

**CITY OF TAFT PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, DECEMBER 16, 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 Chair Jones
 Commissioner Leikam
 Commissioner Livingston
 Commissioner Thompson

1. CITIZEN REQUESTS/PUBLIC COMMENTS

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

2. MINUTES

December 2, 2015 Special

Recommendation – Approve as submitted.

3. PLANNING COMMISSION 2016 REGULAR MEETING SCHEDULE

Recommendation – Motion to adopt a Resolution of the Planning Commission 2016 Regular Meeting Schedule.

4. PLANNING DEPARTMENT/PLANNING COMMISSION WORK PLAN 2016

Recommendation – This is an information item only on the anticipated projects that the Planning Department will review and may present before the Planning Commission in 2016.

5. PLANNING DIRECTOR REPORT

6. CITY ATTORNEY STATEMENTS

7. COMMISSIONER COMMENTS

8. 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 Planning Commission 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, Brenda Johns, declare as follows:

That I am the Recording Secretary 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 December 11, 2015, pursuant to 1987 Brown Act Requirements.

I declare under penalty of perjury that the foregoing is true and correct.
Executed December 11, 2015, at Taft, California.

Date/Time _____ Signature _____

**CITY OF TAFT PLANNING COMMISSION
MINUTES
WEDNESDAY, DECEMBER 2, 2015**

SPECIAL MEETING

6:00 P.M.

The December 2, 2015 Regular Meeting of the Planning Commission of the City of Taft, held in the City of Taft Council Chamber, 209 E. Kern Street, Taft, CA 93268, was opened by Chairman Ron Orrin at [6:05 PM](#). The Pledge of Allegiance was led by Chairman Orrin and the invocation was given by Chairman Orrin.

PRESENT: Chairman Ron Orrin, Vice Chair Shannon Jones,
Commissioners Bob Leikam, Jerry Livingston and Robert Thompson
Planning and Community Development Director Mark Staples
City Attorney Jason Epperson and Recording Secretary Brenda Johns

1. CITIZEN REQUESTS/PUBLIC COMMENTS

There were none.

2. MINUTES

November 18, 2015 Regular Meeting

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

AYES: Orrin, Jones, Livingston, Leikam, Thompson

PASSED: 5-0

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

Planning Director Staples presented the staff report and recommendation. Staples also presented additional items for General Plan Amendment No. 2015-01 (copies were submitted to the Clerk for the permanent file).

Orrin asked whether the City would receive credit for substandard lots.

Staples noted if a lot is legal the City would work with applicants so they can build.

Livingston asked how the Department of Housing and Community Development (HCD) defined conservation.

Staples stated it was unclear, he also noted Assembly Bill 2 allows for the formation of Community Revitalization which is similar to the prior redevelopment agencies.

Orrin asked how much funding per parcel the City would receive under Assembly Bill 2.

Staples stated he had not looked into the numbers, but a block would be evaluated as a whole.

Jones asked if the revisions made to Section 6.9.3.12 Homeless Services met the request of HCD.

Staples stated the revision did cover HCD's request.

Livingston asked if page 4 subsection C would be revised, [referring to page 6.0 – 4 State Housing Element Guidelines Subsection C].

Staples noted there would be revisions to numbers 5-8.

Livingston asked if a person earning \$33,990 - \$42,490 would be considered to be within the moderate income range. [Referred to page 6.0 – 33 Table No. 8] Livingston also asked if the numbers were static.

Staples answered yes and noted the data was supplied by Kern Council of Government 2010 and is just a snap shot in time.

The Public Hearing was opened at [6:27 PM](#) to receive testimony from proponents and opponents. Seeing none the public hearing was closed.

Motion: Moved by Thompson, seconded by Livingston to Adopt a Resolution of the Planning Commission of the City of Taft recommending the City Council approve a Negative Declaration for General Plan Amendment No. 2015-01, Housing Element 2015-2023. (*Resolution No. 2015-13*)

Moved by Thompson, seconded by Livingston to Adopt a Resolution of the Planning Commission of the City of Taft recommending the City Council approve General Plan Amendment No. 2015-01 approving the Housing Element 2015-2023. (*Resolution No. 2015-14*)

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

4. PLANNING DIRECTOR REPORT

Staples reported:

- Tract Map 7227 has recorded and Mr. Colston can officially start selling homes.
- Graphic Solutions gave a signage presentation at last night's City Council.

5. CITY ATTORNEY STATEMENTS

No statement.

6. COMMISSIONER COMMENTS

Jones announced:

- The Christmas Parade would be held Monday the 7th at 6pm.
- Thanked Staples for all his hard work in regards to the Housing Element Update.
- The Small Business Academy started 12/2/2015 and would last 8 weeks.

Livingston congratulated Staples for all his hard work in updating the Housing Element.

Orrin stated the following:

- He has noticed an increase in unlicensed food trucks.
- Garage sells occurring on a regular basis at the same location.
- Would like to develop a standard for fencing and a design element standard
- Requested a report for violations that have been cited and issued by code enforcement.

7. IDENTIFICATION OF REPRESENTATIVE TO THE CITY COUNCIL

Commissioner Leikam was selected to be the representative to the City Council on December 15th.

ADJOURNMENT

With no further business to conduct it was moved by Jones, seconded by Livingston and approved unanimously, to adjourn the meeting at [7:20 PM](#).

Brenda Johns, Recording Secretary

Ron Orrin, Chairman



City of Taft Planning Commission Staff Report

Agenda Item: 3

DATE: December 16, 2015

TO: Chairman Orrin and Members of the Planning Commission

FROM: Mark Staples, Director
Planning and Community Development

SUBJECT: Planning Commission 2016 Regular Meeting Schedule

RECOMMENDATION: Adopt a Resolution approving the Planning Commission 2016 Regular Meeting Schedule, with regular meeting dates on the Wednesday following the second City Council meeting each month.

LOCATION: Citywide

PROJECT ANALYSIS:

At the November 6, 2013, Planning Commission meeting, City staff presented a proposed change to the regular meeting date for the Planning Commission. It was found that the first Wednesday of the month typically coincided with recognized holidays, conflicted with Commissioner schedules and Taft area meetings and events, which would require regular rescheduling. Commissioners adopted Resolution No. 2013-10 setting the third Wednesday, or more specifically the Wednesday following the second regular City Council meeting, as the new Planning Commission regular meeting date.

Consistent with Resolution No. 2013-10, below are the meeting dates for the 2016 year:

January 20	February 17	March 16	April 20
May 18	June 22*	July 20	August 17
September 21	October 19	November 16	December 21

*Dates that fall on the fourth Wednesday of the month

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

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
TAFT APPROVING THE 2016 REGULAR MEETING SCHEDULE**

WHEREAS, California Government Code Section 65804 authorizes the City to develop and public procedural rules for the conduct of zoning and planning hearings; and

WHEREAS, the City of Taft Zoning Ordinance Section 6.1.120 establishes the composition and duties of the Planning Commission; and

WHEREAS, on November 6, 2013, the City of Taft Planning Commission, adopted Resolution No. 2013-10 that changed the regular meeting dates to the Wednesday following the second City Council meeting of each month; and

WHEREAS, the Planning Commission wishes to set the 2016 regular meeting schedule consistent with adopted Resolution No. 2013-10, as follows:

January 20	February 17	March 16	April 20
May 18	June 22	July 20	August 17
September 21	October 19	November 16	December 21

PASSED AND ADOPTED on this 16th day of December, 2015.

ATTEST

Brenda Johns, Recording Secretary

Ron Orrin, Chairman

CERTIFICATION

I, Brenda Johns, 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 16th day of December, 2015, by the following vote

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Brenda Johns, Recording Secretary



City of Taft Planning Commission Staff Report

Agenda Item: 4

DATE: December 16, 2015

TO: Chairman Orrin and Members of the Planning Commission

FROM: Mark Staples, Director
Planning and Community Development

SUBJECT: Planning Commission/Planning and Development Services 2016 Work Plan

RECOMMENDATION: This is an information item only on the anticipated projects that the Planning Department will review and may present before the Planning Commission in 2016.

LOCATION: Citywide

PROJECT ANALYSIS:

At the December 2, 2015, Planning Commission meeting, City staff and Commissioners discussed the possibility of reviewing known and potential future projects that the Planning and Development Services (PDS) Department and subsequently the Planning Commission may review and act upon. Below is a table with a short list such projects grouped in categories based on funding sources or influenced by other program documents such as the Housing Element 2015-2023 that the Commission approved earlier this month.

Category	Task Item	Department/Agency Review CC/PC/PDS
Housing Element 2015-2023 Programs	Zoning Ordinance Amendment to increase residential zone densities to match Land Use Element	CC/PC/PDS
	Approve a Climate Action Plan for Taft by December 2016	CC/PC/PDS
	Amend Zoning Ordinance for Reasonable Accommodation and other ADA standards consistent with state law	CC/PC/PDS
	Create a Community Revitalization and Investment Authority and develop an Infrastructure Assistance Plan	CC/PDS
Economic Development	Update the City's branding, community and wayfinding signage designs and posting locations	CC/PC
	Promote development/redevelopment of the City's commercially zoned vacant land throughout the City.	CC/PC/Econ Dev Comm
Grant Projects	Design Development and construction document preparation for the new Taft Transit Center project.	CC/Public Works/PDS
	KernCOG grant funded Bicycle Transportation Plan (possible multi-modal plan)	KernCOG/CC/PC/PDS