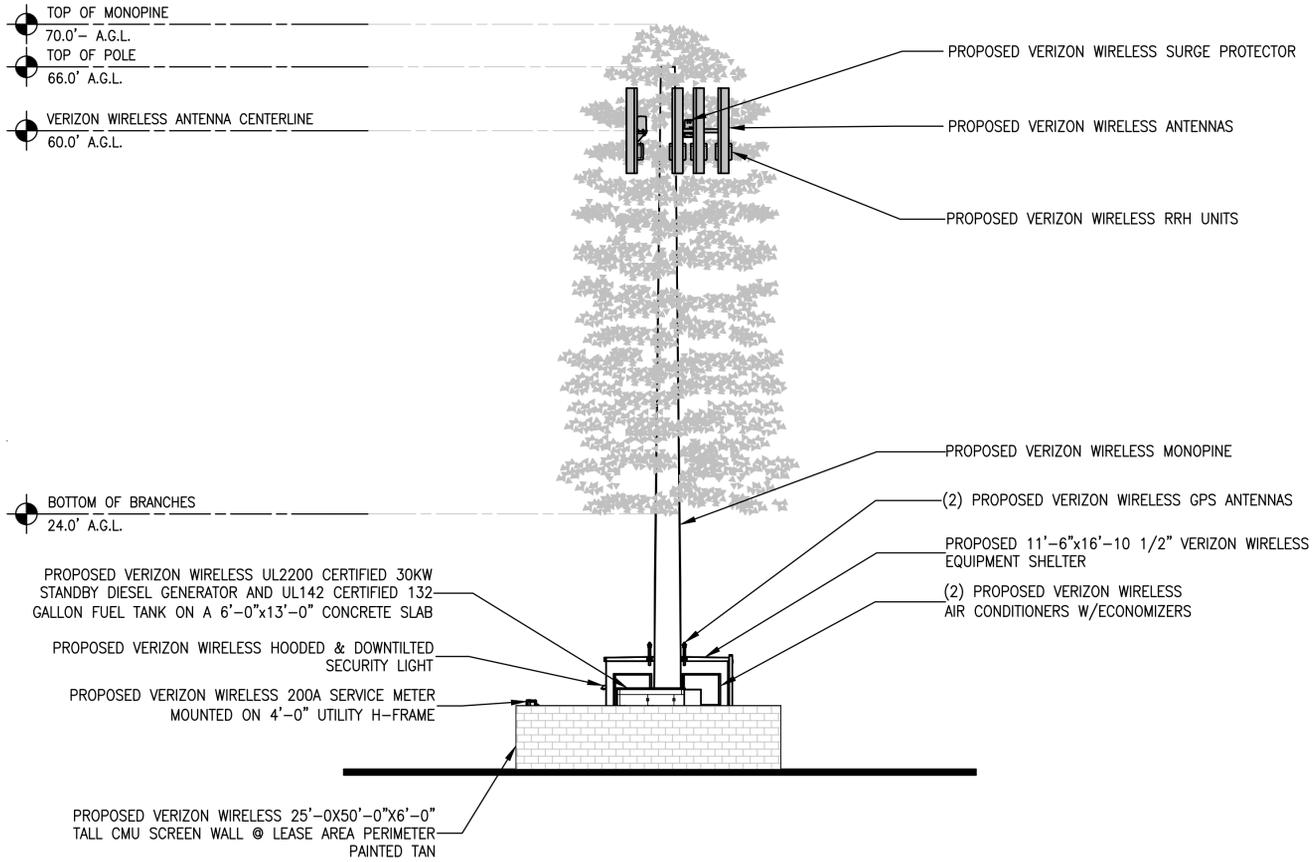
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 Date: 03/03/15

Job No. 162.1218

NOTE: VERIZON WIRELESS TO INSTALL "NEEDLE SOCKS" ON ALL PROPOSED PANEL ANTENNAS & RRH UNITS. ALL ANTENNAS & EQUIPMENT TO BE PAINTED FLAT GREEN. INSTALL FAUX BARK ON TRUNK.

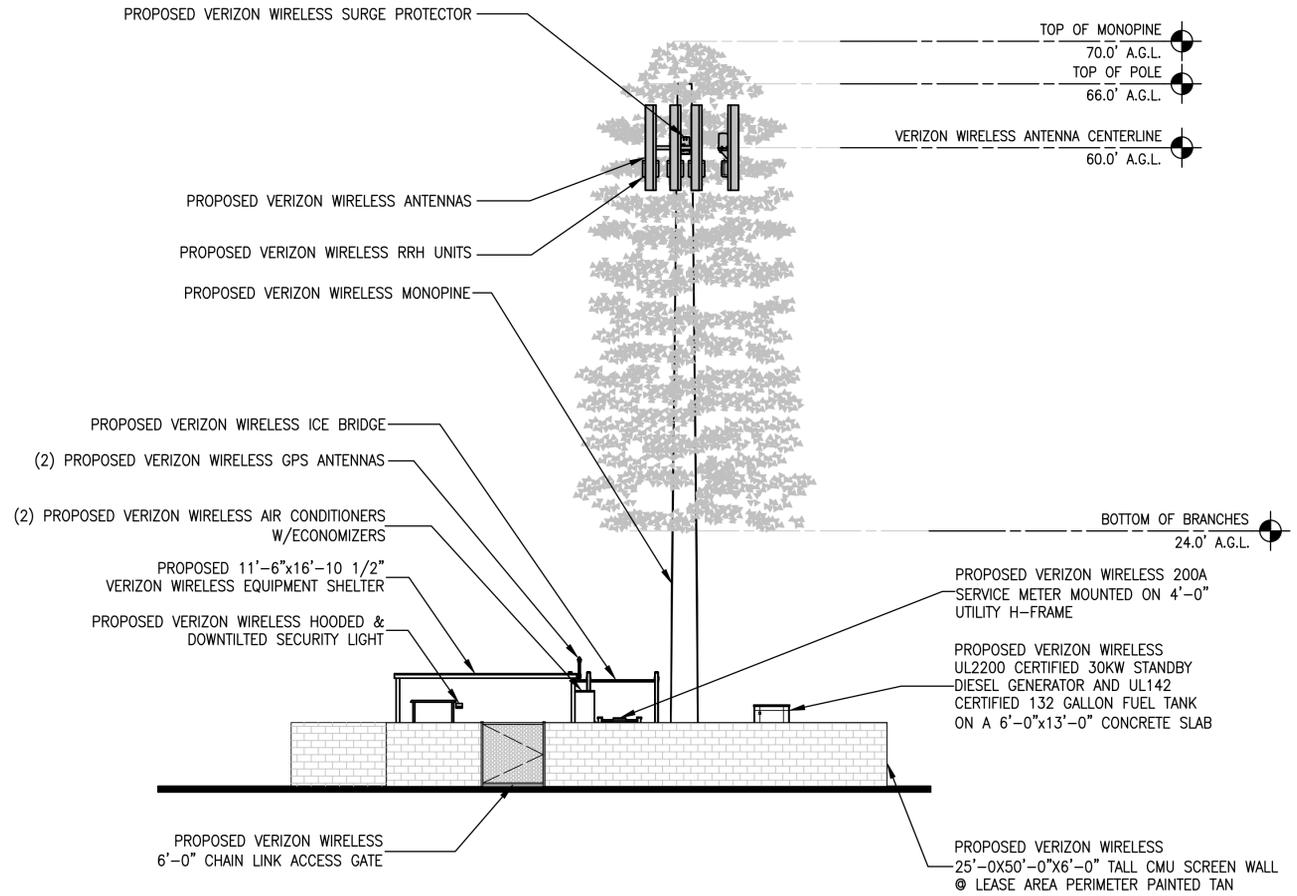
NOTE: BRANCHES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE



2 NORTH ELEVATION
A3.1 SCALE: 1/8" = 1'-0"

NOTE: VERIZON WIRELESS TO INSTALL "NEEDLE SOCKS" ON ALL PROPOSED PANEL ANTENNAS & RRH UNITS. ALL ANTENNAS & EQUIPMENT TO BE PAINTED FLAT GREEN. INSTALL FAUX BARK ON TRUNK

NOTE: BRANCHES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE



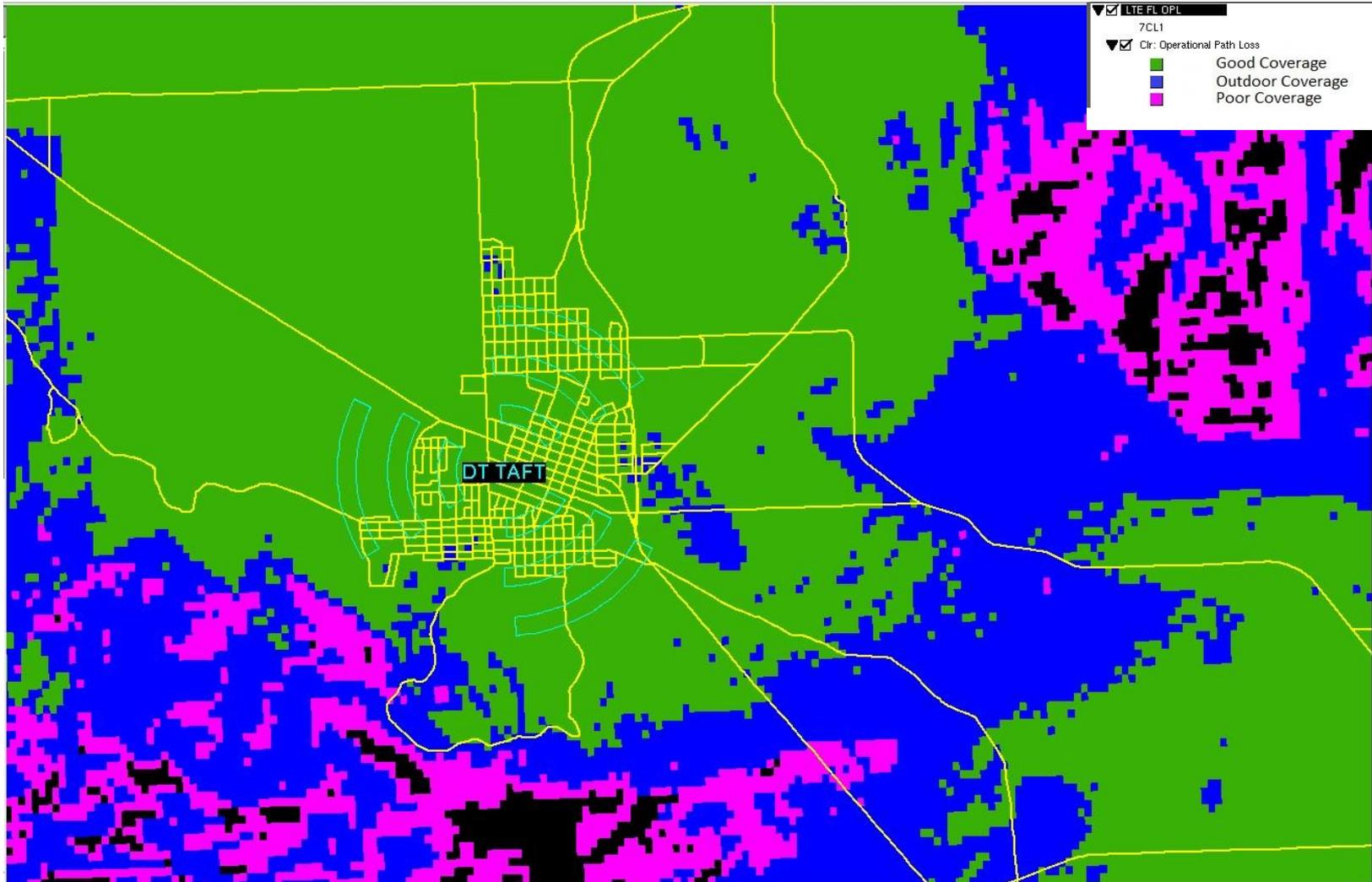
1 SOUTH ELEVATION
A3.1 SCALE: 1/8" = 1'-0"

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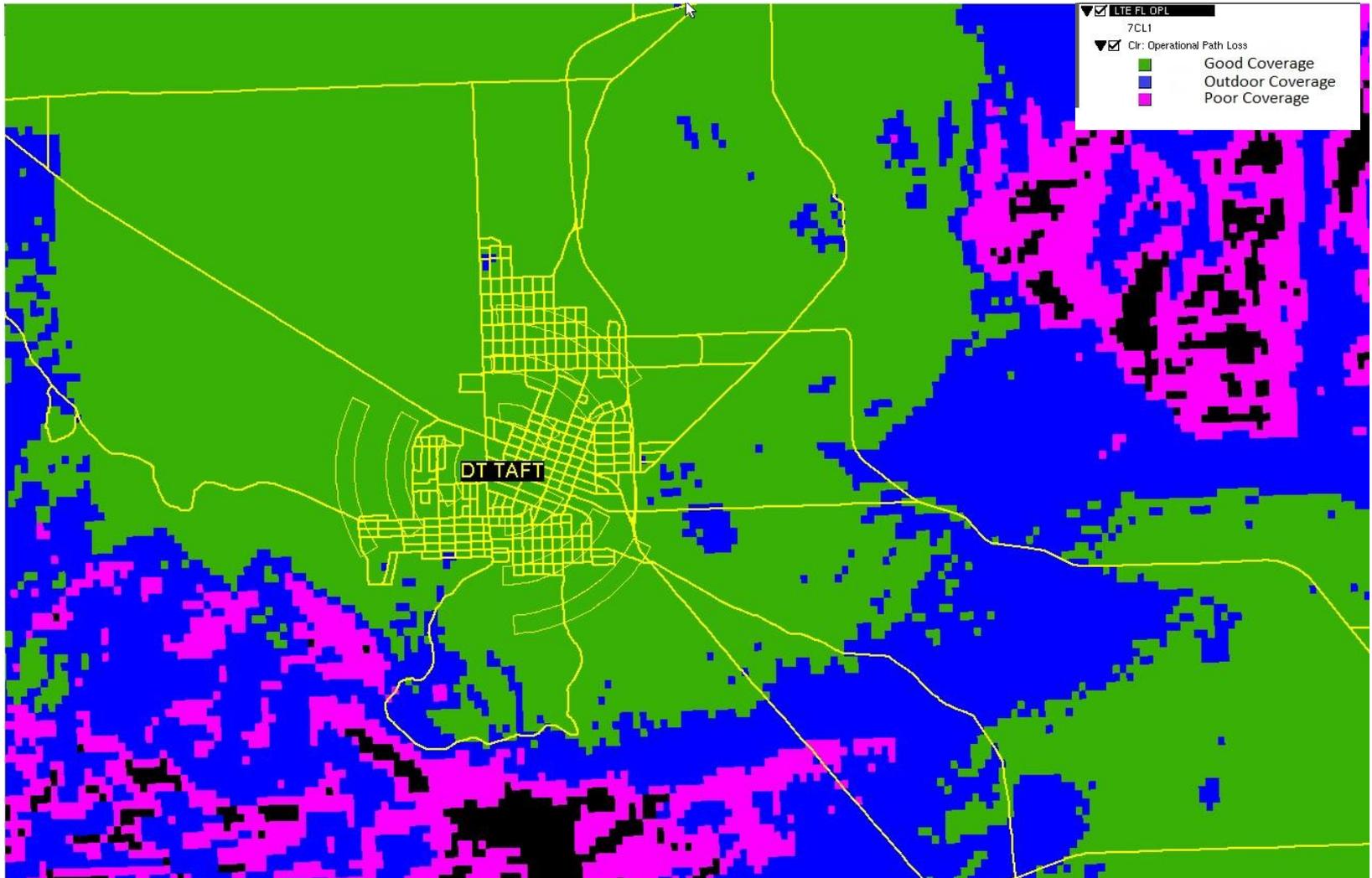


DT Taft 60' Tower





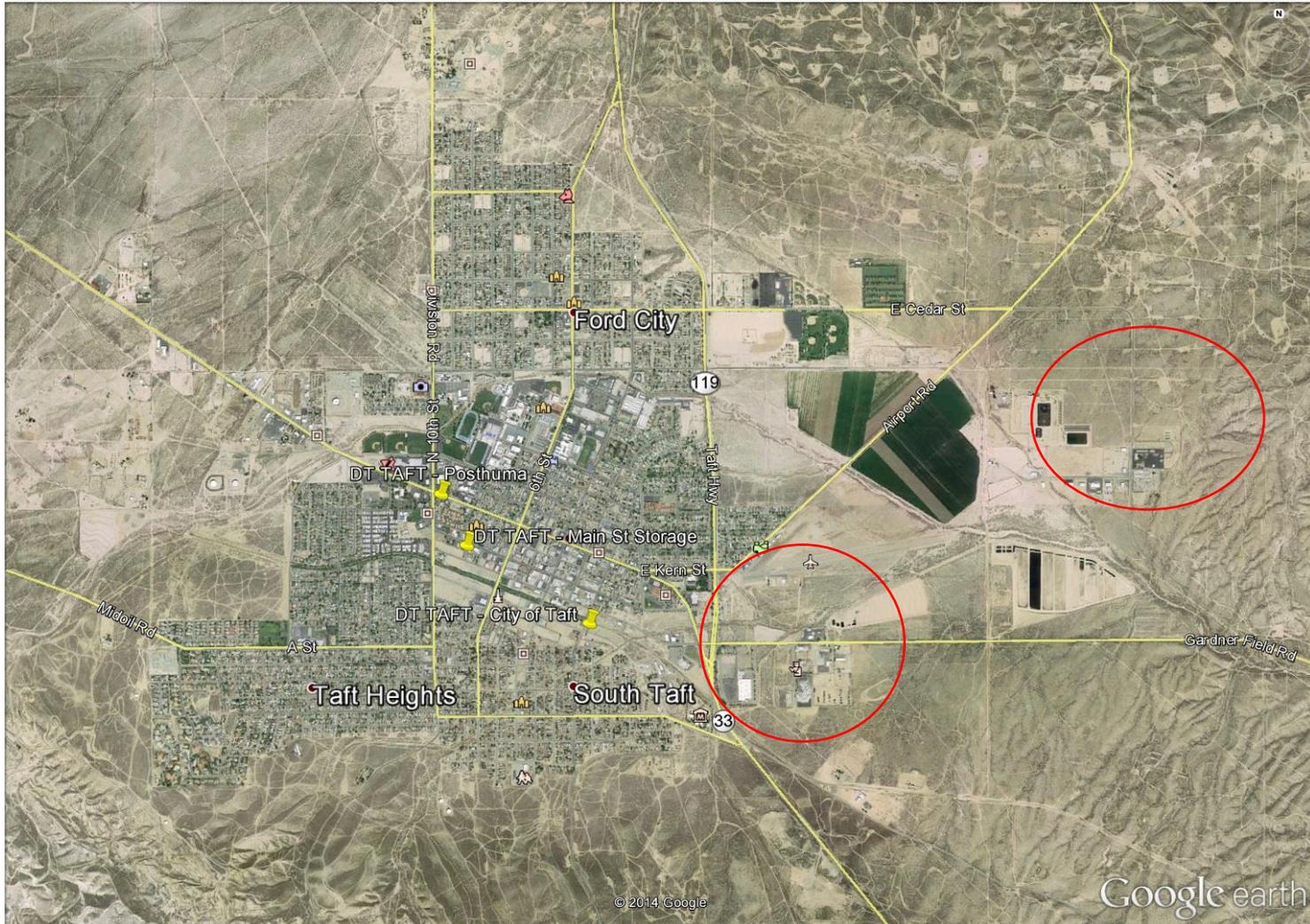
DT Taft 80' Tower





DT Taft – Google Earth

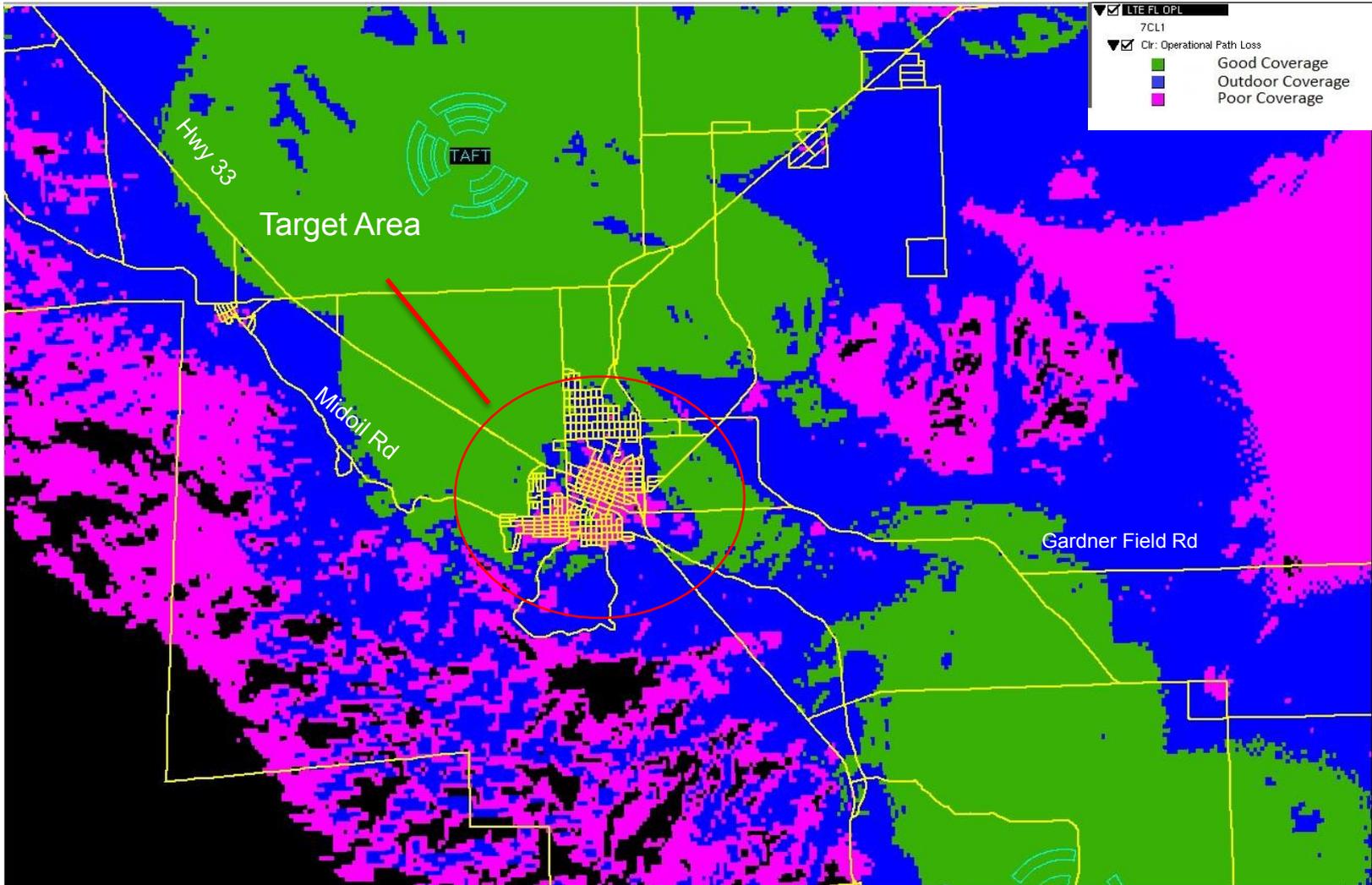
*potential areas where coverage will suffer: commercial area in SE Taft (including Taft City police dept & Taft Kern Airport); commercial area in E Taft





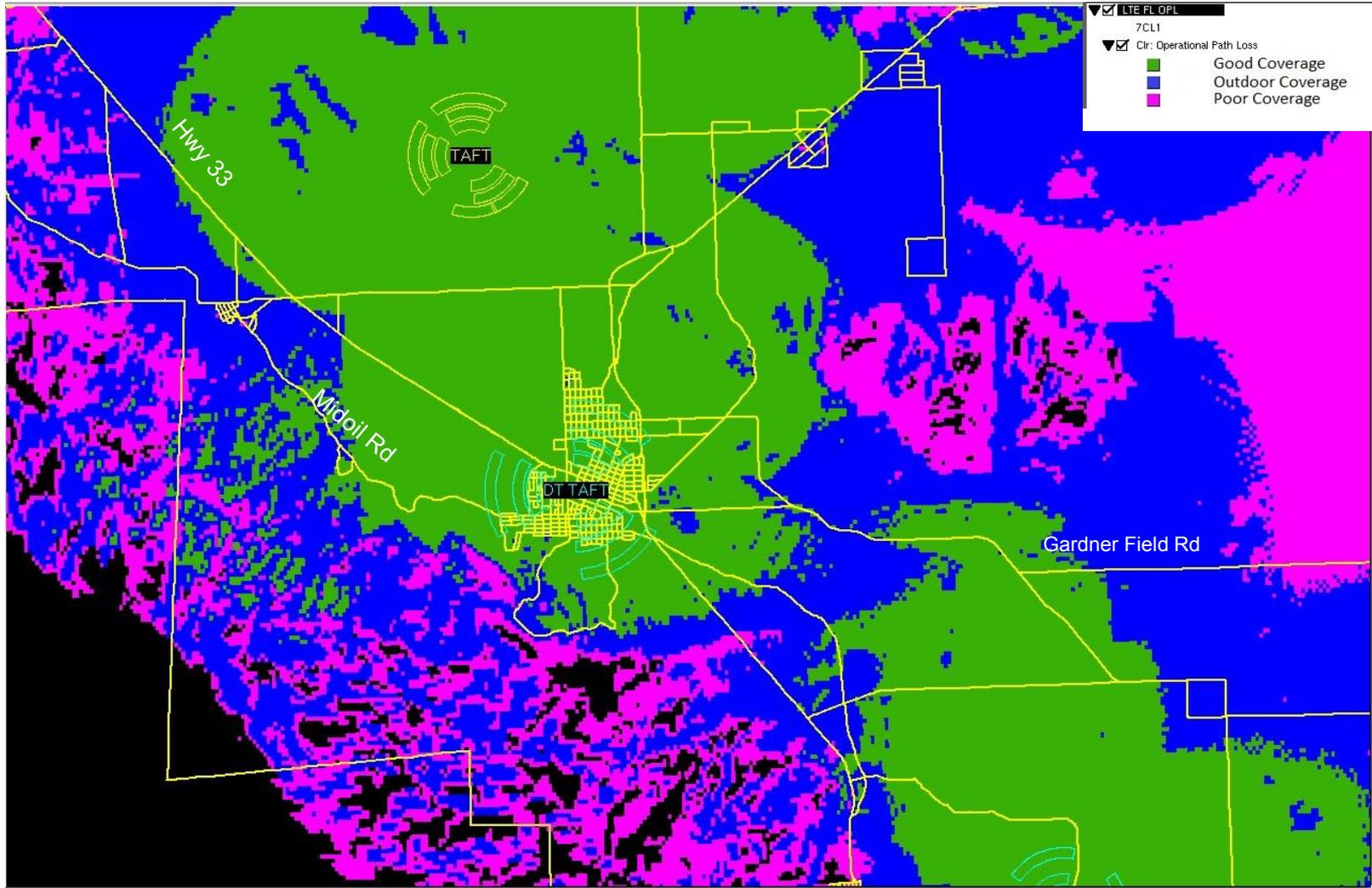
DT Taft

Objective: Increase capacity & coverage to city of Taft





DT Taft New Build Site – Proposed Coverage



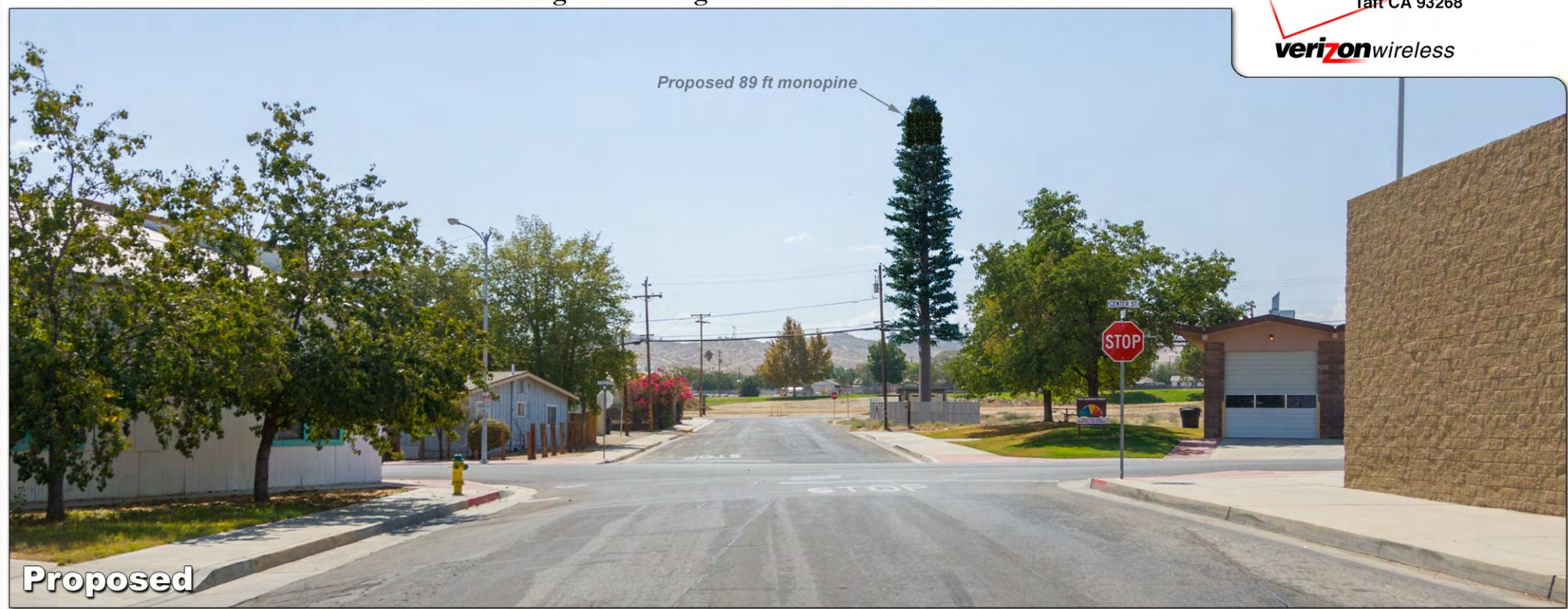


Existing

DT Taft
800 Main St
Taft CA 93268



Photosimulation of the view looking south along 8th Street across Center Street.



Proposed

Proposed 89 ft monopine



Existing

Photosimulation of the view looking east along Main Street from S 10th Street.

DT Taft

800 Main St
Taft CA 93268



Proposed 89 ft monopine

Proposed



Existing

Photosimulation of the view looking north from Supply Row, across the Taft Greenbelt.

DT Taft
800 Main St
Taft CA 93268



verizonwireless



Proposed 89 ft monopine

Proposed



City of Taft Planning Commission Staff Report

Agenda Item: #4

DATE: March 18, 2015
TO: Chairman Orrin and Members of the Planning Commission
FROM: Mark Staples, Director
Planning and Community Development
SUBJECT: Site Plan Review 2015-03 – Industrial Building, Gardner Field Road-Commerce Way

RECOMMENDATION: Adopt a Resolution approving Site Plan Review 2015-03 to construct a 15,000 square foot industrial building, on a 3.04 acre lot, within the Industrial (I) Zone District located at the southwest corner of Gardner Field Road and Commerce Way

LOCATION: Southwest corner of Gardner Field Road and Commerce Way (APN 220-280-08)

PROPERTY OWNER: SMS Holding Co. LLC
9105 Langley Road
Bakersfield, CA 93312
APPLICANT: Steve Sheffield
9105 Langley Road
Bakersfield, CA 93312

PROJECT DATA:

- 1. General Plan:** Industrial
- 2. Zoning:** Industrial (I)
- 3. Access/Circulation:** Gardner Field Road and Commerce Way

PROJECT ANALYSIS:

The applicant, Steve Sheffield, is proposing a 15,000 square foot industrial warehouse/office building on a 3.04 acre lot within the Industrial (I) Zone District at the southwest corner of Gardner Field Road and Commerce Way. The project site was part of an industrial subdivision approved by the Taft City Council of Tentative Parcel Map No. 8852 on September 6, 1988, which included the Police Station and MCCF facility further south on Commerce Way.

The project site is surrounded by vacant land to the north across Gardner Field Road and west, the City's corporate yard for the Public Works Department and Taft Area Transit to the south, and industrial buildings to the east along Commerce way.

As the proposed use consists of a mix of office and warehouse uses, the parking requirement per the Zoning Ordinance is one parking space per 250 square feet of office area and 1,000 square feet of warehouse area. Therefore, the project is required to provide a minimum of 21 parking spaces, of which one space is a van accessible handicap space. The project is proposing to provide 25 parking spaces with two handicap spaces.

The applicant met with City staff on January 27, 2015, to discuss the application process for developing the project site. The applicant formally applied for the Site Plan Review on February 17, 2015. As the proposed use is consistent with other development along Commerce Way and other nearby industrial developments,

and consistent with the development standards of the Industrial (I) Zone District, the Planning Director approved the project to move on to the Planning Commission for review and approval. Below is a table that details how the proposed project complies with the Industrial (I) Zone District.

Industrial (I) Zone Development Standard Compliance

Development Standard	Required	Provided
Minimum Parcel Size	10,800 s.f. (0.24 acres)	3.04 acres
Minimum Site Width	80 feet	~400 feet
Minimum Site Depth	120 feet	~331.67 feet
Minimum Setback:		
Front	0 feet	65 feet
Side	0 feet	20.5 feet
Rear	0 feet	179 feet
Maximum Building Height	50 feet	21 feet
Maximum Lot Coverage	60% (79,453 s.f./1.82 acres)	15,000 s.f./0.34 acres – 11.3%
Parking: Warehouse	1 space per 1,000 s.f.	13,000 s.f./1,000 = 13 spaces
Office	1 space per 250 s.f.	2,000 s.f./250 = 8 spaces
Total	21 spaces	25 spaces

CEQA:

The project is exempt from the requirements of the California Environmental Quality Act (CEQA) as set forth in Section 15332 of the CEQA Guidelines (In-fill Development Projects).

ATTACHMENTS:

1. Resolution
2. Vicinity Map
3. Site Plan
4. Colored Elevations

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
TAFT APPROVING SITE PLAN REVIEW 2015-03 TO CONSTRUCT A
15,000 SQUARE FOOT INDUSTRIAL/OFFICE BUILDING, ON A 3.04
ACRE LOT, WITHIN THE INDUSTRIAL (I) ZONE DISTRICT
LOCATED AT THE SOUTHWEST CORNER OF GARDNER FIELD
ROAD AND COMMERCE WAY**

WHEREAS, the applicant, Steve Sheffield, has proposed a Site Plan Review of a 15,000 square foot industrial/office building, on a 3.04 acre lot, within the Industrial (I) Zone District located at the southwest corner of Gardner Field Road and Commerce Way in the City of Taft, County of Kern; and

WHEREAS, notice of a public hearing was published, posted, and mailed to surrounding property owners to consider the proposed project in accordance with City's Zoning Ordinance and applicable laws; and

WHEREAS, the Planning Commission studied and considered the written findings for approval of Site Plan Review No. 2015-03, City Staff's written and oral reports, and all public testimony before making a decision on this request, and

WHEREAS, the laws and regulations relating to the preparation and adoption of environmental documents, as set forth in the State Guidelines Implementing the California Environmental Quality Act have been adhered to; and

WHEREAS, the Planning Commission has fully considered this request and the potential environmental effects.

NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY FIND, DETERMINE, RESOLVE, AND RECOMMEND AS FOLLOWS:

SECTION 1. The Planning Commission hereby finds that:

1. The proposed use is permitted within the Industrial (I) zone district pursuant to the provisions of this section, complies with all applicable provisions of the Zoning Ordinance, is consistent with the goals, policies, and objectives of the General Plan, and is consistent with the applicable development policies and standards of the City; and
2. The proposed use would not impair the integrity and character of the Industrial (I) zone district; and
3. The site is suitable for the type and intensity of the proposed use; and
4. There are adequate provisions for public utilities and services to ensure the public health and safety; and

5. The proposed use will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties and improvements in the vicinity; and
6. The proposed amendment is exempt from the California Environmental Quality Act pursuant to Section 15332 of the CEQA Guidelines (In-fill Development Projects).

SECTION 2. The Planning Commissioner hereby approves Site Plan Review 2015-03 with the conditions of approval set forth in this resolution as follows:

General Conditions

1. The applicant and property owner (“Applicant”), solely at its cost and expense, shall defend, indemnify and hold harmless the City of Taft (hereinafter referred to as “City”), its agents, legislative bodies, officers and employees regarding any legal or administrative action, claim or proceeding concerning approval of Site Plan Review 2015-03 and/or related actions including, without limitation, actions taken or not taken with respect to the California Environmental Quality Act (hereinafter referred to as “CEQA”); or, at its election and in the alternative, shall relinquish such approval. Applicant shall assume the defense of the City in any such legal or administrative action, claim or proceeding with legal counsel paid for in the entirety by the applicant, but subject to the City's reasonable approvals. The Applicant shall also reimburse the City, its agents, legislative bodies, officers and employees for any judgments, amounts paid in settlements, court costs and attorneys' fees which the City, its agents, legislative bodies, officers and employees may be required to pay or otherwise pay as a result of such action, claim, or proceeding. The City may, at its sole discretion, participate at its own expense in the defense of any such action, claim or proceeding, but such participation shall not relieve the applicant’s obligations under these conditions of approval.
2. The applicant, or general contractor, shall submit a list of all contractors and/or subcontractors performing work on this project to the City’s Finance Department and such contractors and subcontractors shall obtain valid business licenses to do business and/or work in the City prior to the commencement of work.
3. The safety and security of the site shall satisfy and be in compliance with all applicable Local, County, State, Special District, and Federal regulations, California Building Code, and California Occupational Safety and Health Association (CAL/OSHA).
4. The applicant shall comply with all provisions of the City’s Zoning Ordinance, Construction Standard Details, the latest adopted Building Code, Mechanical Code, Plumbing Code, Electrical Code, Fire Code, and all other applicable codes, ordinances, regulations, and development standards in effect at the time of issuance of relative permits. Identification of specific sections of any of the aforementioned City documents does not negate the applicant’s responsibility to conform to unmentioned sections of the City’s Zoning Ordinance, Subdivision & Engineering Design Manual, California

Building Code, and all other applicable ordinances, resolutions, standards, and requirements of the City.

5. The Applicant shall pay all applicable development and processing fees adopted by the City in effect at the time of issuance of any permits.

Public Works Department/City Engineer

1. The Applicant acknowledges that the City of Taft may incur engineering expenses by its City Engineer for Site Plan Review 2015-03 and agrees to reimburse the City within thirty (30) days of receiving an invoice from the City of Taft associated with these engineering expenses.
2. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the City Engineer a Rough/Precise Grading and Drainage Plan. The Plan(s) shall include an accurate depiction of the legal boundaries of the property, and all known easements and other exceptions on the property as noted in the property's title report.
3. Prior to issuance of a Certificate of Occupancy, all curb ramps and driveway approaches shall be constructed in accordance with the most recently adopted Caltrans Standard Plans A87A and A88A, which are consistent with Americans with Disabilities Act (ADA) standards.
4. Prior to the issuance of a building permit, the Applicant shall submit a wet stamped and signed pad certification from the project civil engineer and soils engineer.
5. If any abandoned or unrecorded oil wells are discovered during excavation or grading, the California Department of Conservation-Division of Oil, Gas, and Geothermal Resources (DOGGR) shall be notified and any vacation or plugging operations that may be required by the DOGGR shall be required.
6. The Applicant shall obtain an encroachment permit from the Public Works Department for the proposed driveway approach and any other construction work within the right-of-way of Gardner Field Road and Commerce Way.

Building Department

1. The Applicant shall submit two sets of plans along with applicable calculations and reports that comply with the current California Building Code, Green Code, Mechanical Code, Plumbing Code, Electrical Code, Fire Code, and all other applicable codes, ordinances, regulations and development standards in effect at the time of issuance of relative permits.
2. All improvements shall comply with American with Disabilities Act standards and regulations (ADA).

3. Contractors and subcontractors shall obtain a business license from the City's Finance Department prior to beginning any work.
4. Building addresses shall be permanently displayed in a manner easily visible and legible from the street, consistent with Building and Fire Department requirements.

Kern Fire Department

1. Fire protection shall be provided per Kern County Fire Department standards for a commercial/industrial building. A Certificate of Approval shall be obtained by the Applicant from the Kern County Fire Department prior to the issuance of a Certificate of Occupancy.
2. The applicant shall provide proper fire suppression equipment and adequate emergency ingress/egress to the proposed office and warehouse portions of the building site, per Kern County Fire Department requirements.

Planning Department

1. The applicant shall develop the property, with a 6,000 square foot warehouse/office building, consistent with the approved plans on file with the Planning Department.
2. The applicant shall provide the required parking spaces for the industrial warehouse building which is one (1) space per 1,000 square feet of warehouse area, and one (1) space for every 250 square feet of office area. Per these standards, the project shall provide a minimum total of twenty-one (21) parking spaces, of which one (1) space shall be a Van Accessible handicap space.
3. The applicant shall maintain the entire project site, including the undeveloped portions, in graffiti-free, weed-free, safe, clean, and orderly manner at all times.
4. The applicant shall submit a Sign Plan Review application, with three (3) copies of site plans, structural, and electrical plans to the Planning Department for review and approval prior to issuance of a business license or erecting any signage on site.
5. This Site Plan Review approval shall not become effective for any purpose unless and until an "Acceptance of Conditions" for has been signed, or separate letter submitted, by the applicant and property owner, and returned to the Planning Department.
6. A revision or modification to this approved Site Plan Review may be requested by the applicant. The applicant shall submit a Revised Site Plan Review application to the Planning Director indicating the reasons for the change and supporting information. The revision or modification shall be subject to review and approval by the Planning Commission.

Resolution No. _____

March 18, 2015

Page 5 of 5

PASSED AND ADOPTED on this 18th day of March, 2015.

ATTEST

Yvette Mayfield, City Clerk

Ron Orrin, Chairman

CERTIFICATION

I, Yvette Mayfield, hereby certify that the foregoing resolution was passed and adopted by the Planning Commission of the City of Taft at a regularly scheduled meeting held on the 18th day of March, 2015, by the following vote:

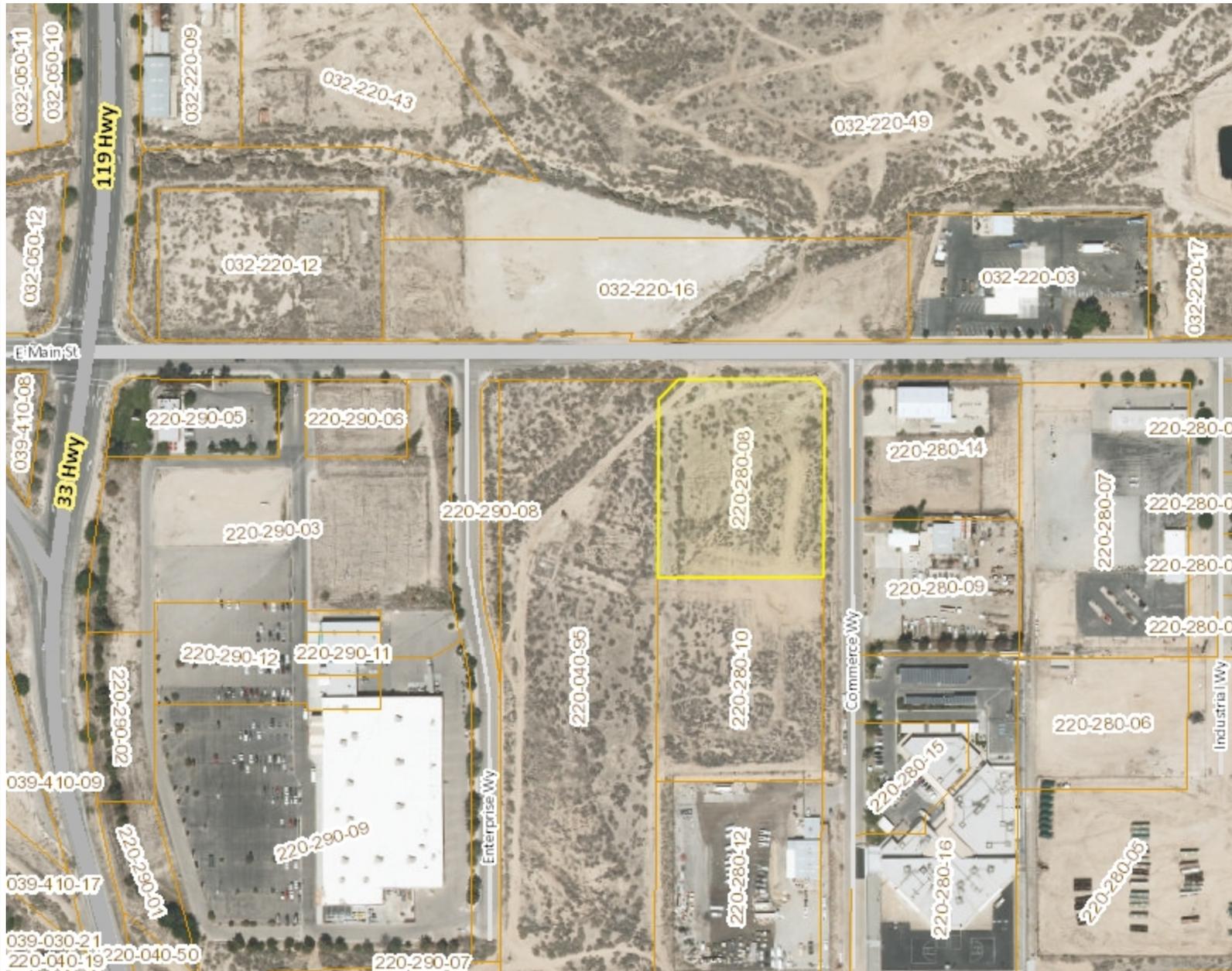
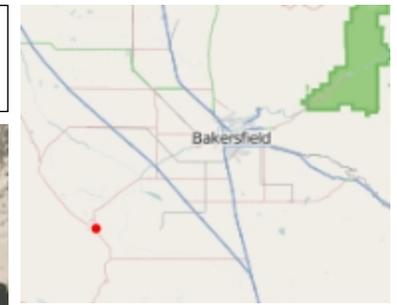
AYES:

NOES:

ABSENT:

ABSTENTIONS:

Yvette Mayfield, City Clerk



Legend

- Roads 3k-5k**
- Freeway
 - Highway
 - Major
 - Minor
 - Local
 - Ramp
 - Unpaved
- Parcels
- Schools
- Hospitals

1: 4,320



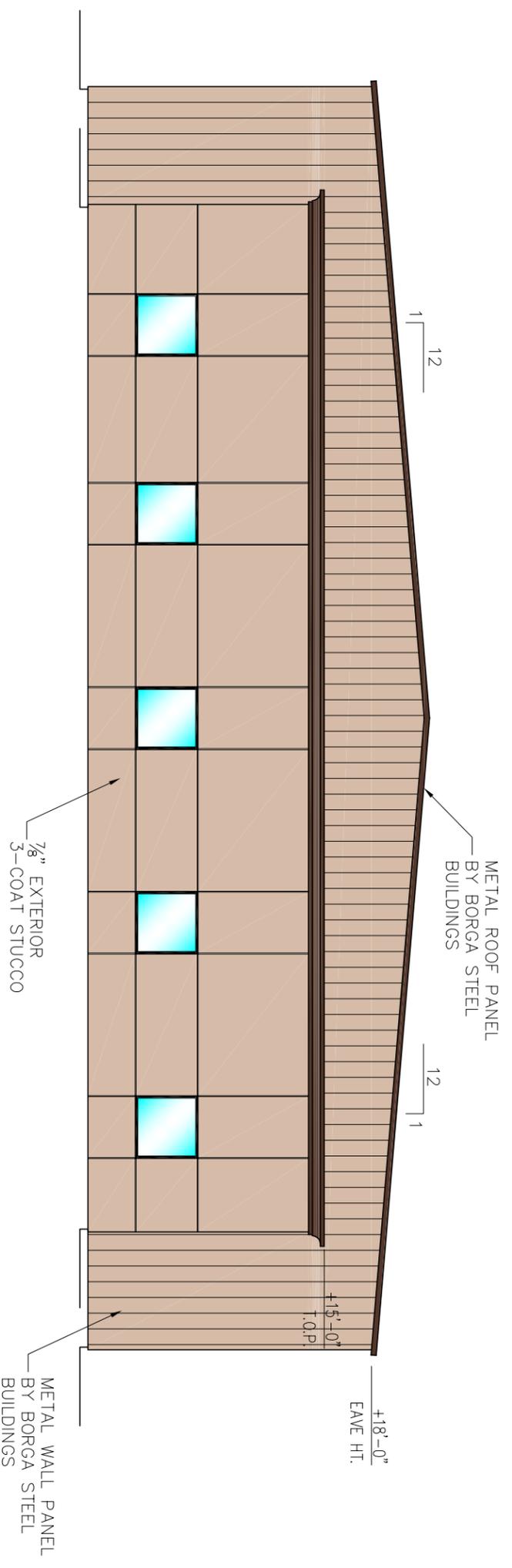
0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

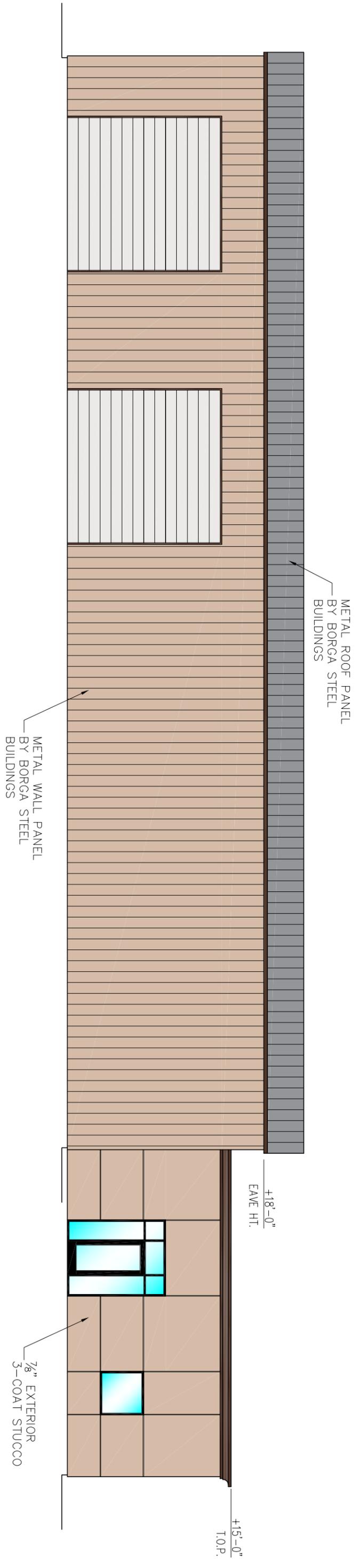
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Notes

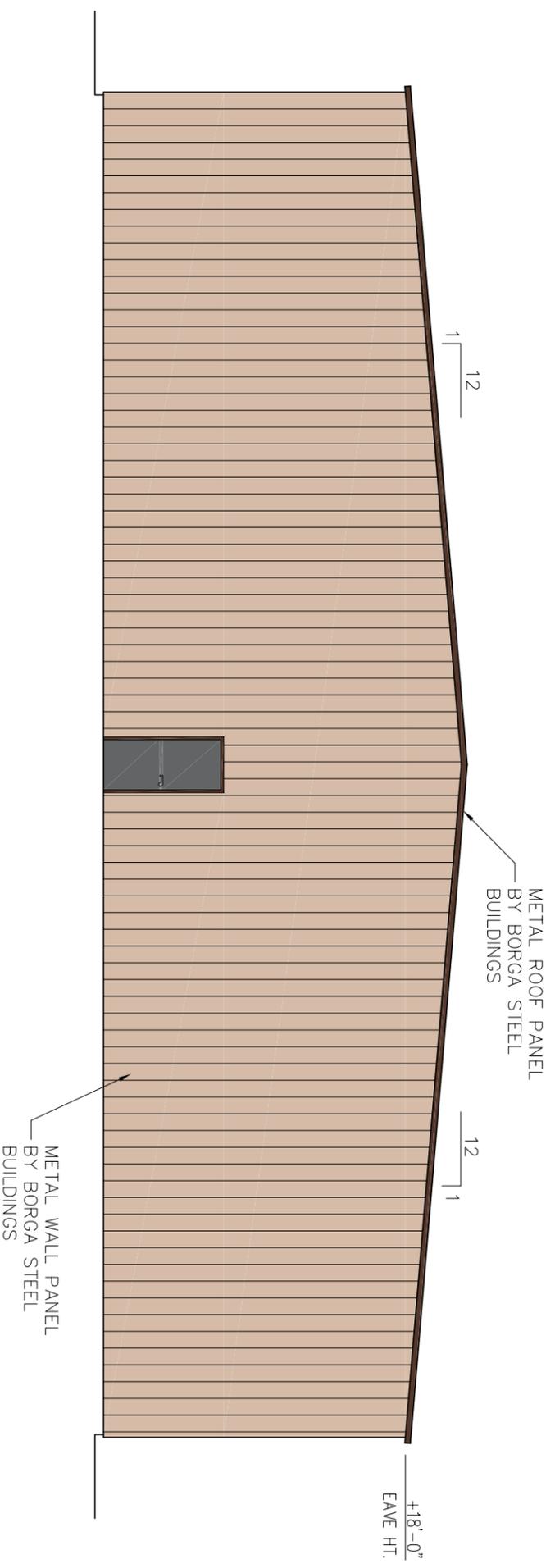
Add notes here



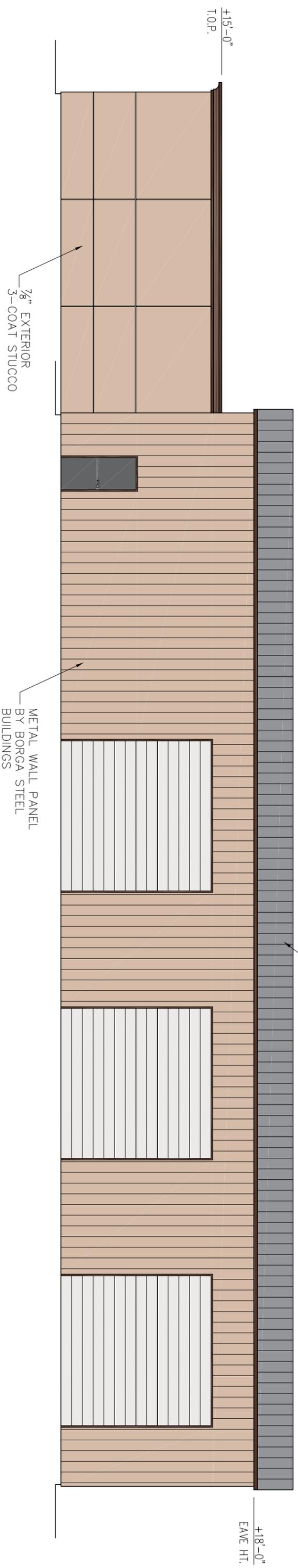
NORTH EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION



SOUTH EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION



City of Taft Planning Commission Staff Report

Agenda Item: #5

DATE: March 18, 2015

TO: Chairman Orrin and Members of the Planning Commission

FROM: Mark Staples, Director
Planning and Community Development

SUBJECT: Site Plan Review 2015-05 – Nursery and Garden Center, 207 Center Street

RECOMMENDATION: Adopt a Resolution approving Site Plan Review 2015-05 to establish a nursery and garden center commercial use, on a 0.30 acre lot, within the Downtown Commercial (DC) Zone District located at 207 Center Street

LOCATION: 207 Center Street (APN 031-010-20)

PROPERTY OWNER/APPLICANT: Amy Steers
699 'E' Street
Taft, CA 93268

PROJECT DATA:

- 1. General Plan:** Mixed Use
- 2. Zoning:** Downtown Commercial (I)
- 3. Access/Circulation:** Center Street and 2nd Street

PROJECT ANALYSIS:

The properties at 200, 207 and 209 Center Street had once been a grouping of S.J. Mobley automotive related uses with an auto sales lot, towing service, auto detailing, and office uses. However, all of the Mobley businesses closed by the end of 2010. The Planning Commission approved an auto sales lot at 200 Center Street in 2013 and is still in business today, but the 209 Center Street office space remains vacant.

The applicant, Amy Steers, is proposing to establish a nursery and garden center commercial use on the 0.30 acre lot on the former auto detailing business location at 207 Center Street. The project site is located within the Industrial (I) Zone District, which allows commercial nurseries. The project site is surrounded by the auto sales lot to the north across Center Street, the vacant office building to the west, residential uses to the south, and the Taft office of the DMV to the east across 2nd Street.

The project site contains an approximately 1,875 square foot single-family home that has been converted into an office, but needs significant repairs. The majority of the site is concrete paved with open areas to display product for the nursery and garden center. The southwest corner of the property is covered by a 31-foot by 50-foot freestanding wood awning structure, while the central area of the property is covered by a 25-foot by 97-foot metal awning structure. The house and awnings will require some extensive repairs and rehabilitation work to make structural sound and meet current building standards. Some of the repair is underway on the wood awning and on retaining walls at the property lines along Center Street and 2nd Street.

The existing project site contains only the buildings and structures, and has no on-site parking available. However, as the project site is located within the Downtown Commercial (DC) zoning district, Zoning Ordinance Section 14.50 – Adjustments to Off-Street Parking Requirements allows uses to credit on-street parking and public City parking lots toward the required parking amount. Therefore, the nursery and garden center customers will be able to use the street parking spaces along Center and 2nd Street.

The applicant regularly met with City staff to discuss the application process for developing a nursery and garden center business on various sites throughout the City. The applicant formally applied for the Site Plan Review for the 207 Center Street location on February 23, 2015. The proposed nursery and garden center is a permitted use within the Downtown Commercial (DC) Zone District, however, the Planning Director found that the prolonged vacancy at the project site, the needed repairs and rehabilitation of multiple structures on the site warranted Planning Commission for review and approval. Below is a table that details how the proposed project complies with the Downtown Commercial (DC) Zone District.

Downtown Commercial (DC) Zone Development Standard Compliance

Development Standard	Required	Provided
Minimum Parcel Size	5,000 s.f. (0.11 acres)	13,125 s.f. (0.30 acres)
Minimum Site Width	50 feet	105 feet
Minimum Site Depth	100 feet	125 feet
Minimum Setback:		
Front	0 feet	0 feet
Side	0 feet	0 feet
Rear	0 feet	0 feet
Maximum Building Height	45 feet	~17 feet
Maximum Lot Coverage	0.85 FAR (11,156 s.f.)	1,875 s.f. / 0.14 FAR
Parking: Office	1 space per 250 s.f. of office area 1,875 s.f./250 = 7.5 spaces	
Total	8 spaces	8 street spaces ¹

¹Per Zoning Ordinance Section 14.50 – Adjustment to Off-Street Parking Requirements

CEQA:

The project is exempt from the requirements of the California Environmental Quality Act (CEQA) as set forth in Section 15301 of the CEQA Guidelines (Existing Facilities).

ATTACHMENTS:

1. Resolution
2. Vicinity Map
3. Site Plan
4. Site Photos
5. Applicant’s Project Phasing

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
TAFT APPROVING SITE PLAN REVIEW 2015-05 TO ESTABLISH A
NURSERY AND GARDEN CENTER COMMERCIAL USE, ON A 0.30
ACRE LOT, WITHIN THE DOWNTOWN COMMERCIAL (DC) ZONE
DISTRICT LOCATED AT 207 CENTER STREET**

WHEREAS, the applicant, Amy Steers, has proposed a Site Plan Review to establish a nursery and garden center commercial use, on a 0.30 acre lot, within the Downtown Commercial (DC) Zone District located at 207 Center Street in the City of Taft, County of Kern; and

WHEREAS, notice of a public hearing was published, posted, and mailed to surrounding property owners to consider the proposed project in accordance with City's Zoning Ordinance and applicable laws; and

WHEREAS, the Planning Commission studied and considered the written findings for approval of Site Plan Review No. 2015-05, City Staff's written and oral reports, and all public testimony before making a decision on this request, and

WHEREAS, the laws and regulations relating to the preparation and adoption of environmental documents, as set forth in the State Guidelines Implementing the California Environmental Quality Act have been adhered to; and

WHEREAS, the Planning Commission has fully considered this request and the potential environmental effects.

NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY FIND, DETERMINE, RESOLVE, AND RECOMMEND AS FOLLOWS:

SECTION 1. The Planning Commission hereby finds that:

1. The proposed use is permitted within the Downtown Commercial (DC) zone district pursuant to the provisions of this section, complies with all applicable provisions of the Zoning Ordinance, is consistent with the goals, policies, and objectives of the General Plan, and is consistent with the applicable development policies and standards of the City; and
2. The proposed use would not impair the integrity and character of the Downtown Commercial (DC) zone district; and
3. The site is suitable for the type and intensity of the proposed use; and
4. There are adequate provisions for public utilities and services to ensure the public health and safety; and

5. The proposed use will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties and improvements in the vicinity; and
6. The proposed amendment is exempt from the California Environmental Quality Act pursuant to Section 15301 of the CEQA Guidelines (Existing Facilities).

SECTION 2. The Planning Commissioner hereby approves Site Plan Review 2015-05 with the conditions of approval set forth in this resolution as follows:

General Conditions

1. The applicant and property owner (“Applicant”), solely at its cost and expense, shall defend, indemnify and hold harmless the City of Taft (hereinafter referred to as “City”), its agents, legislative bodies, officers and employees regarding any legal or administrative action, claim or proceeding concerning approval of Site Plan Review 2015-03 and/or related actions including, without limitation, actions taken or not taken with respect to the California Environmental Quality Act (hereinafter referred to as “CEQA”); or, at its election and in the alternative, shall relinquish such approval. Applicant shall assume the defense of the City in any such legal or administrative action, claim or proceeding with legal counsel paid for in the entirety by the applicant, but subject to the City's reasonable approvals. The Applicant shall also reimburse the City, its agents, legislative bodies, officers and employees for any judgments, amounts paid in settlements, court costs and attorneys' fees which the City, its agents, legislative bodies, officers and employees may be required to pay or otherwise pay as a result of such action, claim, or proceeding. The City may, at its sole discretion, participate at its own expense in the defense of any such action, claim or proceeding, but such participation shall not relieve the applicant's obligations under these conditions of approval.
2. The applicant, or general contractor, shall submit a list of all contractors and/or subcontractors performing work on this project to the City's Finance Department and such contractors and subcontractors shall obtain valid business licenses to do business and/or work in the City prior to the commencement of work.
3. The safety and security of the site shall satisfy and be in compliance with all applicable Local, County, State, Special District, and Federal regulations, California Building Code, and California Occupational Safety and Health Association (CAL/OSHA).
4. The applicant shall comply with all provisions of the City's Zoning Ordinance, Construction Standard Details, the latest adopted Building Code, Mechanical Code, Plumbing Code, Electrical Code, Fire Code, and all other applicable codes, ordinances, regulations, and development standards in effect at the time of issuance of relative permits. Identification of specific sections of any of the aforementioned City documents does not negate the applicant's responsibility to conform to unmentioned sections of the City's Zoning Ordinance, Subdivision & Engineering Design Manual, California Building Code, and all other applicable ordinances, resolutions, standards, and requirements of the City.
5. The Applicant shall pay all applicable development and processing fees adopted by the City in effect at the time of issuance of any permits.

Public Works Department/City Engineer

1. The Applicant acknowledges that the City of Taft may incur engineering expenses by its City Engineer for Site Plan Review 2015-03 and agrees to reimburse the City within thirty (30) days of receiving an invoice from the City of Taft associated with these engineering expenses.
2. Any proposed changes to the existing grade of the property shall require the Applicant to submit for review and approval by the City Engineer a Rough/Precise Grading and Drainage Plan. The Plan(s) shall include an accurate depiction of the legal boundaries of the property, and all known easements and other exceptions on the property as noted in the property's title report.
3. The Applicant shall obtain an encroachment permit from the Public Works Department for any construction work within the right-of-way of Center Street and 2nd Street.

Building Department

1. Prior to Certificate of Occupancy of the existing office building, the Applicant shall submit two sets of plans along with applicable calculations and reports that comply with the current California Building Code, Green Code, Mechanical Code, Plumbing Code, Electrical Code, Fire Code, and all other applicable codes, ordinances, regulations and development standards in effect at the time of issuance of relative permits.
2. All new improvements shall comply with American with Disabilities Act standards and regulations (ADA).
3. Contractors and subcontractors shall obtain a business license from the City's Finance Department prior to beginning any work.
4. Building addresses shall be permanently displayed in a manner easily visible and legible from the street, consistent with Building and Fire Department requirements.

Kern Fire Department

1. Fire protection shall be provided per Kern County Fire Department standards for a commercial building. A Certificate of Approval shall be obtained by the Applicant from the Kern County Fire Department prior to the issuance of a Certificate of Occupancy.
2. The Applicant shall provide proper fire suppression equipment and adequate emergency ingress/egress to the existing office building, per Kern County Fire Department requirements.

Planning Department

1. The Applicant shall repair and rehabilitate the project site, including the existing 1,875 square foot office building, existing wooden and metal awnings, and perimeter retaining walls and fencing, consistent with the current applicable California Building Codes and approved plans on file with the Planning Department.
2. The project is required to provide a minimum of eight (8) parking spaces per the Zoning Ordinance, which will be provide via street parking spaces. The Applicant shall notify its

customers that public parking for the business is available along Center and 2nd Streets.

3. The Applicant shall maintain the entire project site in graffiti-free, weed-free, safe, clean, and orderly manner at all times.
4. The Applicant shall submit a Sign Plan Review application, with three (3) copies of site plans, structural, and electrical plans to the Planning Department for review and approval prior to issuance of a business license or erecting any signage on site.
5. This Site Plan Review approval shall not become effective for any purpose unless and until an "Acceptance of Conditions" form has been signed, or separate letter submitted by the applicant and property owner, and returned to the Planning Department.
6. A revision or modification to this approved Site Plan Review may be requested by the applicant. The applicant shall submit a Revised Site Plan Review application to the Planning Director indicating the reasons for the change and supporting information. The revision or modification shall be subject to review and approval by the Planning Commission.

PASSED AND ADOPTED on this 18th day of March, 2015.

ATTEST

Yvette Mayfield, City Clerk

Ron Orrin, Chairman

CERTIFICATION

I, Yvette Mayfield, hereby certify that the foregoing resolution was passed and adopted by the Planning Commission of the City of Taft at a regularly scheduled meeting held on the 18th day of March, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Yvette Mayfield, City Clerk

Wooden Awning
Brace & replace cover

50' x 31'

Back of
House

House

72' x 25'

Steel Awning

97' x 25'

Main Lot

weed abate & prep for
plants, shade cloth ect

Alley

center

fix fence

35'

Gate

55'

Demo & replace
Black wall & fence

55'

2nd street



CENTER STREET



CENTER STREET



2ND STREET



ALLEY

PART ONE

PHASE I. SECURITY

REMOVE CHAIN LINK FROM AREA FACING CENTER SE & NORTH SIDE OF GATE ON 2ND ST. THIS FENCING WILL BE MOVED INSIDE PROPERTY LINE APPROX. 10 - 20 FEET TO PROVIDE 1) SECURITY TO PROPERTY & 2) ALLOW CONSTRUCTION CREW TO BEGIN WORK ON BLOCK WALL. ADDITIONALLY, CHAIN LINK ON ALLEY SIDE OF PROPERTY WILL BE REPAIRED AND A CHAIN LINK GATE WILL BE INSTALLED ON THE NORTH WEST SIDE OF FENCING.

BROKEN WINDOWS IN BUILDING WILL BE REPAIRED & LOCKS WILL BE INSTALLED ON SLIDING & WOODEN DOORS ON BUILDING

PHASE II. AESTHETICS

TEAR DOWN BRICK (UNDER BLOCKS) & CEMENT WALL FACING CENTER SE & EXTENDING TO NORTH SIDE OF GATE ON SECOND ST. & REPLACE WITH BROWN/TAN BRICKS SIMILAR TO THE BRICKS USED ON LAST BUILDING ON BLOCK NORTH WEST SIDE. THIS WILL TIE IN SOUTH SIDE OF BLOCK CREATING A MORE UNIFORM, COHESIVE LOOK. A NEW 6' CHAIN LINK WILL BE INSTALLED OVER

PHASE II CONTINUED:

NEW BRICKS. STUCCO ON SIDE OF BUILDING BEING CENTER SE. WILL BE REPAIRED WITH SAME COLOR STUCCO.

PHASE III

CLEAN-UP & REPAIR

REPAIR WOODEN ~~OVERHANG~~ ^{OVERHANG} ON SOUTHWEST SIDE OF PROPERTY - REPAIR MAY INCLUDE REPLACING ALL ROTTING WOOD & ROOFING MATERIAL TO PROVIDE SAFE & AESTHETICALLY PLEASING ENVIRONMENT FOR CUSTOMERS & EMPLOYEES. WILL DISCUSS POSSIBLE ROOFING MATERIAL SUCH AS FIBERGLASS PANELS WHICH WILL ALLOW LIGHT IN AREA FOR PLANTS. CLEAN-UP WILL INCLUDE 1) REMOVING ALL WEEDS ON PROPERTY, 2) REMOVING ALL 4 TREES WHICH ARE GROWING IN FENCING BY ALLEY & ON WEST SIDE OF BUILDING 3) REMOVING ALL DEBRIS ON PROPERTY AND ALLEY 4) SWEEPING SIDEWALK ON CENTER IN FRONT OF PROPERTY & ON 2ND ON EAST SIDE OF PROPERTY AS WELL AS PICKING UP ANY TRASH ON STREET. CLEAN-UP WILL ALSO INCLUDE REMOVING ALL BROKEN GLASS IN BUILDING, CARPET (SMELLS LIKE KITTIES), AND TOILET IN BATHROOM. FANS UNDER METAL OVERHANG WILL BE REPAIRED OR REPLACED

PART TWO

MAJOR REPAIRS

PHASE I. REPLACE ROOF & REPLACE ALL RAIN GUTTERS

PHASE II. FRONT OF BUILDING MUST BE SAFE & AESTHETICALLY PLEASING TO CUSTOMERS & STAFF.

PLANTS WILL BE SOLD IN THIS AREA AND PASSERS-BY MUST BE ENTICED TO COME INTO NURSERY SO THIS AREA WILL BE USED AS A SHOWROOM FOR HOUSEPLANTS. WILL DISCUSS FRONT ENTRY INTO BUILDING WITH CITY WITH ADDRESS POSTED ON FRONT OF BUILDING.

FLOOR WILL BE REPAIRED BY FLOATING CEMENT TO LEVEL & TILE WILL BE LAYED & WHATEVER CONTRACTOR/INSPECTOR DEEM NECESSARY. WILL REMOVE PART OF OR ALL OF WALL INSIDE ROOM LEADING TO "F/R" ^{WHAT WAS CONSIDERED} OF BUILDING

PHASE III REPLACE ELECTRICAL WIRES WITH NEW UP-TO-DATE WIRING & BRING UP TO CODE. REPLACE LIGHT SWITCHES & OUTLETS.

PHASE IV REPLACE OLD WORN PLUMBING

INSIDE BUILDING-

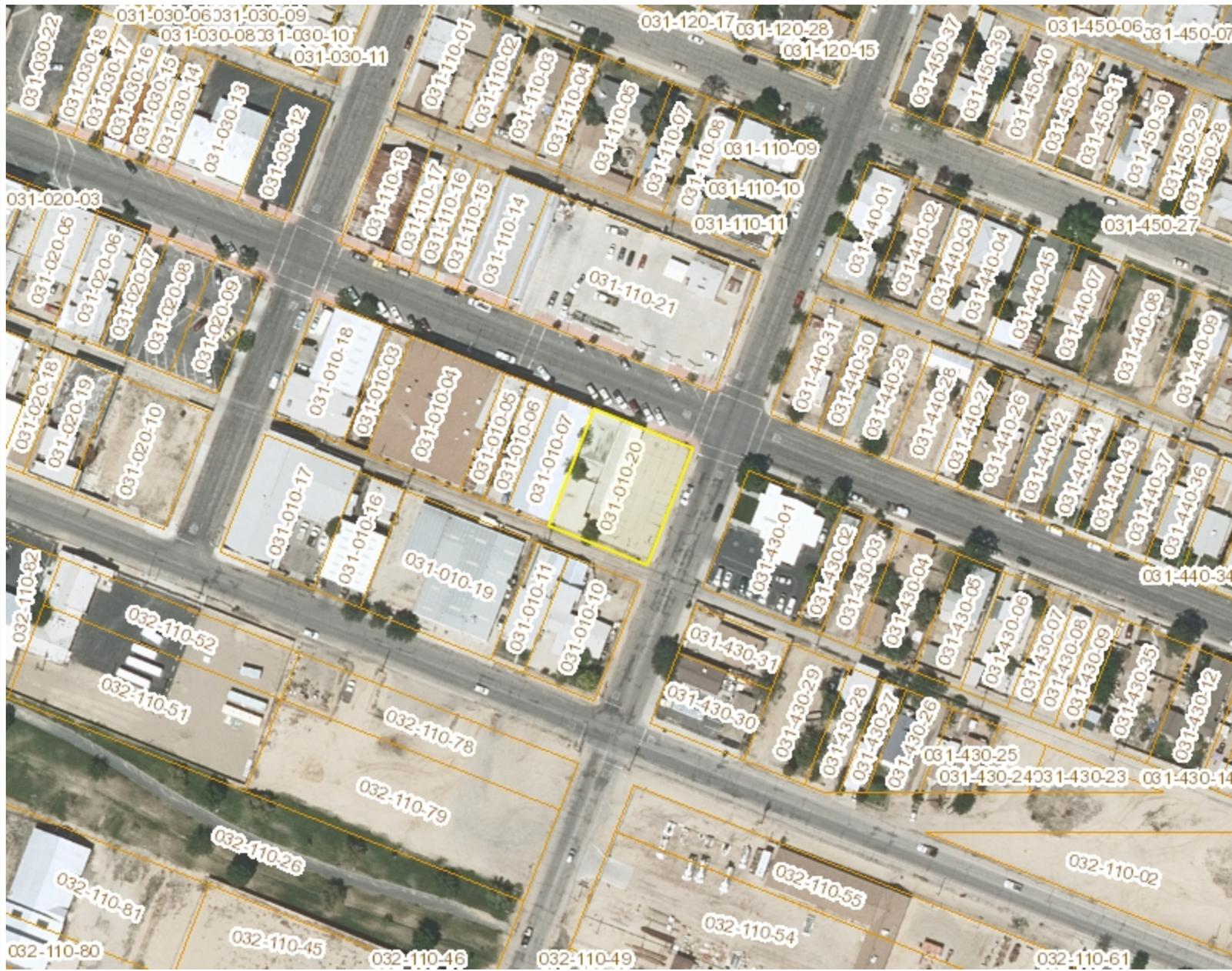
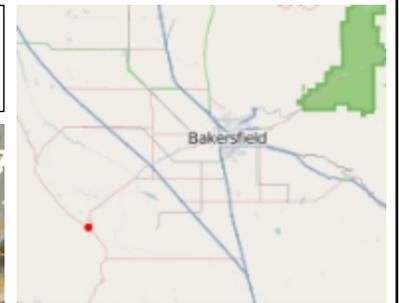
PHASE V REPAIR REPLACE FLOORING, DRYWALL, & WINDOWS

INSIDE HOUSE AND PAINT.

PHASE VI REPLACE SWAMP COOLER WITH MORE EFFICIENT COOLING/HEATING SYSTEM.

PHASE VII PAINT BUILDING ~~INSIDE~~ ^{OUTSIDE} USING SAME COLOR PAINT TO "FRESHEN" LOOK OF BUILDING. ALL METAL POSTS UNDER METAL OVERHANG & FANS TO BE PAINTED WHITE OR ANY COLOR CITY FEELS WILL PROVIDE COHESIVE LOOK TO EXISTING BUILDING, BLOCK AND CITY.

* PHASES WILL NOT NECESSARILY BE COMPLETED IN ABOVE ORDER AND SOME PHASES MAY BE COMPLETED SIMULTANEOUSLY DEPENDING ON TIME & RESOURCES.



Legend

- Parcels
- Schools
- Hospitals

1 : 2,160



0.1 0 0.03 0.1 Miles

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Notes

Add notes here



City of Taft Planning Commission Staff Report

Agenda Item #6

DATE: March 18, 2015

TO: Chairman Orrin and Members of the Planning Commission

FROM: Mark Staples, Director
Planning and Community Development

SUBJECT: General Plan Amendment No. 2015-01 – Housing Element Update 2013-20123

RECOMMENDATION: Review of the Implementation Review

LOCATION: Citywide

PROJECT ANALYSIS:

On January 21, 2015, the Planning Director presented the Housing Element Update process to the Planning Commission. Staff is currently working on “Attachment 1: Implementation Review”, which includes the recent efforts made by the Planning Commission to update the Zoning Ordinance regarding emergency shelters, transitional and supportive housing. Staff will consult with the state Department of Housing and Community Development to ensure proper processing of the Housing Element Update.

The Planning Director will provide regular reports at each Planning Commission meeting on the update process to the City of Taft’s Housing Element.

ATTACHMENTS:

1. HCD Housing Element Guidance – Attachment 1: Implementation Review
2. City of Taft Housing Element 2008-2013 – Chapter 2.0 Regional Housing Need Allocation Plan
3. City of Taft Housing Element 2008-2013 – Section 5.5.2 Disabled Persons
4. City of Taft Housing Element 2008-2013 – Section 5.5.7 and 5.5.8 Transitional and Supportive Housing, Emergency Shelters
5. City of Taft Housing Element 2008-2013 – Exhibit XII, Housing Element Site Inventory List
6. City of Taft Housing Element 2008-2013 – Section 9.3 Program Descriptions

Housing Element Update Guidance



Attachment 1: Implementation Review



Implementation Review

Jurisdiction Name:			
	Implementation Status	Program Number (If Applicable)	Page(s) Where Found
If the local government’s previous housing element included a rezone program pursuant to GC Sections 65583(c), 65583.2 and 65584.09 to address a shortfall of adequate sites, has the program(s) to rezone been completed?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		
Does zoning permit emergency shelters without discretionary action or has a multijurisdictional agreement pursuant to Section 65583(d) been approved? ¹	<input type="checkbox"/> YES <input type="checkbox"/> NO		
Does zoning permit transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone? ²	<input type="checkbox"/> YES <input type="checkbox"/> NO		
Are policies, ordinances or procedures established to allow reasonable accommodation for persons with disabilities in the application of zoning and land use policies, ordinances or procedures?	<input type="checkbox"/> YES <input type="checkbox"/> NO		
Has a density bonus ordinance been adopted pursuant to Government Code Section 65915 (since January 1, 2005)?	<input type="checkbox"/> YES <input type="checkbox"/> NO		

¹ These are not required where agencies adopted housing elements in the fourth cycle before the effective date of SB 2 (January 1, 2008). These agencies are primarily in San Diego County. Agencies should note “Housing Element Adopted Prior to SB 2” if this is the case.

Kern Council of Governments, Regional Housing Allocation Plan

KERN DATA 2006, Population, Vol. 1

City of Taft Housing Needs Study, Kern Cog, 2006

A Growth and Development Strategy for the City of Taft, Management/Development Associates
May 1991.

City of Taft Market Study: Senior Assisted Living Facility. The Planning Institute, Inc., 2007

City of Taft Community Demographic Survey and Labor Force Analysis, June 2000

State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data

2000 U.S. Census, SF-1 and SF-3 datum

Kern County 2009 Homeless Census

1.4 ORGANIZATION OF THE HOUSING ELEMENT

The Housing Element is organized based on the sequence suggested by the State Housing and Community Development Department (HCD).

2.0 REGIONAL HOUSING NEED ALLOCATION PLAN

2.1 HOUSING NEEDS

Quantitative Needs: The Kern County Housing Allocation Plan prepared by the Kern Council of Governments estimated the City's housing needs for 2006-2013 as follows:

Table No. 1:

Housing Need by Income Distribution – City of Taft					
By Income levels	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Sub Total	16	10	11	25	62

Source: Kern Council of Governments

Qualitative Needs: The 2002 (interim update) and 2008-2013 housing element identified several current and future housing needs. In addition, the 2008 housing element, through the Ad Hoc Vision Steering Committee (see Section 4.0, Citizen Participation for further details), identified the need to increase housing supply for seniors, multi-family housing, and in-fill single-family housing in the next few years, including affordable and moderate income housing for those working in Taft but commuting from Bakersfield (35-40 miles one-way trip). Educational and correctional institution employees could be targeted under this program as well.

Current Needs:

- a. The number of dwellings that are substandard and in need of rehabilitation;
- b. The number of dwellings that are substandard and in need of replacement;
- c. The number of dwellings in which the occupants are overcrowded;
- d. The number of dwellings in which the occupants are paying a disproportionate share of their incomes for shelter.

Future Needs:

- a. The need for additions to the housing stock caused by population growth and new household formation;
- b. The need for additions to the housing stock to replace units normally removed by operations of the market and to provide for adequate vacancy rates.

Since continuity of policy and purpose is important to any governmental activity over a long period of time, the updating process did not change previous goals or policy direction. The purpose of this update is to refine, reform and recast the goals, policies, and objectives as housing issues have changed during the intervening years.

2.2 HOUSING NEEDS ASSESSMENT FOR EXTREMELY LOW-INCOME HOUSEHOLDS

Extremely low-income is defined as households with income less than thirty percent (30%) of area median income. At the time of the 2000 Census of Population and Housing, the median income in the County of Kern was \$35,466. For extremely low-income households, this results in an income of \$10,639 or less for a four-person household. Households with extremely low-income have a variety of housing situations and needs. For example, most families and individuals receiving only public assistance, such as Social Security benefits (SSDI or SSI) are considered extremely low-income households. Also, a minimum wage worker could be considered an extremely low-income household with an annual income of approximately \$17,000 or less.

Existing Needs:

In 2000, approximately 571 extremely low-income households resided in the City, representing twenty-five percent (25%) of the total households. Most ninety-one point two (91.2%) extremely low-income households are renters and experience a high incidence of housing problems. For example, eighty-four point three percent (84.3%) of extremely low-income households faced housing problems (defined as cost burden greater than thirty percent (30%) of income and/or overcrowding and/or without complete kitchen or plumbing facilities) and eighty-four point three percent (84.3%) were in overpayment situations. Even further, sixty-two point three percent (62.3%) of extremely low-income households paid more than fifty percent (50%) of their income toward housing costs, compared to twelve point seven (12.7%) for all households.

Table 1.1
City of Taft Housing Problems for All Households
CHAS Data Book

	Total Renters	Total Owners	Total Households
Household Income <=30% MFI	290	28	318
% with any housing problems	82.8	100	84.3
% Cost Burden >30%	82.8	100	84.3
% Cost Burden >50%	58.6	100	62.3

Source: State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data

Projected Needs:

To calculate the projected housing needs for extremely low-income, the City used Kern Council of Government (Kern COG) Regional Housing Needs Assessment (RHNA). According to the RHNA the extremely low-income housing need for the City is 16 units from January 2006 through June 30, 2013.

To address the housing needs of extremely low-income households, the City will identify and meet with nonprofit builders who specialize in building housing for extremely low-income households and supportive housing. This effort is designed to:

- Build a long-term partnership in development.
- Gain access to specialize funding sources, including applying for funding sources that support deeper targeting.
- Identify the range of local resources and assistance needed to facilitate the development of Housing for extremely low-income households.
- Promote a variety of housing types, including higher density, multi-family supportive, single room occupancy and shared housing.

As part of this effort, the City will develop an action plan with its nonprofit partners to develop housing for extremely low-income households. Activities include assisting with site identification and acquisition, local financial resources, assisting and streamlining entitlements and providing concessions and incentives.

3.0 REVIEW AND REVISION OF PREVIOUS ELEMENT

3.1 PROGRESS REPORT

Section 65588(a) of the Government Code provides that each community shall review its housing element as frequently as appropriate, but at least once every five (5) years. Such review, according to the State Department of Housing and Community Development, focuses on:

- A. Effectiveness of the element {Section 65588[a](2)}:
 A comparison of the actual results of the earlier element with its goals, objectives, policies and programs. The results should be quantified where possible, but may be qualitative where necessary.

5.5.2 Disabled Persons

**Table No. 14:
Total Population by Disabled Persons (5 Years and Above)**

Categories	County			City		
	Male	Female	Total	Male	Female	Total
Population	339,382	322,269	661,658	3,331	3,069	6,400
Ages 5 to 15 Disabled	4,876	3,186	8,062	20	36	56
Ages 16 to 20 Disabled	4,759	3,091	7,850	21	15	36
Unemployed	3,022	1,972	4,994	0	15	15
Ages 21 to 64 Disabled	43,999	41,319	85,318	486	418	904
Unemployed	19,952	24,711	44,663	241	234	475
Ages 65 to 74 Disabled	6,160	6,792	12,952	65	67	132
Ages 75 and over Disabled	5,891	9,551	15,442	56	161	217
Total Disabled	65,685	63,939	129,624	648	697	1345
Unemployed among Disabled (Ages 16 – 64)	22,974	26,683	49,657	241	249	490

2000 Source U.S. Census

Taft housing policies encourage the construction of disabled units within residential projects and require handicapped parking easily accessible at project entrances.

5.5.3 Female Headed Households

The number of households headed by women indicates the need for childcare, recreation programs, and other social services. The community has made effective use of grant funds for childcare managed by the Community College. The childcare facility accommodates children of students, low-income families, and foster children. In the age group 15 years and over, eight percent (widowed or divorced) are female-headed households. There are 630 female-headed households (28.21% of occupied households) in the City. Of the 630 households, about 55 percent are renters.

5.5.6 Persons in Group Quarters (Residential Facility 6+, Boarding House)

Group quarters are living situations where kitchen and perhaps bath facilities are shared, such as in a residential facility with 6 or more individuals (not related; ex. prison, dormitories, etc.) or boarding house..

According to the 2008 Department of Finance Census, the City has a prison population of about 530 inmates in the City operated Community Correctional Facility and 2,298 inmates at the federal prison operated by Management& Training Corporation (MTC). . There were approximately 2,828 inmates in the federal prison and the Taft Community Correctional Facility in 2008. Besides the inmate population, the City also has 181 individuals in group quarters (51 in nursing and other institutionalized facilities and 130 in College dormitories or other non-institutionalized facilities).

5.5.7 Transitional Housing and Supportive Housing

Transitional housing means housing with supportive services for up to 24 months that is exclusively designated and targeted for recently homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving recently homeless persons to permanent housing as quickly as possible, and limits rents and services fees to an ability-to-pay formula reasonably consistent with the United States Department of Housing and Urban Development’s requirements for subsidized housing for low-income persons. {California Health and Safety Code, Section 50801(i)}

Supportive Housing means housing with no limit on length of stay that is occupied by the target population. Also, it is linked to onsite and offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live. The resident may work in the community. Target populations are defined as person(s) with low income having one or more disabilities, including mental health, HIV or AIDS, substance abuse, or other chronic health conditions. Also, individuals eligible for services provided under the Lantern Development Disability Act (Division 4.5, commencing with Section 4500 of the Welfare and Institution Code), which may include, among other populations, adults, emancipated youth, families, families with children, elderly persons, young adults aging out of foster care systems, individuals exiting from institutional settings, veterans, and homeless people. {California Health and Safety Code, Section 50675.14 (1) and (2)}

Transitional and Supportive housing can take several forms, including group quarters with beds, single-family homes, and multi-family apartments. The City of Taft Zoning Ordinance provides for transitional and supportive housing wherever community care facilities are allowed. The Taft Zoning Ordinance permits transitional housing in the Residential Affordable Overlay Zone (R-A-O) contingent on Planning Commission approval, and Limited Commercial Zone (C-1) and General Commercial Zone (GC) contingent on conditional use permit approval.

Senate Bill 2 (Cedillo, 2007) requires jurisdictions to ensure that transitional or supportive housing uses are considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. The uses shall be allowed without undue special regulatory constraints regardless of the type of structure the facility will be located in. Program 9.3.19 plans for an amendment to the zoning ordinance to allow transitional housing and supportive housing in the Residential Affordable Overlay Zone (R-A-O) and Limited Multiple-

Family Dwelling Zone (R-3) without undue special regulatory requirements, and includes definitions of transitional and supportive housing per California Health and Safety Code.

Site 1, Site 2, and Site 6 of the Site Inventory Analysis should accommodate the development of transitional or supportive housing within the City when Program 9.3.20 is implemented. Site 1 consists of 3.14 acres with seven vacant lots; Site 2 consists of .59 acres and three of the four old homes located at the site are in a state of disrepair, and Site 6 consists of .21 acres of vacant land.

5.5.8 Emergency Shelters

Families and persons in need of emergency shelter are now one of the special needs groups that each jurisdiction is required to consider in their Housing Element. People find themselves homeless for many reasons. California Health and Safety Code, Section 50801 (e) defines emergency shelters as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person and no individual or household may be denied emergency shelter because of an inability to pay.

Taft does have a network of service providers who work together in coordinating their limited resources to meet the need of the homeless. The Alpha House “A Place for New Beginnings”, Salvation Army, N.E.E.D.S. (a United Way/Emergency Food and Shelter funded program), Laborers of the Harvest, American Red Cross and several local churches are organized to address the needs of the homeless and needy. These groups working in conjunction with the Kern County Department of Social Services and the Community Resource Center provide food, shelter, clothing, transportation, disaster and medication services. The Police Department and Chamber of Commerce are involved in this network in that they often are sought out as references for these local services.

The Alpha House “A Place for New Beginnings” is a 501 (C)(3) non-profit organization, which was established in the early 90’s and shelters homeless females of all ages, males under the age of 12, and battered women. The facility has a capacity of 14 individuals and individuals are not allowed to stay longer than one month. The Alpha House receives funding from the private and public sectors to operate and works closely with the Salvation Army, N.E.E.D.S. (a United Way/Emergency Food and Shelter funded program), American Red Cross and several local churches to provide the needed care for the homeless in the area.

The best count to date shows that eleven individuals (excluding children) request shelter per month and are subsidized from various organizations for these people to be located in local motels. The number of people seeking shelter has steadily increased within the last few years. Taft has a large number of functionally homeless people; those who move from couch to couch staying with whomever will take them. The Homeless Coalition in Kern County believes this is an unidentified problem and increases the likelihood that these people will end up homeless. A common concern among these groups is the limited transportation services to Bakersfield, or at least the cost associated with it. The nearest homeless shelter is in Bakersfield and it is difficult for these people to arrange transportation to the shelter, if needed. Specialized medical care not being available in Taft also creates a demand for transit that is not affordable to limited income persons.

Kern County conducted a homeless census count in January 2009. The 2009 Homeless Census was surveyed by regions in the County. The City of Taft is part of South West Kern, which also

covers the unincorporated areas of Buttonwillow, Derby Acres, Fellows, Ford City, McKittrick, South Taft, Taft Heights, Tupman, and Valley Acres, and the City of Maricopa. The total number of homeless in South West Kern was thirteen, including nine adults and four children. Two adults had two children and were separate families and most of the homeless were found in the unincorporated area of Ford City, abutting the south side of Taft.

Senate Bill 2 (Cedillo, 2007) requires jurisdiction to allow emergency shelters to be permitted without any conditional use permit or other discretionary action in at least one zone. Sufficient capacity must be identified to accommodate the need for emergency shelters and at least one year-around emergency shelter.

Emergency shelters fall into the use of “charitable or public service organizations” within Taft Zoning Ordinance. Emergency shelters are permitted by right in the General Commercial Zone (C-2), and the Residential Affordable Overlay Zone (R-A-O) requires Planning Commission approval. The Planning Department will amend the Zoning Ordinance to include the use of “emergency shelter” in C-2 and add the definition per California Health and Safety Code (refer to Program 9.3.20).

The Alpha House has the capacity to accommodate 14 homeless individuals (excluding males over the age of 12) and plenty of vacant C-2 Zone lots exist in the City to accommodate emergency shelters. For example, the City owns about 40 acres in the downtown area. The Taft General Plan Land Use designation is Mixed Used, but the zoning is Light Manufacturing (M-1). The zoning for the site is inconsistent with the Land Use designation, but the City plans to amend the zoning to C-2 by December 2009. The City has numerous vacant buildings and lots in C-2 Zone with infrastructure that would accommodate an emergency shelter.

5.5.9 Farm Workers

The Census 2000 figures show that 44 persons in occupied housing units (less than one percent of the population) are in the farming, fishing and forestry occupations. Those people associated with the agricultural industry in the region are finding housing in Taft. The existence of farm workers could be correlated with the growth of the Hispanic population in Taft, which has increased from 4.9 percent of the population in 1980 to 7.34 percent in 1990 and 15.5 percent in 2000.

5.5.10 Assisted Housing/Units at Risk

According to available sources, there are no Farmer Homes, HUD, or Bond financed units in the City. Because of the size of the urban area, the City has been excluded from FMHA eligibility since 1970.

The 61-unit senior citizen complex was built in 1998 with local, state and federal assistance, with a 55 year period of affordability. Rehabilitation loans and grants were also provided. In the case of the rehabilitation program, deed restrictions are recorded to notice the affordability requirement of the property. The rehab program was initiated in 1993 with the first rehabs being done in the fall of 1994, and no units are at risk.

Due to the current subprime mortgage crisis, it is undetermined at this time as to the effect on the local housing market.

Exhibit XII - Housing Element Site Inventory List

Table No. 20: City of Taft Existing Land Use 2008 (Source: City of Taft)

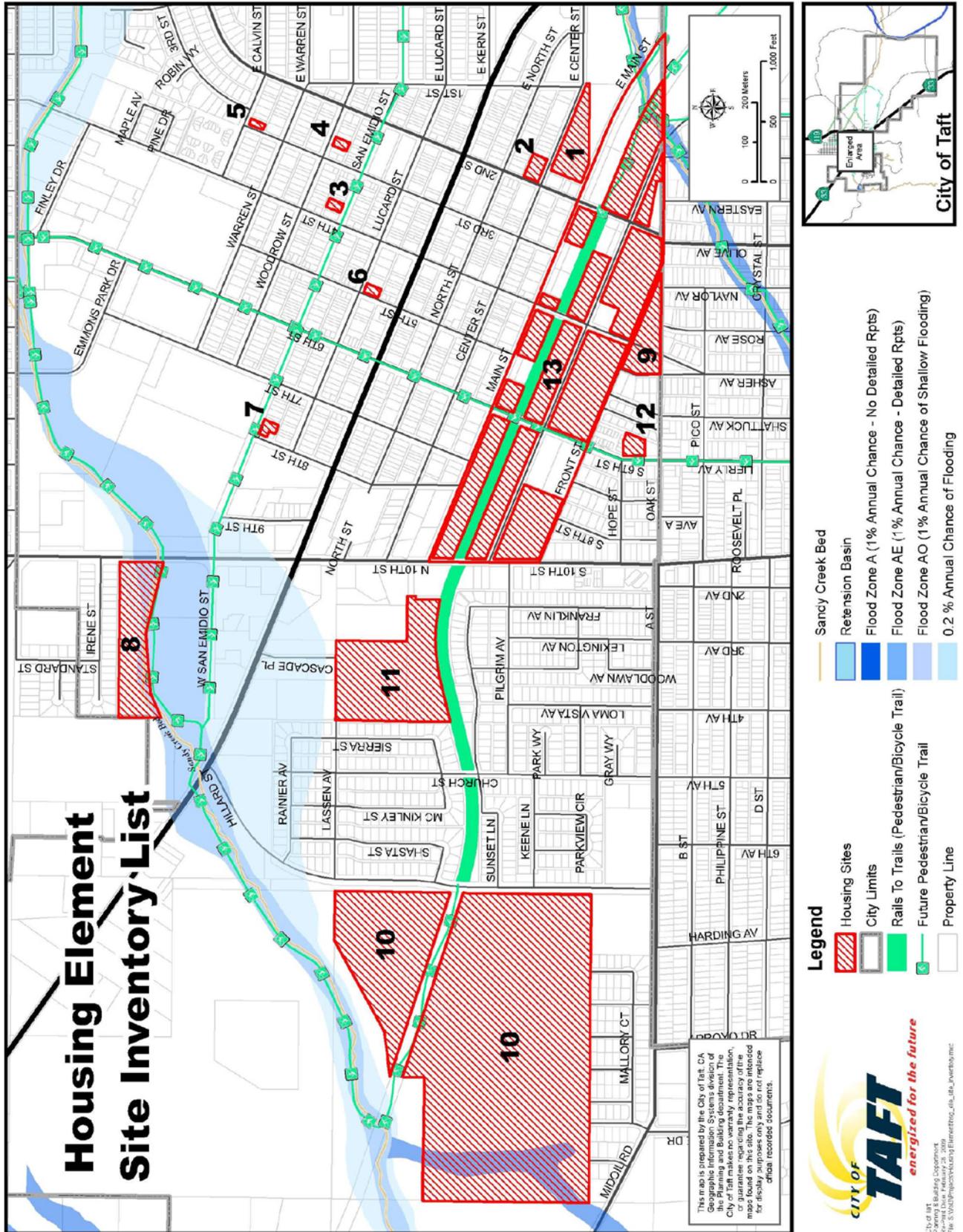


Table A

Available Land Inventory Summary

SITE NO.	APN	ZONE	ALLOWABLE DENSITY (per acre)	GP DESIGNATION	ACRES	REALISTIC UNIT CAPACITY	EXISTING USE	INFRASTRUCTURE CAPACITY	ON-SITE CONSTRAINTS
1	031-430-03 thru -09, 031-430-12 thru -29 & 031-430-35	R-3	8-16 DU	Mixed Use	3.10	50	Vacant lots & dilapidated homes	Sufficient to serve proposed land use	Zone Change to R-4 can provide up to an additional 22 units
2	031-440-27 thru 031-440-31	R-3 & C-2	8-16 DU	Mixed Use	0.59	10	Dilapidated homes	Sufficient to serve proposed land use	None
3	031-320-23 031-321-26 031-320-27	R-1	0-7 DU	Low Density Residential	0.22	3	Vacant Lots	Sufficient to serve proposed land use	None
4	031-310-05 031-310-06 031-310-07	R-1	0-7 DU	Low Density Residential	0.22	3	Vacant Lots	Sufficient to serve proposed land use	None
5	031-420-01	R-1	0-7 DU	Low Density Residential	0.14	2	Vacant Lot	Sufficient to serve proposed land use	None
6	031-150-01	R-3	8-16 DU	Mixed Use	0.21	6	Vacant Lot	Sufficient to serve proposed land use	None
7	031-250-02 thru -05	R-2	8-14 DU	High Density Residential	0.30	4	Vacant lots & dilapidated homes	Sufficient to serve proposed land use	None
8	032-152-14	R-2	8-14 DU	Medium Density Residential	8.06	24	Vacant lot	Upgrades conditioned as part of map approval	Zone AE & 0.2% flood plain encroachment & possible animal/plant mitigation
9	032-141-08 thru -11 032-142-01 032-142-02 032-143-01	R-2	0-7 DU	Low Density Residential	3.15	56	Unoccupied Elec. Repair Shop & Warehouse in disrepair, Vacant Lots	Upgrades conditioned as part of map approval	Possible Hazardous Material Clean up
10	032-152-34	R-1	0-7 DU	Low Density Residential	95.08	500	Undevelope d	Sufficient to serve proposed land use	Zone A flood plain encroachment & possible animal/plant mitigation
11	032-610-01 & 032-610- 02	M-H-P	15+ DU	High Density Residential	15.21	20	20 Vacant lots available within Park	Sufficient to serve proposed land use	None

SITE NO.	APN	ZONE	ALLOWABLE DENSITY (per acre)	GP DESIGNATION	ACRES	REALISTIC UNIT CAPACITY	EXISTING USE	INFRASTRUCTURE CAPACITY	ON-SITE CONSTRAINTS	
12	032-134-05	R-2	8-14 DU	Medium Density Residential	0.66	14	Unoccupied Nursing Facility	Sufficient to serve proposed land use	None	
15	032-110-16 032-110-18 032-110-20 032-110-21 032-110-23 032-110-30 032-110-33 032-110-34 032-110-40	M-1&C-1	15+ DU	Mixed Use	40.36	300	Vacant lots and abandoned right-of-way by railroad company	Sufficient to serve proposed land use	Hazardous Material Clean up, Zone A flood encroachment & Re-zoning	
TOTAL						992				

- f. Creating a residential community marketing program;
- g. Annexation of 122 residential subdivision on Cedar Street.

Other aspects of the Ad Hoc Visioning Committee addressed the expansion of the commercial and industrial sectors of the City as well as overall community improvement.

9.3 PROGRAM DESCRIPTIONS

The following provides the detailed descriptions of the various programs that will be implemented during the next five-year plan.

9.3.1 HOUSING REHABILITATION

Need Served: Preserves affordable housing stock

Description: The Housing Conditions survey shows a need for home improvements in the older neighborhoods of the City. To address the needs that fall into the categories of moderate and substantial need for repair, a rehabilitation program is in place. Considering the age of this housing and the extreme temperatures in Taft, a weatherization component is included.

This rehabilitation program is aimed at assisting the low and very low-income groups, both owner-occupied and non-owner occupied housing. The program also refers to local financial institutions that offer home improvement loans. The City's funds, Program Income from five CDBG and HOME grants, are used to reduce the market interest rate on such loans and to fund the management of the program. The City will continue to apply for these grant funds to continue the program.

Exhibit VIII
CITY OF TAFT HOUSING PROGRAMS SUMMARY

HOUSING NEED SERVED	PROGRAM DESCRIPTION	QUANTITATIVE OBJECTIVE	FUNDING	RESPONSIBLE AGENCY
Preserves Affordable Housing Stock	1. Housing Rehabilitation	Continue program established 12/93. Goal 10 units/year. Expand Community Development Project Area by 09/2010.	CDBG and HOME Program Income & new CDBG Grant	Planning & Building Department & Community Development Agency
	2. Housing Rehabilitation - Public Information	Distribute program info. to property owners regarding programs and funding availability.	same as above	
	3. First-time Home Buyer	Continue the first-time home buyer program	CDBG and HOME	Planning & Building Department
Adequate Incentives	4. Zoning Ordinance Review	Complete Ordinance review by 12/09	General Fund	Planning & Building Department
Adequate Housing Sites	5. Zoning for multiple family housing sites	Zoning Code Amendment by 12/09	General Fund & Private Lenders	Planning & Building Department
	6. Multi-family Housing Project	Complete Needs Assessment 12/31/09 Completed land commitment 12/30/09 HOME & LIHTC Applications by 12/09 Complete Construction 50 Units by 06/13	CDBG & HOME PI Community Development Agency Private funds, LIHTC	Planning & Building Department
Safe & Sanitary Housing	7. Land Use Element Update	Complete Land Use Element Update by 12/09.	General Fund	Planning & Building Department
	8. Livable Community	Amend Zoning Code by 12/09.	General Funding; Kern COG	Planning & Building Department
	9. Code Enforcement	Continue program. Inspect dilapidated units and establish removal/rehab objective by 05/09.	General Fund	Planning & Building Department
Equal Housing Opportunity	10. Fair Housing Support	Establish relationship with existing services providers by 12/09.	CDBG & Community Development Agency	Administration & Planning & Building Department
	11. Information Dissemination	Obtain and/or prepare information in Spanish for distribution to the public through libraries, senior centers, civic center offices, etc., by December 2009.	Grants Coordinator Planning & Building Department	
	12. Senior Housing Project	Conducted a needs study by 12/31/08.	Community Development Agency	Administration & Planning & Building Department
Special Needs Groups	13. Homeless Services/Emergency Shelter	Work w/existing service providers and establish City role/assistance by 12/09	General Fund & Community Development Agency.	Administration & Planning & Building Department
	14. ADA Compliance	Amend the Zoning Ordinance requiring ADA compliance for all new and rehabilitation projects by 12/09.	Planning & Building Department.	
Low & Moderate Income	15. Infrastructure Assistance	Support low/mod housing with assistance on public utilities costs.	Community Development Agency, CDBG Funds.	Planning & Building Department
New Construction	16. Financing Assistance	Established Project funding from CalHFA 12/09.	CalHFA & Private Lenders.	Planning & Building Department, Finance Department
	17. Market-rate entry level homes	Encourage developers/builders for 100-200 houses by 12/2009.	CalHFA & Private Lenders.	Planning & Building Department
	18. In-fill Housing	Review zoning code by 09/12 Encourage Builders. Goal 10 units by 12/2013	General Fund.	
	19. Self-help Housing	City / Habitat for Humanity complete 10 single-family residences (for very-low income, first time homebuyers) by 2013.	HOME Program Income, Private Sponsor Donations, Volunteer labor.	Planning & Building Department

Quantitative Objective: This program was established in December 1993 and hoped to target ten (10) units per year as a reasonable objective in each year of the program's operation. The City will encourage 5 rehabilitation loans per year from 2008 to 2012.

Funding Source: The State Small Cities CDBG Program, the Home Investment Partnership Program (HOME) and Program Income and Revolving Loan Fund from HOME and CDBG, considered as funding sources in continuing the program.

Responsible Agency: Planning and Building Department and Community Development Agency.

9.3.2 HOUSING REHABILITATION -- PUBLIC INFORMATION

Need Served: Preserves affordable housing stock.

Description: Many of the housing units in the former Target Areas (older neighborhoods in the central part of the City), covered by the Housing Condition Survey, are in need of general maintenance and repair. In this regard, the City has established a communication program to encourage property and housing maintenance. This program should emphasize the values of a well maintained home and offer guidance to typical home maintenance efforts. This program should also provide information regarding assistance that is available to the public. The Planning and Building Department should become an information resource for the community.

Quantitative Objective: A housing information brochure has been prepared and is being distributed to approximately 722 property owners in the City is ongoing.

Funding Source: State CDBG & HOME funds associated with a rehabilitation program should be used.

Responsible Agency: Planning and Building Departments.

9.3.3. FIRST-TIME HOME BUYER (FTHB)

Need Served: Provide affordable housing for low-income families who are first-time home buyers or displaced homemakers who are able to qualify for a first mortgage.

Description: The City's FTHB Program allows for a percentage of the purchase price to be used for the down payment and closing cost assistance or to buy down the interest rate or buy down the loan amount, if applicant is unable to qualify for the first mortgage loan. In conjunction with CalHFA, in some instances, both closing costs and down payment can be funded through a deferred loan or grant.

The City will record a second deed of trust against the property, which must remain affordable for a minimum term of twenty years, based on the amount of funds borrowed. The loan payments may be 100% deferred, fully amortized or 50% deferred, 50% amortized, based on the borrowers debt ratio. Any amortized loan is at a 3% interest rate.

This Program can be used in conjunction with the Housing Rehab Programs in order to preserve affordable housing stock in the older sections of town. Rehab can only be done in the Target Area, whereas FTHB can be city-wide.

Quantitative Objective: The Program was established in 1997 with the goal of assisting 13 families as a reasonable objective from the 97-HOME Grant. Twelve loans were funded from the first grant and three more have been funded using HOME Program Income.

Funding Source: The State Small Cities CDBG Program and the Home Investment Partnership Program (HOME) and Program Income from HOME and CDBG Revolving Loan Fund are considered as funding sources in continuing the program.

Responsible Agency: Planning and Building Department and Community Development Agency.

9.3.4 MULTI-FAMILY HOUSING PROJECT

Need Served: Provide decent, safe, sanitary housing, with amenities, for low-and very-low income working families.

Description: The City has been working with Watts Up America to develop a 50-150 unit affordable multi-family housing project. There are very few 3 bedroom apartments and no 4 bedroom apartments in the City. The older homes in the Target Area that are used as rentals range from 578 sq. ft. to about 1200 sq. ft. and are generally only one or two bedrooms, some with porches enclosed to create extra sleeping rooms.

The City will work with Watts Up America to develop the multiple housing units to accommodate small and large families. If the plan is not successful with Watts Up America the City will send out a RFP late next year to select a developer to assist with development of affordable multi-family housing project.

Quantitative Objective: Develop at least 50 affordable multi-family housing units by 2012.

Funding Source: The State Small Cities CDBG Program, the Home Investment Partnership Program (HOME), Low Income Housing Tax Credits (LIHTC) and the Taft Community Development Agency (TCDA).

Responsible Agency: Planning and Building Department, Community Development Agency, Watts Up America.

9.3.5 ZONING ORDINANCE REVIEW

Need Served: Adequate incentives for Low/Mod housing.

Description: This program is an effort to determine if the Zoning Ordinance provides sufficient incentive to low- and moderate-income housing and other special needs housing. Specifically, the density bonus concept must be reviewed to ensure it can have a real benefit when it is allowed. The current density provisions are not viewed as a constraint to affordable housing. As an alternative to density incentives, other aspects of zoning may offer appropriate variables. Parking requirements can often be modified for senior housing and certain forms of group housing.

Substandard lots should be considered in review of the Zoning Ordinance. While consolidation of these lots is perhaps the best method to achieve efficient use of this land, a set of development standards designed to allow the use of these small lots could provide an affordable form of housing. Mixed-use projects in and around the downtown core are being encouraged.

Quantitative Objective: The Zoning Ordinance was completed on December 2004. The City plans to work with Habitat for Humanity to develop 2 affordable homes per year on substandard lots.

Funding Source: General Fund.

Responsible Agency: Planning and Building Departments

9.3.6 LAND USE ELEMENT UPDATE

Need Served: Adequate housing sites

Description: The 1986 element has been revised adopted by the City Council on September 21, 2004, in order to strengthen future opportunities for housing development. The area south of the downtown area has been designated a mixed-use zone for its potential to accommodate additional multiple family housing (approximately five multi-acre parcels consisting of approximately 46 acres, owned by the City), as well as open space along the Sunset Railroad rights-of-way.

The Land Use element has been updated concurrently with that of the Circulation Element and the Housing Element in a comprehensive manner. The City is

working to update all elements (including Land Use) by December 2009. The General Plan update will be accompanied by an Environmental Impact Report to expedite the processing of development.

Quantitative Objective: The Land Use Element was updated on September 21, 2004. The City is working to update all elements (including Land Use) by December 2009.

Funding Source: General Fund; Kern Council of Governments.

Responsible Agency: Planning and Building Departments.

9.3.7 CREATION OF “LIVABLE COMMUNITIES”

Description: The City will study the possibilities to incorporate design standards that are descriptive of “Livable Communities” which aims to control urban sprawl through efficient street designs, transportation access and easy access to downtown by walking. Specific sites may be designed for such purposes based on community support and feasibility for such projects.

Quantitative Objective: Amend General Plan and Zoning Ordinance by December 2004.

Funding Source: City of Taft; Kern COG.

9.3.8 CODE ENFORCEMENT PROGRAM

Need Served: Safe and healthful housing and preserves affordable housing stock.

Description: Continue to implement an aggressive code enforcement program.

Quantitative Objective: Establish revised demolition and rehabilitation objective by May 2009.

Funding Source: General Fund

Responsible Agency: Planning and Building Departments.

9.3.9 FAIR HOUSING SUPPORT

Need Served: Equal housing opportunity

Description: Housing discrimination is illegal in California, and cities are expected to assist in the effort to enforce this law. This program proposes that the

City disseminate information on fair housing and refer fair housing complaints to the district office of the California Department of Fair Employment and Housing.

Quantitative Objective: Maintain relationships with regional fair housing services and the State and Federal district offices.

Funding Source: CDBG and Community Development Agency

Responsible Agency: Administration; Planning and Building Departments.

9.3.10 INFORMATION DISSEMINATION

Need Served: Equal housing opportunity

Description: Housing discrimination is illegal in California and cities are expected to assist in the effort to enforce this law. This program proposes that the City disseminate information on fair housing and refer fair housing complaints to the district office of the California Department of Fair Employment and Housing. The City provides the public a booklet entitled, "Fair Housing: It's Your Right," prepared by the Office of Equal Opportunity, U.S. Department of Housing and Urban Development. The booklet contains a Housing discrimination complaint form for use by aggrieved parties.

Quantitative Objective: Maintain relationships with regional fair housing services and the State and Federal district offices and continue to provide informational material to the public. Continue to distribute information on fair housing laws and provide referrals to investigative or enforcement agencies. Obtain and/or prepare information in Spanish for distribution to the public through libraries, senior centers, civic center offices, etc., by December 2010. Ensure that all new multifamily construction meets the federal and state accessibility requirements.

Funding Source: CDBG and Community Development Agency

Responsible Agency: Administration; Planning and Building Departments.

9.3.11 SENIOR HOUSING PROJECT

Need Served: Special needs group.

Description: The senior segment of Taft's population is significant and possesses special housing needs. The number of single females, 65 and over, living by themselves is sizable and will require more attention as they age. This program is an effort to study further needs of senior housing.

Quantitative Objective: A needs senior study was conducted and approved by City Council on December 2007.

Funding Source: County Housing Authority; Community Development Agency.

Responsible Agency: Administration; Planning and Building Departments

9.3.12 HOMELESS SERVICES

Need Served: Special needs groups.

Description: The City is currently served by a group of service providers who seem to have the ability to serve the current demand for emergency support and shelter. These organizations do operate on limited resources and when local levels of unemployment increase, the added demand for their services can stretch these resources to their limits.

This program effort constitutes a process of the City becoming involved with these service providers to both understand the full scope of their efforts and to determine if the City has resources that can assist in this area of public service. While complete review is warranted there appears to be needs in the area of transportation service to and from Bakersfield.

Quantitative Objective: Establish the appropriate role and/or level of service as the need may arise. Review need for transitional or supportive housing/homeless shelter.

Funding Source: General Fund; Community Development Agency.

Responsible Agency: Administration; Planning and Building Departments.

9.3.13 ADA COMPLIANCE

Need Served: Persons with disabilities.

Description: Recent census results document that over 9 million people in the United States have severe disabilities. The issue of accessible housing involves not only people with disabilities and the entire disability community, but also housing developers, landlords, owners, realtors, and all groups involved in providing housing to people with disabilities, says a housing publication of the disability community (Opening Doors, Issue 10, June 2000). While no governmental constraints have been identified in the City of Taft, the City wishes to take a proactive approach in assisting the disabled community.

Quantitative Objective: Amend the Zoning Ordinance requiring ADA compliance for all new and rehabilitation projects by December 2009.

Funding Source: City of Taft.

Responsible Agency: Planning and Building Departments.

9.3.14 INFRASTRUCTURE ASSISTANCE

Need Served: Low and moderate income housing construction.

Description: One of the most effective methods for the Community Development Agency to cause the construction of housing affordable to the low and moderate income groups is the offer of direct financial assistance to residential developers that would reduce the cost of City required infrastructure improvements. This is an eligible expenditure of the Agency's required 20 percent set aside funds, as well as the general resources of the Agency. The City will also apply for CDBG funds for infrastructure in support of low-income housing.

Quantitative Objective: Provide assistance on Public Costs to encourage in-fill development.

Funding Source: Community Development Agency 20 percent set aside fund.

Responsible Agency: Planning and Building Departments.

9.3.15 FINANCING ASSISTANCE

Need Served: New construction.

Description: The rising cost of construction, approximately \$64.84 per square foot in 2002, has grown to about \$84.00 in 2008. The major portion of this increase is the high cost of liability insurance (worker's compensation) and building construction material. The high costs have made building of low and moderate-income housing difficult, if not impossible, without some form of financial assistance.

Quantitative Objective: Establish project funding from CalHFA by December 2009.

Funding Source: CalHFA

Responsible Agency: Planning and Building Departments

9.3.16 MARKET RATE ENTRY LEVEL HOMES

Need Served: New construction.

Description: Market rate entry-level homes in the low \$100,000 range are required to satisfy demand. The City could review the zoning ordinance to allow lots with smaller area, lot width, and depth to facilitate affordable market rate homes in the Downtown areas. This could achieve the twin-objectives of a vibrant downtown resulting from increased patronage for downtown business and provision of additional housing to meet local and regional housing requirements.

Quantitative Objective: Encourage developers/builders to add 100-200 homes by December 2012.

Funding Source: City General Fund.

Responsible Agency: Planning and Building Departments

9.3.17 IN-FILL HOUSING

Need Served: Create affordable housing.

Description: Over the years some of the homes in the older downtown section have burned or been abated as substandard leaving 25 - 75 foot lots within the former Target Area. The City has also cited several more houses requiring abatement. These lots provide ideal locations for in-fill development.

Quantitative Objective: Promote 5 homes per year to be built in substandard lots that allow zero lot line developments and developments on lots less than 50 feet without requiring a variance.

Funding Source: City General Fund.

Responsible Agency: Planning and Building Departments.

9.3.18 SELF-HELP HOUSING

Need Served: Low-income households.

Description: The program is managed by Habitat for Humanity, a non-profit housing agency. Assists low-income persons to gain the pride of home ownership with financing, materials, and labor arranged through the City, volunteer contributions, and applicant sweat equity.

Quantitative Objective: Habitat for Humanity has contracted with the City to build as many single-family dwellings for very-low income and first time homebuyers by 2012.

Responsible Agency: Planning and Building Departments

9.3.19 SENATE BILL 2 COMPLIANCE (TRANSITIONAL & SUPPORTIVE HOUSING)

Need Served: Transitional and Supportive Housing

Description: Pursuant to Senate Bill 2 (Cedillo, 2007), the City will update its Zoning Ordinance to include separate definitions of transitional and supportive housing as defined in California Health and Safety Codes, Sections 50675.2 and 50675.14. Transitional and supportive housing types will be allowed as a permitted use subject only to the same restrictions as residential uses contained in the same type of structure.

Quantative Objective: To amend the Taft Zoning Ordinance by December 2009 to define transitional and supportive housing as residential uses subject to the same restrictions as residential uses contained in the same type of structure.

Responsible Agency: Planning Department, City Attorney.

9.3.20 SENATE BILL 2 COMPLIANCE (EMERGENCY SHELTERS)

Need Served: Homeless.

Description: Pursuant to Senate Bill 2 (Cedillo, 2007), staff will amend the City Zoning Ordinance to allow emergency shelters as a permitted use in the General Commercial Zone without a conditional use permit or other discretionary review, and include the definition per California Health and Safety Code, Section 50801 (e) by September 2009. In addition the City will be consistent with California Government Code, Section 65583 (a)(4). The standards may include such items as lighting, on-site management, maximum number of beds or persons to be served nightly by the facility, off-street parking based on demonstrated need, and security during hours that the emergency shelter is in operation.

Responsible Agency: Taft Planning Department, City Attorney.

9.3.21 AMENDING MANUFACTURED HOUSING UNITS

Need Served: Manufactured Housing

Description: Amending the Zoning Ordinance to include single-family manufactured homes into single-family dwellings, and to permit a single-family manufacture home in Residential Suburban (R-S), Single-Family Residential Zone (R-1), and Two-Family Residential Zone (R-2) by right. Also, to amend the Zoning Ordinance to permit by right the use of a mobile home park or subdivision in a high density residential zone. The zoning amendments will be conducted by December 2009 to comply with State law.

Responsible Agency: Planning Department

9.3.22 Adoption of General Plan and Zoning Code Consistency

Need Served: New Construction

Description: The City is working to update all the elements of the General Plan with an expected adoption date of October 2009. Adoption of the General Plan will include increased allowable densities within the Residential High land use designation of between 8 to 29 units per acre. Upon adoption of the general plan, the zoning ordinance will be revised to reflect the revised General Plan land use designation. As part of this update the R-3 and R-4 zoning categories will be revised to reflect the General Plan range high density categories of 8-29 units per acre. If upon adoption of the General Plan, allowable densities in the R-3 zone are less than 20 units per acre, the City will amend its housing element to rezone sufficient sites to accommodate the City's remaining RHNA for lower-income households or provide an analysis pursuant to GC Section 65583.2 to demonstrate the suitability of densities of the R-3 in encouraging and facilitating housing affordable to lower-income households.

Quantified Objective: To amend the Taft Zoning Ordinance within one year of the adoption of the General Plan.

Timing: complete GP update by October 2009. Revise zoning ordinance by October 2010.

Responsible Agency: Planning Department.

10.0 QUANTIFIED OBJECTIVES (BY INCOME GROUPS)

Beginning January 1, 1992, Housing Elements were required to establish quantified objectives for the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period. The objectives established below include all City planned housing activity, including private above moderate-income projects, as well as all housing activity resulting from the City's efforts.



City of Taft Planning Commission Staff Report

Agenda Item: #7

DATE: March 18, 2015

TO: Chairman Orrin and Members of the Planning Commission

FROM: Mark Staples, Director
Planning and Community Development

SUBJECT: Cancel the April 2015 Regular Planning Commission Meeting

RECOMMENDATION: Motion to cancel the April 22, 2015, regular Planning Commission meeting, and to hold a special Planning Commission meeting on April 8, 2015

LOCATION: Citywide

PROJECT ANALYSIS:

The Planning Director will be attending a conference and be on vacation the week of April 20-24, 2015, and as such will not be able to attend the regularly scheduled Planning Commission meeting on Wednesday, April 22, 2015. The regular meeting date happens to fall on the 4th Wednesday of the month. In order to be consistent with scheduling Planning Commission meetings the day after a City Council meeting to best accommodate having the City Attorney in attendance, the Planning Director recommends that the Planning Commission schedule a special meeting on April 8, 2015. The special meeting will most likely be a more intensive review of the Taft Housing Element update as there are no new Planning Applications for the Commission to review.