

**CITY OF TAFT PLANNING COMMISSION
SPECIAL MEETING AGENDA
WEDNESDAY, APRIL 8, 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

March 18, 2015 Regular

Recommendation – Approve as submitted.

3. PUBLIC HEARING – ZONING ORDINANCE AMENDMENT NO. 2014-13

Recommendation – Adopt a Resolution recommending approval to the City Council of Zoning Ordinance Amendment 2014-13, an amendment of Chapters 1, 4, 5, 7, 8, and 12 of Title 6 of the Taft Zoning Ordinance relating to Emergency Shelters, Transitional and Supportive Housing.

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

Recommendation – Review and approve the draft letter to HCD regarding the Implementation Review for the City of Taft 2008-2013 Housing Element that qualifies the City for a Streamlined Review for the 2015-2023 Housing Element Update.

5. 2015 ARBOR DAY/EARTH DAY CELEBRATIONS

Recommendation – Motion to recognize National Arbor Day and Earth Day on Thursday, April 23, 2015.

6. PLANNING DIRECTOR REPORT

7. CITY ATTORNEY STATEMENTS

8. COMMISSIONER COMMENTS

9. 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 April 3, 2015, pursuant to 1987 Brown Act Requirements.

I declare under penalty of perjury that the foregoing is true and correct.
Executed April 3, 2015, at Taft, California.

Date/Time _____ Signature _____

**TAFT PLANNING COMMISSION
MINUTES
MARCH 18, 2015**

REGULAR MEETING

6:00 P.M.

The March 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 Vice Chairman Robert Thompson at [6:03:28 PM](#). The Pledge of Allegiance was led by Vice Chairman Thompson followed by a moment of silence.

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

ABSENT: Chairman Ron Orrin

1. CITIZEN REQUESTS/PUBLIC COMMENTS

Mike Long of 508 Center Street and President of the Downtown Business Association wanted to speak on item number 3 and asked that the Public Hearing be reopened.

2. MINUTES

February 18, 2015 Regular

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

AYES: Jones, Leikam, Livingston, Thompson

ABSENT: Orrin

VOTE: 4-1

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

Planning Director Staples presented the staff report and recommendation to the Commissioners, reviewing what had transpired at last meeting on this item, and provided additional handouts from the applicant requested by the Commissioners for this project (a copy was submitted to the Clerk for the permanent file).

The Public Hearing was opened at [6:20:23 PM](#) to receive testimony from proponents and opponents.

Christy Dukan, owner of Bangs and Tangles at 404 Center Street and Vice President of the Downtown Business Association read a letter from the Downtown Business Association.

Mike Long of 508 Center Street and President of the Downtown Business Association requested that the applicant look for different sights for the project and that if approved there be a 3 year review of the project in the approval conditions. He stated the concerns are that the monopine facility being placed on a portion of the parcel will make the lot useless to other development and that the customers using the nice new hotel will have that facility as their view.

The Public Hearing was closed at [6:26:47 PM](#).

Commissioner Livingston asked what the lease term would be on the property and if the conditions for the project could state that the facility would have to be removed and the property restored to its previous condition. He was informed that the lease term was for 30 years and that yes removal could be a requirement of the project.

Michelle Ellis, a representative for the applicant, shared with the Commission that the lease area on the parcel is very small and the owner will be free to develop the rest of the property as he sees fit. She also stated that Verizon was asked to lower the height of the monopine and they have complied. Verizon will be investing over one million dollars in this project and would not like to see a condition that the permit be revisited in 3 years.

Commissioner Thompson wanted to confirm the total height of the monopine and was told that the total height is 70 ft. with a 60 ft. centerline.

Commissioner Livingston stated he was concerned about the useful life of the material used in the tree and Ms. Ellis answered that the materials are very durable and that a technician is on site one to two times a month providing maintenance including aesthetics.

Commissioner Leikam stated that he appreciated the letter from the Downtown Business Association (DBA) and questioned both Mr. Long and Ms. Dukan as to if the DBA might prefer the oil derrick design. Mr. Long indicated that on behalf of the DBA it was discussed at their last meeting that they did not want a fake tree and wanted a 60 ft. maximum height requirement.

Commissioner Jones noted that this is not the first permit for a tower seeking approval, nor would it to be the last. The need is going to continue to grow and this will be ongoing. Verizon is working with all the requests of the Commission and she believes the Commission needs to work with Verizon as they will be investing a million dollars into Taft with the project and that is a good thing.

Commissioner Livingston indicated that he still had concerns that the simulations, even with a 20 ft. reduction in height, looks like a bottle washer and he would like to see conditions placed on the project if it is going to be approved.

Motion:

Moved by Leikam, seconded by Jones to Adopt a Resolution approving Conditional Use Permit 2014-15 to construct a 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 (*Resolution No.2015-04*)

With the following additional Conditions of Approval placed on the project by the Planning Commission:

1. The applicant shall be responsible for regular monthly maintenance of the facility, including all items within the lease area, equipment enclosure, cell tower and faux materials applied to the monopine. Current emergency contact information shall be posted on the lease area access gate for the City or the public to call in case of an emergency maintenance situation.
2. The applicant shall apply further tapering of the faux pine branches on the monopine to have it better resemble a pine tree, which shall be reviewed and approved by the Building and Planning Departments at the final inspection of the facility.
3. The applicant shall start the branch application on the monopine starting at a point fifteen feet (15') above finished grade.

4. At such time the facility is vacated by a wireless telecommunications provider, such provider shall be responsible for the dismantling and demolition of the monopine and removal of all equipment within the lease area. The lease area shall be returned to its prior condition of a vacant pad available for future development.

AYES: Jones, Leikam, Thompson
NOES: Livingston
ABSENT: Orrin
VOTE: 3-1-1

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

Planning Director Staples presented the staff report and recommendation.

The Public Hearing was opened at [7:07:04 PM](#) to receive testimony from proponents and opponents. Seeing none the Public Hearing was closed

Motion: Moved by Livingston, seconded by Leikam to 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 (*Resolution No. 2015-05*)

AYES: Jones, Leikam, Livingston, Thompson
ABSENT: Orrin
VOTE: 4-1

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

Planning Director Staples presented the staff report and recommendation.

The Public Hearing was opened at [7:14:39 PM](#) to receive testimony from proponents and opponents.

Applicant for the project, Amy Steers, shared that it is her intent to open a nursery downtown to serve the needs of the community, create jobs and help the economy in Taft.

Commissioner Jones commended Ms. Steers on her project and thought that it went along well with the vision for the downtown area.

The Public Hearing was closed at [7:16:24 PM](#).

Motion: Moved by Jones, seconded by Leikam to 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 (*Resolution No. 2015-06*)

AYES: Jones, Leikam, Livingston, Thompson
ABSENT: Orrin
VOTE: 4-1

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

Director Staples updated the Commissioners on the status of the Housing Element Update notifying them that he is currently working with the Department of Housing and Community Development

(HCD) on the emergency shelter requirement that the Commission had previously addressed and stated that he would be bringing it back to the Commission with any HCD required changes.

7. CANCEL THE APRIL 2015 REGULAR PLANNING COMMISSION MEETING

Motion: Moved by Livingston, seconded by Jones to cancel the April 22, 2015, regular Planning Commission meeting, and to hold a special Planning Commission meeting on April 8, 2015

AYES: Jones, Leikam, Livingston, Thompson

ABSENT: Orrin

VOTE: 4-1

8. PLANNING DIRECTOR REPORT

Director Staples shared that he attended a LAFCO class in Fresno and felt that it was a nice refresher for him and that it would help the Annexation Ad-Hoc Committee as they move forward. He also stated that he was open to reviewing and possibly updating the Wireless Communications Ordinance if given direction to do so from the Commissioners.

9. CITY ATTORNEY STATEMENTS

City Attorney Epperson reminded the Commissioners of the upcoming Ethics Training being held March 26, 2015.

10. COMMISSIONER COMMENTS

Commissioner Jones notified every one of the upcoming State of the City Luncheon on April 23rd.

Commissioner Thompson thanked Director Staples for all his hard work on the items brought before the Commission.

11. IDENTIFICATION OF REPRESENTATIVE TO THE CITY COUNCIL

Commissioner Leikam was appointed as the representative to report to the City Council at their next meeting.

ADJOURNMENT

With no further business to conduct it was moved by Jones, seconded by Leikam and approved unanimously, to adjourn the meeting at [7:35:04 PM](#).

Yvette Mayfield, City Clerk

Ron Orrin, Chairman



City of Taft Planning Commission Staff Report

Agenda Item: #3

DATE: April 8, 2015

TO: Chairman Orrin and Members of the Planning Commission

FROM: Mark Staples, Director
Planning and Community Development

SUBJECT: Zoning Ordinance Amendment 2014-13 – Emergency Shelters, Transitional and Supportive Housing

RECOMMENDATION: Adopt a Resolution recommending approval to the City Council of Zoning Ordinance Amendment 2014-13, an amendment of Chapters 1, 4, 5, 7, 8, and 12 of Title 6 of the Taft Zoning Ordinance relating to Emergency Shelters, Transitional and Supportive Housing.

LOCATION: Citywide

PROJECT ANALYSIS:

At the September 17 and November 19, 2014, Planning Commission regular meetings, City Staff presented a proposed zoning ordinance amendment so that emergency shelters, transitional and supportive housing can be better accommodated in the City of Taft and be compliant with Senate Bill 2 state law. On December 3, 2014, the Planning Commission voted unanimously to adopt Resolution No. 2014-13 approving an amendment to multiple chapters of the Zoning Ordinance to define, permit in certain zones, and set development standards for emergency shelters, transitional and supportive housing. City Staff then forwarded the amendments to the State Housing and Community Development Department for a 30-day review period from December 29, 2014 to January 29, 2015, for consistency with SB 2 law. Staff did not hear from HCD during this time period.

As staff was prepared to move the amendments forward to City Council review and approval, Staff received an email from HCD on February 10, 2015, that they had reviewed the document and had some comments. Staff received written corrections and comments from HCD on February 23. Staff has been working with HCD since then to fully comply with SB 2 and its standards for accommodating emergency shelters, transitional and supportive housing. Attached is a copy of their comments for review. Below is a summary of Staff responses to HCD's comments:

- Page 1-59 revised to refer to the section as “Government Code”
- Page 1-60 revised to include “adults and emancipated minors”
- Page 1-60 revised to refer to the section as “Government Code”
- Page 1-61 revised to refer to the section as “Government Code”

- Page 1-61 additional definition of Transitional Housing has been deleted
- Page 4-4 Staff is still working with HCD and will have it resolved by April 8, 2015
- Page 5-6 NO REVISIONS REQUIRED
- Page 7-4 Staff is still working with HCD and will have it resolved by April 8, 2015
- Page 8-1 NO REVISIONS REQUIRED
- Page 12-48 proposed development standards are consistent with state law. Standard #3 will most likely be deleted as access to transit is not a listed allowable development standard per state law. Standard #4 will likely be revised to “200 feet” to stay under the state law max limit of 300 feet.
- Page 12-49 Staff is still working with HCD to resolve Standard #12 and will have it resolved by April 8, 2015.

As noted above, a number of items will be resolved between the writing of this staff report and the Planning Commission meeting. The key issue is how transitional and supportive housing is defined and treated similar to other residential uses. Staff has proposed that all three housing types be permitted in the R-2 zone district, as it has the most variety of housing types that can be converted to accommodate a variety of housing facilities. Additionally, the R-2 zoned properties are centrally located in Taft and provide the best access to local highways, transit stops, access to civic facilities, and shopping opportunities. Staff will present the final amendments to Pages 4-4, possibly 5-6, 7-4, possibly 8-1, and 12-48 and -49 at the meeting on April 8.

Staff Report from December 3, 2014, Planning Commission meeting

The Planning Director attended a Housing Element workshop at the Kern COG offices in Bakersfield, on November 4, 2014, conducted by California Department of Housing and Community Development (HCD) staff. Melinda Coy, Housing Specialist with HCD, outlined the differences between emergency shelters, transitional and supportive housing, and the ordinance requirements for each housing type. Below are the summarized definition of each use, zoning requirement, and the proposed ordinance change to be compliant with SB 2 and HCD:

Emergency Shelters: Housing with minimal supportive or social services, with a max occupancy of six months by a homeless person. Per SB 2, emergency shelters shall be allowed in one zone by right, without a Conditional Use Permit or other discretionary action. As the Alpha House on North Street is an example of such a shelter, staff proposes to have the R-2 (Medium Density Residential) zone be the one zone emergency shelters are permitted by right. The Downtown Commercial (DC) zone may be another area to allow the shelters as there are quite a few residences on Kern Street with easy access to Taft Area Transit and Kern Regional Transit for the shelter residents.

Transitional Housing: Housing configured as rental housing, but operated under program requirements for a transitional resident to live there for a six to 24 month period. Residents of transitional housing do receive social and supportive services, but such services are limited to their length of stay at the transitional housing location. Transitional housing shall be considered a residential use, and only be subject to the restrictions and requirements applied to other residential uses in that zone. Transitional Housing must be allowed in any zone that housing is permitted.

Supportive Housing: Housing for a target population (typically low-income, disabled, chronic health issues, substance abuse, etc.) that has on- or off-site services for the resident to assist with residency, health status, and possibly employment assistance. There is no maximum limit of the length of time that a resident can stay. Supportive housing shall be considered a residential use, and only be subject to the restrictions and requirements applied to other residential uses in that zone. Supportive Housing must be allowed in any zone that housing is permitted.

Target Population: Adults with low-income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Development Disabilities Services Act and may include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.

Homelessness in Taft: The Kern Council of Governments (Kern COG) has produced a Kern Regional Housing Data Report to assist Kern County and cities in their preparation of their Housing Elements. On November 2, 2014, the Report was accepted by HCD as meeting the state requirements for quantifying the housing needs for Kern County. The Report provides various population and housing data tables, which includes homeless data. The Report's "Table 29: Collected Homeless Data for Point in Time (PIT)" lists Taft's local emergency shelter ALPHA House that houses approximately 7 persons (adult and children) at any given time. Alpha House is a safe haven for domestic violence victims and their children. As Alpha House is the only facility in the west Kern County area, it serves far more than just Taft. Their residents can come from as far away as Bakersfield and Tehachapi. Taft is not identified as having transitional or supportive housing facilities. The data table also lists Taft as having approximately 15 unsheltered homeless adults, with no children or homeless households. These adults are not identified as needing emergency, transitional or supportive housing.

In order to be in compliance with SB 2, staff is proposing to allow emergency shelters in only the R-2 zone district by right. There is 142 acres of R-2 zoned property within the City of Taft, which should provide sufficient vacant and developed property for emergency shelters. Transitional and supportive housing facilities will be allowed in all zones that allow residential uses, but will require a Conditional Use Permit. The requirement of a Conditional Use Permit is not meant to penalize facility operators, but is meant to provide Planning Commission discretion and a chance to review these facilities case by case. As homelessness represents less than one-half of one percent (0.34%, 22 sheltered and unsheltered homeless persons out of 6,451 Taft household residents) of Taft residents, staff does not foresee many applications for these facilities. An application for a single transitional or supportive housing facility should be reviewed in more detail to ensure its fit within the chosen neighborhood.

Since the November 19, 2014, Commission meeting, staff has amended Chapter 1 of the Zoning Ordinance to include the definitions of emergency shelters, transitional and supportive housing, and target populations. Staff has also amended Chapter 12 to include development standards for emergency shelters, transitional and supportive housing facilities, which are applicable for all three shelter and housing types.

End of December 3, 2014, Staff Report

Recommendation

Staff recommends that the Planning Commission adopt a resolution recommending approval to the City Council of Ordinance Amendment 2014-13 per the attached amendments to Title 6 of the Taft Zoning Ordinance relating to Emergency Shelters, Transitional and Supportive Housing.

CEQA:

The project is exempt from the requirements of the California Environmental Quality Act (CEQA) as set forth in Section 15061(b)(3) of the CEQA Guidelines as the proposed amendment will have no significant effect on the environment.

ATTACHMENTS:

1. Resolution
2. HCD Comments from February 2015

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TAFT RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONING ORDINANCE AMENDMENT NO. 2014-13 AMENDING CHAPTERS 1, 4, 5, 7, 8 AND 12 OF TITLE VI OF THE CITY OF TAFT ZONING ORDINANCE RELATING TO EMERGENCY SHELTERS, TRANSITIONAL AND SUPPORTIVE HOUSING

WHEREAS, California Government Code Section 65580 mandates the preparation and implementation of Housing Elements toward the attainment of the state's housing goal and cities and counties identifying adequate sites for housing, including emergency shelters, transitional and supportive housing; and

WHEREAS, homelessness is a statewide problem that affects many cities and counties, with an estimated 360,000 homeless individuals and families in California; and

WHEREAS, some of the causes of homelessness are mental illness, substance abuse, prison release, and lack of affordable housing; and

WHEREAS, as homelessness affects people of all races, gender, age, and geographic location there is a growing need for every city and county to plan for the location of adequate emergency shelters. Many people experiencing homelessness, primarily youth and single individuals, need shelter but also have a need for residential substance abuse and mental health services; and

WHEREAS, the lack or shortage of emergency shelters for homeless individuals and families in cities and counties across the state leads to the concentration of services in inner cities and poor communities; and

WHEREAS, in order to ensure access to services in every city and county for homeless individuals and families, it is important that cities and counties plan for these services to address the special needs and circumstances of this threatened population; and

WHEREAS, it is the responsibility of cities and counties to plan and identify areas for emergency shelters, include this as part of their planning process and locate emergency shelters where most appropriate in their community, and the state should not dictate where these emergency shelters should be located; and

WHEREAS, the Planning Commission reviewed and commented on a draft ordinance amendment of Chapters 1, 4, 5, 7, 8 and 12 of Title VI of the Zoning Ordinance at a special meeting on December 3, 2014; and

WHEREAS, the Planning Commission studied and considered the written findings for approval of Zoning Ordinance Amendment No. 2014-13, 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:

1. The proposed amendment is consistent with the goals, objectives, policies, and programs of the General Plan and is necessary and desirable to implement the provision of the General Plan; and
2. The proposed amendment will not adversely affect the public health, safety, and welfare or result in an illogical land use pattern; and
3. The proposed amendment is consistent with the purpose and intent of the remainder of this Zoning Ordinance not under consideration; and
4. The potential environmental impacts of the proposed amendment are insignificant, have been mitigated, or there are overriding considerations that outweigh the potential impacts; and
5. The proposed amendment is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines because the Code Amendment will have no significant effect on the environment.

SECTION 1. The following revisions to Chapters 1, 4, 5, 7, 8, and 12, of Title VI, shall be recommended to the City Council of the City of Taft as follows:

6.1.190 Definitions

Emergency Shelter

Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay, as defined in Section 50801(e) of the Health and Safety Code.

Supportive Housing

Housing with no limit on length of stay, that is occupied by the target population, and that is linked to on- or off-site 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 and, when possible, work in the community, as defined in Section 50675.14(b) of the Government Code.

Target Population

Adults with low-income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for service provided under the Lanterman Development Disabilities Services Act and may, among other populations, include adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings (e.g. jails, hospitals, prisons, and institutes of mental disease), veterans, or homeless people, as defined in Section 50675.14 of the Government Code.

Transitional Housing

Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months, as defined in Section 50675.2(h) of the Government Code.

6.4.30 USE REGULATIONS

**Table 4.A
Uses Permitted Within Residential Districts**

USE		RS	R-1	R-2	R-3
A. RESIDENTIAL USES					
1.	Single Family Dwelling				
	1 Single Family Dwelling	P	P	P	X
	2 nd Single Family Dwelling (per Section 11.200 of this Title)	P	P	N/A	N/A
<u>11.</u>	<u>Emergency Shelter</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>12.</u>	<u>Transitional Housing</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>13.</u>	<u>Supportive Housing</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>

6.5.30 USE REGULATIONS

**Table 5.A
Uses Permitted Within Commercial Zone Districts**

USE		MU	GC	DC
D. Residential Uses				
1.	Single family residential dwellings	X	X	X
2.	Residence in conjunction with a business	C	C	C
3.	Multi-family residential dwellings	C	C	C
<u>4.</u>	<u>Emergency Shelters</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>5.</u>	<u>Transitional Housing</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>6.</u>	<u>Supportive Housing</u>	<u>C</u>	<u>C</u>	<u>C</u>

6.7.30 USE REGULATIONS

**Table 7.A
Uses Permitted Within the Agricultural District**

USE		<u>A</u>
G. RESIDENTIAL		
1.	Farm labor housing for on-site employees	C
2.	Farm labor housing for contract labor	C
3.	Residential accessory structures	P
4.	Residential facilities	C
5.	Single-family dwelling, occupied by the owner or full-time on-site employee	P
<u>6.</u>	<u>Emergency Shelters</u>	<u>X</u>
<u>7.</u>	<u>Transitional Housing</u>	<u>C</u>
<u>8.</u>	<u>Supportive Housing</u>	<u>C</u>

6.8.30 USE REGULATIONS

**Table 8.A
Uses Permitted within Natural Resources District**

USE		<u>NR</u>
A. NATURAL RESOURCE USE		
1.	Agricultural uses subject to the provisions of Chapter 6.7 of this Title	P
2.	Kennels (both commercial and non-commercial)	P
3.	Oil and gas exploration and production, subject to the provisions of Chapter 6.9 of this Title	P
4.	Mineral exploration and production subject to Chapter 6.8 of this Title	P
5.	Steam and cogeneration facilities used for oil and gas production	P
6.	Single family dwelling	C
<u>7.</u>	<u>Emergency Shelters</u>	<u>X</u>
<u>8.</u>	<u>Transitional Housing</u>	<u>C</u>
<u>9.</u>	<u>Supportive Housing</u>	<u>C</u>

6.12.160 EMERGENCY SHELTERS, TRANSITIONAL AND SUPPORTIVE HOUSING

Emergency Shelters, Transitional and Supportive Housing, as defined in Chapter 6.1.190 of this Title, shall be subject to the following development standards.

1. Maximum Stay
 - a. Emergency Shelters: Shall not exceed 180 days in a 365 day period
 - b. Transitional Housing: Six (6) to twenty four (24) months
 - c. Supportive Housing: No limit on length of stay
2. The maximum number of beds/persons permitted to be served nightly shall be based on the individual capacity of the building and overall facility and shall not

be less than 50 square feet per person served, consistent with Cal. Gov't Code Section 65583(4)(A).

3. Facilities shall be located within a 1/2 mile radius of a local or regional transit stop, as measured from the property line.
4. A minimum distance of 300 feet shall be maintained between emergency shelters, transitional and supportive housing facilities.
5. At least one (1) manager shall be on-site during all hours of operation of the facility. Such manager shall be an individual who does not utilize the shelter's beds or other services and who resides off-site.
6. Each facility shall meet the minimum parking requirement of the residential structure(s) they occupy, per Chapter 14 of this Title. There shall be a minimum of 1 parking stall for every 4 beds or 1/2 parking space for each bedroom designated for family units with children, plus 1 parking stall for each employee/volunteer on duty, shall be maintained.
7. Each facility shall provide an on-site bicycle rack for use by residents of the facility.
8. Exterior lighting may be provided for the outdoor areas. All lighting shall be designed to project downward and not be directed towards or create glare on adjacent properties, per Chapter 6.13.80 of this Title.
9. Facility waiting and intake areas shall be provided containing a minimum of ten (10) square feet per bed provided at the facility. Waiting and intake areas shall be located within the facility building or may be located outside and shall be screened from public view by 6-foot tall mature landscaping or 6-foot tall solid wall or fence.
10. Facility storage should be limited to within the interior of the facility structure. Outdoor storage shall be limited to small accessory structures that meet all development, setback, and lot coverage standards of the zone district and be consistent with Chapter 6.11.30 of this Title. Large storage containers and sea trains are prohibited.
11. Each facility shall provide a minimum of one (1) restroom facility that includes at least one (1) sink, one (1) toilet, and one (1) shower. Facilities that accommodate homeless families shall provide an additional restroom facility specifically designated for use just by families. Larger facilities shall provide additional restroom facilities at a ratio of one (1) full restroom facility for every ten (10) beds.
12. An operational plan may be required for review and approval to address additional specific needs as identified by the Planning Director. The approved operational plan shall remain active throughout the life of the facility and updated as necessary. At a minimum, the plan shall contain provisions addressing the items outlined below:
 - a. Safety and security measures for residents and staff;

- b. Loitering control measures to minimize the congregation of people;
 - c. Management of outdoor areas with admittance and discharge procedures and monitoring of waiting areas to minimize disruption to nearby land uses;
 - d. Staff training with objectives to provide adequate knowledge and skills to assist clients in obtaining permanent shelter and income;
 - e. Communication and outreach with objectives for proper response to operational issues which may arise from the neighborhood, City staff, or the general public;
 - f. Screening of clients for admittance eligibility with objectives to provide first service to Taft area residents;
 - g. Counseling programs to be provided with referrals to outside assistance agencies; and
 - h. Litter control objectives to provide for the timely removal of litter attributable to clients within the vicinity of the facility.
13. Shelters and housing facilities may provide other support and social services in designated areas separate from sleeping areas, such as:
- a. Recreation areas;
 - b. Counseling for job placement, educational, health care, legal, or mental health services;
 - c. Laundry facilities;
 - d. Kitchen facilities;
 - e. Dining facilities;
 - f. Other similar services geared to homeless clients.

SECTION 2. If any section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining sections of this Resolution. The Planning Commission hereby declares that it would have passed this Resolution, and each section, subsection, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Resolution No. _____

April 8, 2015

Page 7 of 7

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered forthwith by the City Clerk to the City Council of the City of Taft.

PASSED AND ADOPTED on this 8th day of April, 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 specially scheduled meeting held on the 8th day of April, 2015, by the following vote

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Yvette Mayfield, City Clerk

Taft - Zoning Amendments
HCD Comments

Feb 2015

- 1-59 GC Section 65582 (f)
- 1-60 - add: adults, emancipated minors
- 1-60 - GC Section 65582 (g)
- 1-61 - GC Section 65582 (h)
- 1-61 - not in definition
- 4-4 T $\frac{1}{2}$ S should be permitted like SF, MF
based on proposed form
- no person limits too
- 5-6 Conditional use for T $\frac{1}{2}$ S is ok
in the commercial zone since process
is the same as SF & MF
- 7-4 same comment as 4-4
- 8-1 ok here
- 12-48 - no additional standards for T $\frac{1}{2}$ S
- no standards in addition to statute
unless same as other uses in the
zone or overlay
+ see #3, #4, #12
- 12-49 #12 - discretionary?
- different from other uses?

existing dwelling units to a stock cooperative, as defined in Section 11003.2 of the Business and Professions Code.

Substantial Change

A revision to an adopted or proposed application or permit which would increase the intensity of site use or project-related traffic, increase the environmental impacts of the development, require a modification of approval findings, or modify conditions of approval specifically imposed by the approving body.

Substantial Improvement

Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either:

1. Before the improvement or repair is started, or
2. If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, "substantial improvement" occurs when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

Sump or Sump Pit

As it relates to the oil field; an earthen pit for discharge of oil field waste.

Supportive Housing

Housing with no limit on length of stay, that is occupied by the target population, and that is linked to on- or off-site 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 and, when possible, work in the community, as defined in Section 65582(f) of the Health and Safety Government Code.

Swimming Pools and Hot Tubs

Water-filled enclosures having a depth of eighteen (18) inches or more used for swimming or recreation.

Target Population

Adults with low-income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or

individuals eligible for service provided under the Lanterman Development Disabilities Services Act and may, among other populations, include adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings (e.g. jails, hospitals, prisons, and institutes of mental disease), veterans, or homeless people, as defined in Section 50675.1465582(g) of the Health and Safety Government Code.

Tattooing

The act or process of marking or coloring the skin of any person by the insertion of pigment under the skin or by the production of scars.

Temporary Use

A use established for a fixed period of time with the intent to discontinue such use upon expiration of the fixed time period.

Tentative Map, Revised

A modification of an approved tentative map wherein the design of the land division is substantially changed from the approved tentative map.

Trailer

Any vehicle or structure used for sleeping, living, business, or storage purposes and having no foundation, other than wheels, blocks, skids, jacks, or skirting and which is, has been, or reasonably may be equipped with wheels or other devices for transportation of the structure from one place to another.

Trailer (Nonresidential)

Any trailer used as a construction building, temporary office, or the like.

Trailer (Travel)

A vehicle or portable structure built on a chassis that is designed to be used as a temporary dwelling for travel and recreational purposes having a body not exceeding eight (8) feet in width.

Transitional Housing

Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months.

as defined in Section 50675.2(h)65582(h) of the Health and Safety Government Code; and

Housing with supportive services for up to 24 months that is exclusively designated and targeted for recently homeless persons. This 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 service 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. Rent and service fees paid for transitional housing may be reserved, in whole or part, to assist residents in moving to permanent housing, as defined in Section 50801(i) of the Health and Safety Code.

Comment [PMCD1]: This does not appear in Government Code definition

Tree Expert

A California Registered Professional Forester or an arborist certified by the Western Chapter of the International Society of Arborists.

Truck (Large)

A truck weighing 11,500 pounds or more unloaded.

Use

The purpose for which a site or structure is arranged, designed, intended, constructed, erected, moved, altered or enlarged for which either a site or structure is or may be occupied or maintained.

Used

Arranged, designed, constructed, altered, rented, leased, sold, occupied and intended to be occupied.

Variance

A grant of relief from the requirements of the Municipal Code that permits construction or use of land, in a manner that would otherwise be prohibited by the Municipal Code as provided in Section 6.2.60 of this Title.

Vehicle

See “Automobile”.

Visible

**Table 4.A
Uses Permitted Within Residential Districts**

Legend

- P Permitted Subject to Consistency Assessment
- C Permitted Subject to Approval of a Conditional Use Permit Application
- X Prohibited

USE		RS	R-1	R-2	R-3
A. RESIDENTIAL USES					
1.	Single Family Dwelling				
	a. 1 Single Family Dwelling	P	P	P	X
	b. 2 nd Single Family Dwelling (per Section 11.200 of this Title)	P	P	N/A	N/A
2.	Multifamily Dwellings	X	X	P	P
3.	Mobile Home Park	X	C	C	X
4.	Mobile Home Subdivision	C	C	C	X
5.	Bed and Breakfast Inn	C	C	C	C
6.	Board and Care Facility (12 or more residents)	X	X	C	C
7.	Boarding/Rooming House (7 or more residents)	X	X	C	C
8.	Convalescent Care	X	C	C	C
9.	Senior Congregate Care, Assisted Living	X	C	C	C
10.	Senior Independent Living	X	C	C	C
11.	<u>Emergency Shelter</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>
12.	<u>Transitional Housing</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
13.	<u>Supportive Housing</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
B. COMMERCIAL USES					
1.	Equestrian Centers, Riding Academies, and Commercial Stables, when associated with an equestrian subdivision	C	C	X	X
2.	Hotels, Motels	X	X	X	C
3.	Oil & Gas exploration and production	C	C	C	C
4.	Medical Marijuana Dispensaries (Ord. 731-07)	X	X	X	X
5.	Parking lots on a parcel adjacent to and for the use of a commercial property where inadequate parking exists	C	C	C	C
6.	Yard or garage sales	P	P	P	X

Comment [PMCD1]: Transitional and supportive should be considered a residential use based on its form (e.g., single family, multifamily, etc) and the zone. There should be no number of persons limits too. If it is single family in a single family zone, then it should be considered similar to single family or in this case permitted. The same is true for multifamily. For your consideration, many choose to address this through definitions of residential uses instead of revising permitted uses since there is some cross over. You could also footnote the residential uses in the table

2.	Convalescent homes, hospitals	C	C	C
3.	Convention hall, trade show, exhibit building with incidental food services	C	C	C
4.	Churches, synagogues, mosques, temples	C	C	C
5.	Clubs, lodges fraternities and sororities	C	C	C
6.	Communication and telecommunication facilities (not including radio and television)	C	C	C
7.	Dances, per Chapter 6, Title IV on the Municipal Code	C	P	C
8.	Day nurseries, nursery schools, and child care facilities per state law .	C	C	C
9.	Educational institutions (including public or private vocational schools)	C	C	C
10.	Fire and police stations	P	P	P
11.	Public administration buildings and civic centers	P	P	P
USE		MU	GC	DC
12.	Public libraries and museums	P	P	P
13.	Public parks and recreation facilities (public or private)	P	P	P
14.	Public utilities and public service sub-stations, reservoirs, pumping plants and similar installations not including public utility offices, unless project otherwise entails a public hearing; then permitted	C	C	C
15.	Residential care facility (per State law)	C	C	C
16.	Post offices	P	P	P
17.	Public utility services offices	P	P	P
18.	Transportation facilities	C	C	C
D. Residential Uses				
1.	Single family residential dwellings	X	X	X
2.	Residence in conjunction with a business	C	C	C
3.	Multi-family residential dwellings	C	C	C
4.	<u>Emergency Shelters</u>	<u>X</u>	<u>X</u>	<u>X</u>
5.	<u>Transitional Housing</u>	<u>C</u>	<u>C</u>	<u>C</u>
6.	<u>Supportive Housing</u>	<u>C</u>	<u>C</u>	<u>C</u>
E. Manufacturing Uses				
1.	Oil & Gas exploration and production; subject to the provisions of Chapter 6.10 of this Title	C	C	C
F. Accessory Uses				
1.	Accessory uses and structures located on the same site as a permitted use	P	P	P
2.	Accessory uses and structures located on the same site as a use permitted subject to a Conditional Use Permit	C	C	C
G. Temporary Uses				
1.	*Temporary uses as prescribed in Chapter 6.2, Permits and Approval, Section 6.2.90 of this Title, are permitted subject to issuance of a Temporary Use Permit.			
H. Other uses similar to, and no more objectionable than the uses identified above, shall be reviewed per the process required by the similar use, as determined by the Planning Commission.				

Comment [PMCD1]: Similar to the Ch 4 comment, here for supportive and transitional a conditional use permit is ok since residential uses are conditionally permitted

6.5.40 SITE DEVELOPMENT STANDARDS

1. General Requirements

7.	Flood control facilities	P
8.	Hunting or fishing club, not involving structures	C
9.	Water storage or groundwater recharge facilities	P
10.	Wild animal keeping	C
11.	Wildlife or nature preserve (private)	C
F. RECREATION, ENTERTAINMENT, AND TOURIST FACILITIES		
1.	Equestrian establishment	C
2.	Golf course/driving range	C
3.	Guest ranch, when accessory to a commercial ranching operation	C
4.	Lakes, private, for recreational skiing or boating	C
5.	Park or playground unless project required a public hearing; then Permitted	C
6.	Racetrack or test track, automobile, bicycle, horse or motorcycle	C
7.	Recreational vehicle park	C
8.	Shooting range or gun club, simulated war games, or similar activities, outdoor only	C
9.	Trade fairs and exhibitions, temporary (14 day maximum), excluding flea markets and swap meets (subject to provision of 2.120 of this Title)	P
G. RESIDENTIAL		
1.	Farm labor housing for on-site employees	C
2.	Farm labor housing for contract labor	C
3.	Residential accessory structures	P
4.	Residential facilities	C
5.	Single-family dwelling, occupied by the owner or full-time on-site employee	P
6.	Emergency Shelters	X
7.	Transitional Housing	C
8.	Supportive Housing	C
H. RESOURCE EXTRACTION AND ENERGY DEVELOPMENT		
1.	Coal-fired cogeneration facility or steam generators, primarily intended for production of oil or gas	C
2.	Cogeneration facility or steam generators, primarily intended for steam production used for production of oil or gas, excluding coal fired	C
3.	Concrete or asphalt batch plant, temporary	C
4.	Electrical power generating plant	C
5.	Explosives storage, temporary	C
6.	Explosives storage, permanent	C
7.	Mineral exploration	P
8.	Mining and mineral extraction pursuant to provisions of this Title	P
9.	Oil or gas exploration and production pursuant to provisions on this Title	P
10.	Rock, gravel, sand, or soils, crushing, processing, or distribution, when accessory to an approved mining operation	C
11.	Solar energy electrical generators with a rated capacity of no greater than five kilowatts for on-site consumption of the electricity	P
12.	Solar energy for electrical generators, commercial or domestic, exceeding five kilowatts capacity	C
13.	Wind-driven electrical generators for consumption of electricity	C

Comment [PMCD1]: Same Chapter 4 comments apply here

6.8.10 PURPOSE AND INTENT

The purpose of this zone is to designate those areas that have proven or potential petroleum, mineral and agricultural resources, and provide appropriate land use regulations.

6.8.20 NATURAL RESOURCES ZONE DISTRICT

The primary purpose of the Natural Resources (NR) zone district is to designate areas suitable for natural resource uses, to prevent the encroachment of incompatible uses into natural resource lands, and to prevent the premature conversion of such lands to non-resource uses. The following regulations shall apply in the Natural Resource zone unless otherwise provided in this Title.

6.8.30.1 USE REGULATIONS

Identified on Table 8.A of this Chapter are those land uses or activities that may be permitted within the Natural Resources zone district, subject to the provisions of this Title and applicable General Plan policies. Table 8.A also indicates the procedure and the approval type by which each listed land use or activity may be permitted in an agricultural zone district.

**Table 8.A
Uses Permitted within Natural Resources District**

Legend

- P Permitted subject to Consistency Assessment
- C Permitted subject to approval of a Conditional Use Permit application

<u>USE</u>		<u>NR</u>
A. NATURAL RESOURCE USE		<u>NR</u>
1.	Agricultural uses subject to the provisions of Chapter 6.7 of this Title	P
2.	Kennels (both commercial and non-commercial)	P
3.	Oil and gas exploration and production, subject to the provisions of Chapter 6.9 of this Title	P
4.	Mineral exploration and production subject to Chapter 6.8 of this Title	P
5.	Steam and cogeneration facilities used for oil and gas production	P
6.	Single family dwelling	C
7.	<u>Emergency Shelters</u>	<u>X</u>
8.	<u>Transitional Housing</u>	<u>C</u>
9.	<u>Supportive Housing</u>	<u>C</u>
B. PUBLIC/QUASI-PUBLIC USES		
1.	Water treatment plan unless otherwise entails a public hearing; then Permitted	C
2.	Drainage sump, if approved as part of a subdivision of land, then permitted	C
3.	Flood control facilities	C

Comment [PMCD1]: Just like Ch 5, a CUP is ok here

6.12.160 EMERGENCY SHELTERS, TRANSITIONAL AND SUPPORTIVE HOUSING

Emergency Shelters, Transitional and Supportive Housing, as defined in Chapter 6.1.190 of this Title, shall be subject to the following development standards.

1. Maximum Stay
 - a. Emergency Shelters: Shall not exceed 180 days in a 365 day period
 - b. Transitional Housing: Six (6) to twenty four (24) months
 - c. Supportive Housing: No limit on length of stay
2. The maximum number of beds/persons permitted to be served nightly shall be based on the individual capacity of the building and overall facility and shall not be less than 50 square feet per person served, consistent with Cal. Gov't Code Section 65583(4)(A).
3. Facilities shall be located within a 1/2 mile radius of a local or regional transit stop, as measured from the property line.
4. A minimum distance of 300 feet shall be maintained between emergency shelters, transitional and supportive housing facilities.
5. At least one (1) manager shall be on-site during all hours of operation of the facility. Such manager shall be an individual who does not utilize the shelter's beds or other services and who resides off-site.
6. Each facility shall meet the minimum parking requirement of the residential structure(s) they occupy, per Chapter 14 of this Title. There shall be a minimum of 1 parking stall for every 4 beds or 1/2 parking space for each bedroom designated for family units with children, plus 1 parking stall for each employee/volunteer on duty, shall be maintained.
7. Each facility shall provide an on-site bicycle rack for use by residents of the facility.
8. Exterior lighting may be provided for the outdoor areas. All lighting shall be designed to project downward and not be directed towards or create glare on adjacent properties, per Chapter 6.13.80 of this Title.
9. Facility waiting and intake areas shall be provided containing a minimum of ten (10) square feet per bed provided at the facility. Waiting and intake areas shall be located within the facility building or may be located outside and shall be screened from public view by 6-foot tall mature landscaping or 6-foot tall solid wall or fence.
10. Facility storage should be limited to within the interior of the facility structure. Outdoor storage shall be limited to small accessory structures that meet all development, setback, and lot coverage standards of the zone district and be

Comment [PMCD1]: Unless this is separate and in addition to the other provisions for transitional and supportive, there should be no additional standards for transitional and supportive beyond those applied to residential uses.

Comment [PMCD2]: Unless the City is taking an overlay approach, there should be no standards beyond the statutory standards unless other uses in the zone are treated the same. For example, health and safety codes applied to other uses are ok. #3, #4 and #12 appear beyond the statute. #4 because it is a minimum instead of a maximum. Regarding #3, some jurisdictions have used the proximity criteria to establish an overlay which is acceptable as long as sufficient and suitable capacity is available.

consistent with Chapter 6.11.30 of this Title. Large storage containers and sea trains are prohibited.

11. Each facility shall provide a minimum of one (1) restroom facility that includes at least one (1) sink, one (1) toilet, and one (1) shower. Facilities that accommodate homeless families shall provide an additional restroom facility specifically designated for use just by families. Larger facilities shall provide additional restroom facilities at a ratio of one (1) full restroom facility for every ten (10) beds.
12. An operational plan may be required for review and approval to address additional specific needs as identified by the Planning Director. The approved operational plan shall remain active throughout the life of the facility and updated as necessary. At a minimum, the plan shall contain provisions addressing the items outlined below:
 - a. Safety and security measures for residents and staff;
 - b. Loitering control measures to minimize the congregation of people;
 - c. Management of outdoor areas with admittance and discharge procedures and monitoring of waiting areas to minimize disruption to nearby land uses;
 - d. Staff training with objectives to provide adequate knowledge and skills to assist clients in obtaining permanent shelter and income;
 - e. Communication and outreach with objectives for proper response to operational issues which may arise from the neighborhood, City staff, or the general public;
 - f. Screening of clients for admittance eligibility with objectives to provide first service to Taft area residents;
 - g. Counseling programs to be provided with referrals to outside assistance agencies; and
 - h. Litter control objectives to provide for the timely removal of litter attributable to clients within the vicinity of the facility.
13. Shelters and housing facilities may provide other support and social services in designated areas separate from sleeping areas, such as:
 - a. Recreation areas;
 - b. Counseling for job placement, educational, health care, legal, or mental health services;
 - c. Laundry facilities;
 - d. Kitchen facilities;
 - e. Dining facilities;
 - f. Other similar services geared to homeless clients.

Comment [PMCD3]: Same comment from the prior page, are other uses treated the same? Also, review and criteria should not be discretionary in nature. For example, if sections (a) through (h) is simply a question of whether the plan has the provisions (yes or no question), then these are probably ok but these may not be ok if discretion is used to determine (without objective criteria) things like what is "minimize congregation", "minimize disruption", "adequate knowledge", "proper response", etc.

6.12.160170 FIREWORKS

The provisions of Chapter 4.13 (Fireworks), Title IV of the Taft Municipal Code shall apply.

6.12.170180 HOME OCCUPATIONS

1. Home occupations are intended to provide for commercial uses associated with a residence in those cases where that use will clearly not alter the character or the appearance of the residential environment. Home occupations as defined in Chapter 1 of this Title, shall be permitted in any residential district, subject to the process required within the district and the following regulations of this Section.

2. Conditions

Prior to approving a request for a home occupation, the applicant shall complete and submit a home occupation application to the Planning Department. The Planning Director shall find that the proposed use meets the following conditions prior to approval of any such Home Occupation Permit.

- a. All employees shall be members of the resident family and shall reside on the premises.
- b. There will be no direct sales or products or merchandise.
- c. Pedestrian and vehicular traffic will be limited to that normally associated with residential districts.
- d. The home occupation shall not involve the use of commercial vehicles for the delivery of materials to or from the premises beyond those commercial vehicles normally associated with residential uses.
- e. Up to twenty-five (25) percent of the living space or two hundred fifty (250) square feet, whichever is greater, of the home may be used for storage of materials and supplies related to the home occupation.
- f. There shall be no outdoor storage of materials or equipment, nor shall merchandise be visible from outside the home.
- g. The home occupation shall be confined within the main building. A garage shall be considered as part of the main building.
- h. The appearance of the structure shall not be altered nor the occupation within the residence be conducted in a manner which would cause the



City of Taft Planning Commission Staff Report

Agenda Item #4

DATE: April 8, 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 2013-2023

RECOMMENDATION: Review and approve draft letter to HCD regarding the Implementation Review for the City of Taft 2008-2013 Housing Element that qualifies the City for a Streamlined Review for the 2015-2023 Housing Element Update

LOCATION: Citywide

PROJECT ANALYSIS:

On March 18, 2015, the Planning Director presented the Housing Element Update process to the Planning Commission with regards to the “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. In order for the City to be qualified for a streamlined review of the upcoming Housing Element Update for 2015-2023, the City must submit the Implementation Review document to the Department of Housing and Community Development (HCD) showing compliance and effort to implement the five items listed that are key housing issues.

The City is compliant with all issues listed, and for some, the City did not need a program due to unique circumstances. Whether the City is compliant or did not need to address the Implementation Review matters, the City will still need to update and most likely include such programs in the update for the 2015-2023 years. Attached is a letter to HCD with the completed Implementation Review and supporting attachments.

Staff is recommending that the Planning Commission review the letter and approve the Planning Director to send it to HCD for an Implementation Review to be cleared for a Streamlined Review for the 2015-2023 Housing Element Update.

ATTACHMENTS:

1. Letter to the Department of Housing and Community Development

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)

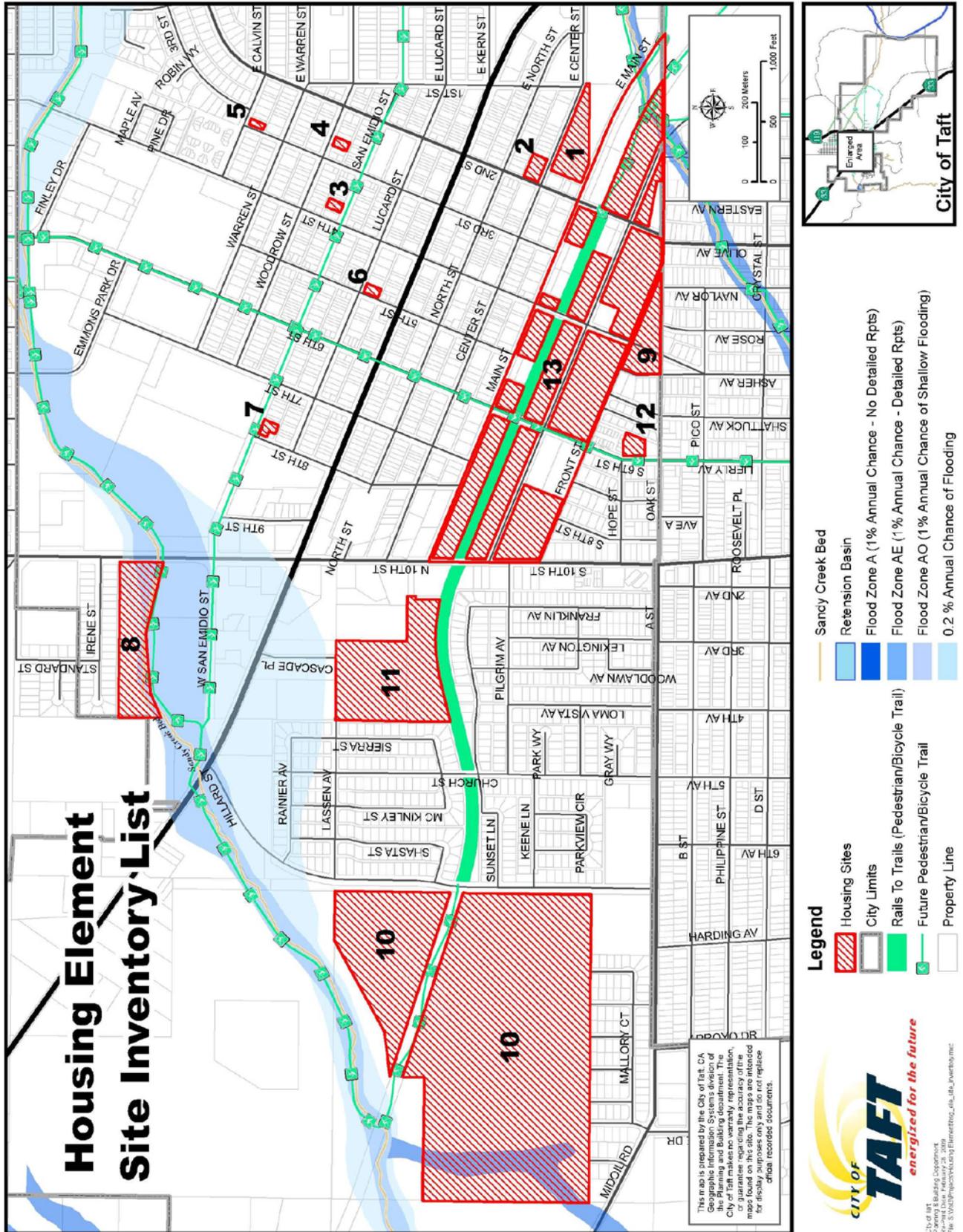


Table A Available Land Inventory Summary

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	Undeveloped	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

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

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: 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

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.

Table 2: E-5 City/County Population and Housing Estimates, 4/1/2010

County / City	POPULATION			HOUSING UNITS							Vacancy Rate	Persons per Household	
	Total	Household	Group Quarters	Total	Single Detached	Single Attached	Two to Four	Five Plus	Mobile Homes	Occupied			
Kern County													
Arvin	19,304	18,955	349	4,476	3,262	119	422	530	143	4,228	5.5%	4.48	
Bakersfield	347,483	344,088	3,395	120,725	85,476	3,357	14,340	15,015	2,537	111,132	7.9%	3.10	
California City	14,120	11,506	2,614	5,210	4,038	97	465	159	451	4,102	21.3%	2.81	
Delano	53,041	42,144	10,897	10,713	7,548	468	1,245	1,003	449	10,260	4.2%	4.11	
Maricopa	1,154	1,154	0	466	187	3	20	0	256	414	11.2%	2.79	
McFarland	12,707	11,486	1,221	2,683	2,252	55	208	98	70	2,599	3.1%	4.42	
Ridgecrest	27,616	27,420	196	11,915	7,879	470	1,852	782	932	10,781	9.5%	2.54	
Shafter	16,988	16,323	665	4,521	3,331	153	548	277	212	4,230	6.4%	3.86	
Taft	9,327	6,372	2,955	2,525	1,885	113	198	240	89	2,254	10.7%	2.83	
Tehachapi	14,414	8,487	5,927	3,539	2,407	77	439	170	446	3,121	11.8%	2.72	
Wasco	25,545	19,825	5,720	5,477	4,150	193	376	571	187	5,131	6.3%	3.86	
Balance Of County	297,932	295,114	2,818	112,117	79,653	2,220	8,558	4,821	16,865	96,358	14.1%	3.06	
Incorporated	541,699	507,760	33,939	172,250	122,415	5,105	20,113	18,845	5,772	158,252	8.1%	3.21	
County Total	839,631	802,874	36,757	284,367	202,068	7,325	28,671	23,666	22,637	254,610	10.5%	3.15	

Table 2: E-5 City/County Population and Housing Estimates, 1/1/2014

County / City	POPULATION			HOUSING UNITS							Vacancy Rate	Persons per Household
	Total	Household	Group Quarters	Total	Single Detached	Single Attached	Two to Four	Five Plus	Mobile Homes	Occupied		
Kern County												
Arvin	20,226	19,877	349	4,581	3,317	121	422	578	143	4,327	5.5%	4.59
Bakersfield	367,315	363,680	3,635	124,533	88,396	3,362	14,415	15,616	2,744	114,637	7.9%	3.17
California City	13,276	11,825	1,451	5,226	4,047	97	471	159	452	4,115	21.3%	2.87
Delano	52,591	43,862	8,729	10,882	7,647	468	1,245	1,073	449	10,422	4.2%	4.21
Maricopa	1,180	1,180	0	465	186	3	20	0	256	413	11.2%	2.86
McFarland	13,745	12,440	1,305	2,836	2,405	55	208	98	70	2,747	3.1%	4.53
Ridgecrest	28,638	28,387	251	12,096	8,024	470	1,852	814	936	10,939	9.6%	2.60
Shafter	17,461	17,139	322	4,633	3,443	153	548	277	212	4,334	6.5%	3.96
Taft	8,942	6,520	2,422	2,522	1,882	113	198	240	89	2,251	10.7%	2.90
Tehachapi	13,346	8,899	4,447	3,622	2,409	77	439	251	446	3,194	11.8%	2.79
Wasco	26,159	21,170	4,989	5,708	4,287	193	470	571	187	5,348	6.3%	3.96
Balance Of County	310,213	306,570	3,643	113,602	80,451	2,220	8,766	5,131	17,034	97,832	13.9%	3.13
Incorporated	562,879	534,979	27,900	177,104	126,043	5,112	20,288	19,677	5,984	162,727	8.1%	3.29
County Total	873,092	841,549	31,543	290,706	206,494	7,332	29,054	24,808	23,018	260,559	10.4%	3.23

Table 2:	E-8 City/County Population and Housing Estimates									January 1, 2008
County / City	POPULATION			HOUSING UNITS						Persons Per Household
	Total	Household	Group Quarters	Total	Single	Multiple	Mobile Homes	Occupied	Vacancy Rate	
Kern County										
Arvin	18,332	18,046	286	4,299	3,226	904	169	4,071	5.30%	4.433
Bakersfield	333,809	330,117	3,692	116,926	86,048	28,324	2,554	108,215	7.45%	3.051
California City	13,671	11,119	2,552	4,964	3,947	591	426	3,978	19.86%	2.795
Delano	52,633	41,398	11,235	10,628	7,991	2,188	449	10,165	4.36%	4.073
Maricopa	1,135	1,135	0	462	201	19	242	409	11.47%	2.775
Mcfarland	12,484	11,139	1,345	2,619	2,230	328	61	2,543	2.90%	4.380
Ridgecrest	26,996	26,784	212	11,760	8,285	2,525	950	10,650	9.44%	2.515
Shafter	16,123	15,521	602	4,378	3,399	768	211	4,073	6.97%	3.811
Taft	9,205	6,241	2,964	2,522	1,970	461	91	2,255	10.59%	2.768
Tehachapi	13,512	8,149	5,363	3,463	2,413	626	424	3,045	12.07%	2.676
Wasco	24,926	19,035	5,891	5,306	4,251	879	176	4,967	6.39%	3.832
Balance Of County	290,004	286,874	3,130	110,891	80,882	12,493	17,516	94,370	14.90%	3.040
Incorporated	522,826	488,684	34,142	167,327	123,960	37,613	5,754	154,371	7.74%	3.166
County Total	812,830	775,558	37,272	278,218	204,842	50,106	23,270	248,741	10.59%	3.118



City of Taft Planning Commission Staff Report

Agenda Item: #5

DATE: April 8, 2015

TO: Chairman Orrin and Members of the Planning Commission

FROM: Mark Staples, Director
Brenda Johns, Office Assistant
Planning and Community Development

SUBJECT: 2015 Arbor Day / Earth Day Celebration

RECOMMENDATION: Motion to designate Thursday, April 23, 2015 as Arbor Day/Earth Day in the City of Taft

SUMMARY STATEMENT:

National Earth Day is Wednesday, April 22, 2015, and Arbor Day is Friday, April 24, 2015. Staff has coordinated with the garden volunteers and with Parkview Elementary students to participate in Arbor Day/Earth Day activities.

The City of Taft would like to hold this year's Arbor Day/Earth Day with an educational tour of the planter beds and a tree planting event at Taft Community Garden. The students attending the event will assist with the tree planting as well as interact with the local Bureau of Land Management staff and fire truck. Arbor Day/Earth Day festivities will conclude at 5th Street Plaza where the students will be provided with food and refreshments, while watching the active construction and landscaping of the north half of the 5th Street Plaza.

Therefore, staff is recommending that the Planning Commission designate Thursday, April 23, 2014, as Arbor Day and Earth Day for the City of Taft.

ATTACHMENTS:

1. History of Earth Day – www.earthday.org
2. What is Arbor Day? – www.arborday.org
3. Map of Community Garden Location

What Is Arbor Day?

Arbor Day is an annual observance that celebrates the role of trees in our lives and promotes tree planting and care. As a formal holiday, it was first observed in 1872, in Nebraska, but tree planting festivals are as old as civilization. The tree has appeared throughout history and literature as the symbol of life.

J. Sterling Morton and the First Arbor Day

The idea for Arbor Day in the United States originated in Nebraska City, Nebraska. Among the pioneers moving into the Nebraska Territory in 1854 was Julius Sterling Morton from Detroit. He and his wife, Caroline, were lovers of nature, and the home they established in Nebraska was quickly planted with trees, shrubs, and flowers.



Morton was a journalist and soon became editor of Nebraska's first newspaper. Given that forum, he spread agricultural information and his enthusiasm for trees to a receptive audience. His fellow pioneers missed their trees and needed them for windbreaks, fuel, building materials, and shade from the hot prairie sun. A visit to Nebraska today wouldn't disclose the state was once a treeless plain, yet it was the lack of trees there that led to the founding of Arbor Day in the 1800s.

Morton wrote and spoke about environmental stewardship and the interrelatedness of life. He encouraged everyone to set aside a specific day to plant trees.

In 1872, the State Board of Agriculture accepted a resolution by J. Sterling Morton "to set aside one day to plant trees, both forest and fruit." The Board declared April 10, Arbor Day and offered prizes to the counties and individuals that properly

planted the largest number of trees on that day. More than one million trees were planted in Nebraska on the first Arbor Day. With this first tree planting holiday observance, J. Sterling Morton became known as the "Founder of Arbor Day."

The Spread of a Good Idea

Shortly after this 1872 observance, other states passed legislation to observe Arbor Day each year with appropriate ceremonies. By 1920, more than 45 states and territorial possessions were celebrating Arbor Day. Today, Arbor Day is celebrated in all fifty states.

Throughout the world, people of all ages are planting trees, caring for them, and learning their value.

- In the United States, this tree planting festival is called Arbor Day.
- In Israel, it is called the New Year's Day of the Trees.
- Korea has a Tree-Loving Week.
- Iceland has a Student's Afforestation Day.
- Yugoslavia holds an Arbor Day in the spring and an Afforestation Day in the fall.
- India celebrates a National Festival of Tree Planting.

Most holidays celebrate something that has already happened and is worth remembering like the day someone was born or a religious holiday celebrating a past event. Arbor Day reflects a hope for the future. The trees planted on Arbor Day show a concern for future generations. The simple act of planting a tree represents a belief that the tree will grow and, some day, provide wood products, wildlife habitat, erosion control, shelter from the wind and sun, beauty, and inspiration for ourselves and our children.

When Is Arbor Day?

For many years, Arbor Day was celebrated on April 22, J. Sterling Morton's birthday. Today, National Arbor Day is celebrated on the last Friday in April. All fifty states, Puerto Rico, and some U.S. territories have passed legislation adopting Arbor Day which is celebrated on a date appropriate for tree planting in their region. See page 24 to learn when Arbor Day is celebrated in your state.



J. Sterling Morton

Founder of Arbor Day

in his own words

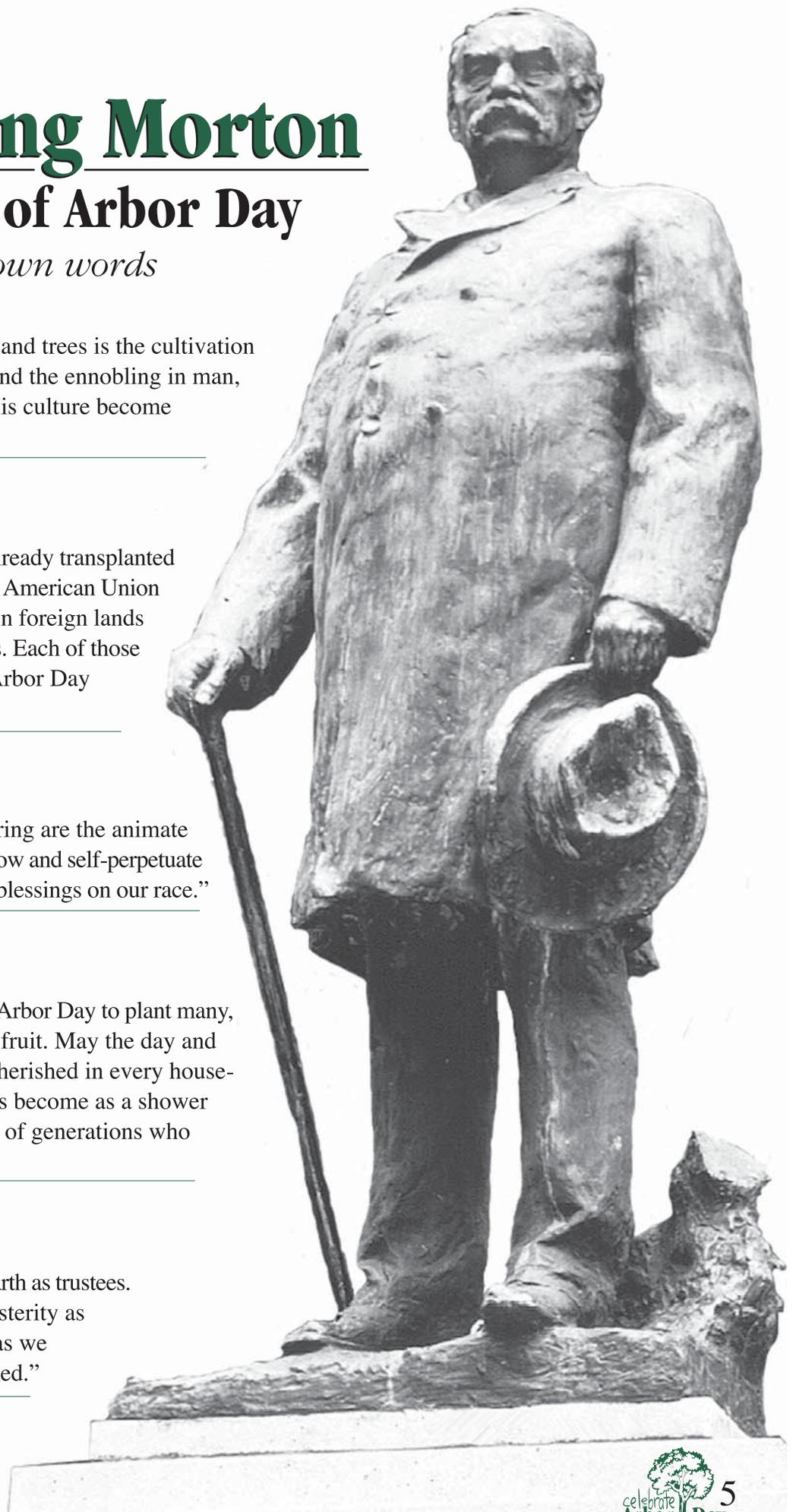
“The cultivation of flowers and trees is the cultivation of the good, the beautiful, and the ennobling in man, and for one, I wish to see this culture become universal.”

“Arbor Day . . . which has already transplanted itself . . . to every state in the American Union and has even been adopted in foreign lands . . . is not like other holidays. Each of those reposes on the past, while Arbor Day proposes for the future.”

“ . . . how much more enduring are the animate trees of our planting. They grow and self-perpetuate themselves and shed yearly blessings on our race.”

“ . . . all the people strive on Arbor Day to plant many, many trees, both forest and fruit. May the day and the observance thereof be cherished in every household, and its name and fruits become as a shower of blessing to the long lines of generations who shall succeed us.”

“Each generation takes the earth as trustees. We ought to bequeath to posterity as many forests and orchards as we have exhausted and consumed.”





Earth Day 2014
April 22

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History of Earth Day



Each year, Earth Day — April 22 — marks the anniversary of what many consider the birth of the modern environmental movement in 1970.

The height of hippie and flower-child culture in the United States, 1970 brought the death of Jimi Hendrix, the last Beatles album, and Simon & Garfunkel's "Bridge Over Troubled Water". Protest was the order of the day, but saving the planet was not the cause. War raged in Vietnam, and students nationwide increasingly opposed it.

At the time, Americans were slurping leaded gas through massive V8 sedans. Industry belched out smoke and sludge with little fear of legal consequences or bad press. Air pollution was commonly accepted as the smell of prosperity. "Environment" was a word that appeared more often in spelling bees than on the evening news. Although mainstream America remained oblivious to environmental concerns, the stage had been set for change by the publication of Rachel Carson's New York Times bestseller *Silent Spring* in 1962. The book represented a watershed moment for the modern environmental movement, selling more than 500,000 copies in 24 countries and, up until that moment, more than any other person, Ms. Carson raised public awareness and concern for living organisms, the environment and public health.

Earth Day 1970 capitalized on the emerging consciousness, channeling the energy of the anti-war protest movement and putting environmental concerns front and center.

The idea came to Earth Day founder Gaylord Nelson, then a U.S. Senator from Wisconsin, after witnessing the ravages of the 1969 massive oil spill in Santa Barbara, California. Inspired by the student anti-war movement, he realized that if he could infuse that energy with an emerging public consciousness about air and water pollution, it would force environmental protection onto the national political agenda. Senator Nelson announced the idea for a "national teach-in on the environment" to the national media; persuaded Pete McCloskey, a conservation-minded Republican Congressman, to serve as his co-chair; and recruited Denis Hayes as national coordinator. Hayes built a national staff of 85 to promote events across the land.

As a result, on the 22nd of April, 20 million Americans took to the streets, parks, and auditoriums to demonstrate for a healthy, sustainable environment in massive coast-to-coast rallies. Thousands of colleges and universities organized protests against the deterioration of the environment. Groups that had been fighting against oil spills, polluting factories and power plants, raw sewage, toxic dumps, pesticides, freeways, the loss of wilderness, and the extinction of wildlife suddenly realized they shared common values.

Earth Day 1970 achieved a rare political alignment, enlisting support from Republicans and Democrats, rich and poor, city slickers and farmers, tycoons and labor leaders. The first Earth Day led to the creation of the United States Environmental Protection Agency and the passage of the [Clean Air](#), [Clean Water](#), and [Endangered Species Acts](#). "It was a gamble," Gaylord recalled, "but it worked."

As 1990 approached, a group of environmental leaders asked Denis Hayes to organize another big campaign. This time, Earth Day went global, mobilizing 200 million people in 141 countries and lifting environmental issues onto the world stage. Earth

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Day 1990 gave a huge boost to recycling efforts worldwide and helped pave the way for the 1992 United Nations Earth Summit in Rio de Janeiro. It also prompted President Bill Clinton to award Senator Nelson the Presidential Medal of Freedom (1995) — the highest honor given to civilians in the United States — for his role as Earth Day founder.

As the millennium approached, Hayes agreed to spearhead another campaign, this time focused on global warming and a push for clean energy. With 5,000 environmental groups in a record 184 countries reaching out to hundreds of millions of people, Earth Day 2000 combined the big-picture feistiness of the first Earth Day with the international grassroots activism of Earth Day 1990. It used the Internet to organize activists, but also featured a talking drum chain that traveled from village to village in Gabon, Africa, and hundreds of thousands of people gathered on the National Mall in Washington, DC. Earth Day 2000 sent world leaders the loud and clear message that citizens around the world wanted quick and decisive action on clean energy.

Much like 1970, Earth Day 2010 came at a time of great challenge for the environmental community. Climate change deniers, well-funded oil lobbyists, reticent politicians, a disinterested public, and a divided environmental community all contributed to a strong narrative that overshadowed the cause of progress and change. In spite of the challenge, for its 40th anniversary, Earth Day Network reestablished Earth Day as a powerful focal point around which people could demonstrate their commitment. Earth Day Network brought 225,000 people to the National Mall for a Climate Rally, amassed 40 million environmental service actions toward its 2012 goal of A Billion Acts of Green®, launched an international, 1-million tree planting initiative with Avatar director James Cameron and tripled its online base to over 900,000 community members.

The fight for a clean environment continues in a climate of increasing urgency, as the ravages of climate change become more manifest every day. We invite you to be a part of Earth Day and help write many more victories and successes into our history. Discover energy you didn't even know you had. Feel it rumble through the grassroots under your feet and the technology at your fingertips. Channel it into building a clean, healthy, diverse world for generations to come.

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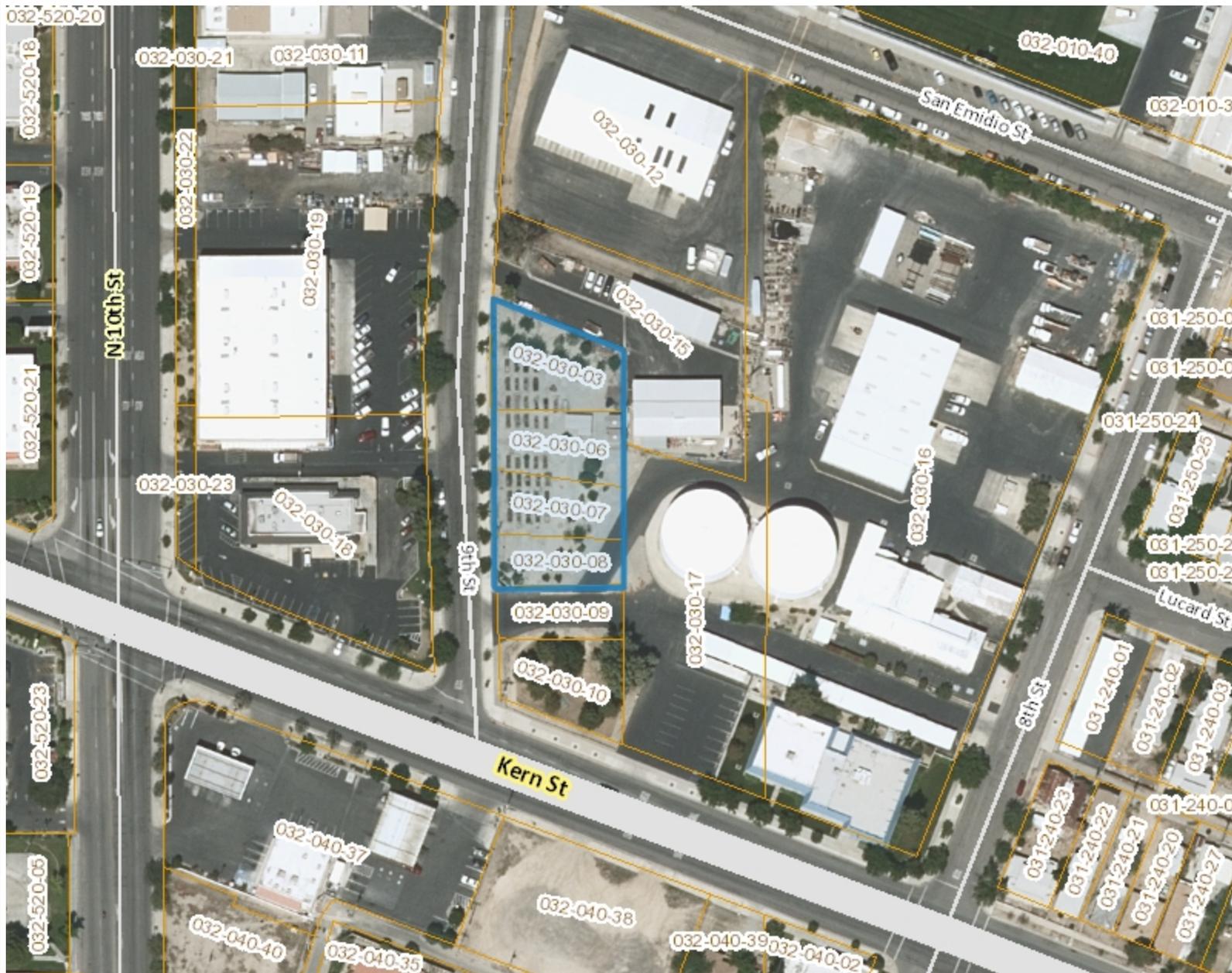
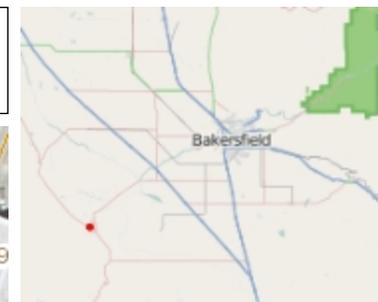
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Taft Community Garden - Kern St and 9th St



Legend

- Roads**
- Freeway
 - Highway
 - Major
 - Minor
 - Local
 - Ramp
 - Unpaved
- Other Features**
- Parcels
 - Lakes & Ponds
 - Water Course
 - Canals
 - County Parks
 - Bakersfield Parks
 - Golf Courses

1:2,000



0.1 0 0.03 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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Notes

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