

**CITY OF TAFT PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, MARCH 16, 2016
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

February 17, 2016 Regular

Recommendation – Approve as submitted.

3. PUBLIC HEARING – ZONING ORDINANCE AMENDMENT NO. 2016-01

Recommendation – Motion to adopt a Resolution recommending approval to the City Council of Zoning Ordinance Amendment No. 2016-01, an amendment of Chapters 1 and 12 of Title 6 of the Taft Zoning Ordinance relating to Yard or Garage Sales

4. PUBLIC HEARING – ZONING ORDINANCE AMENDMENT NO. 2016-02

Recommendation – Motion to adopt a Resolution recommending approval to the City Council of Zoning Ordinance Amendment No. 2016-01, an amendment of Section 6.11.90 of Title 6 of the Taft Zoning Ordinance relating to Fences and Walls

5. PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 2016-04

Recommendation – Motion to adopt a Resolution approving Conditional Use Permit 2016-04 to establish a mixed-use development by constructing a 309 square foot commercial addition on the front of an existing 675 square foot single family residence, for the aquaponics growth of and retail sales of organic produce; on a 0.11 acre lot, within the Downtown Commercial (DC) Zone District located at 610 Kern Street (APN 031-170-17)

6. PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 2016-05

Recommendation – Motion to adopt a Resolution approving Conditional Use Permit No. 2016-05 to permit Scott Brown to acquire a Type 41 ABC License for the sale of beer and wine for consumption on the premises, within an existing commercial building (Route 33 Sandwich Company), on two lots totaling 0.10 acres, within the Downtown Commercial (DC) Zone District located at 700 Kern Street (APN 031-240-12, -13).

7. PLANNING DIRECTOR REPORT

8. CITY ATTORNEY STATEMENTS

9. COMMISSIONER COMMENTS

10. 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 March 10, 2016, pursuant to 1987 Brown Act Requirements.

I declare under penalty of perjury that the foregoing is true and correct.
Executed March 10, 2016, at Taft, California.

Date/Time _____ Signature _____

**CITY OF TAFT PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, FEBRUARY 17, 2016**

REGULAR MEETING

6:00 P.M.

The February 17, 2016 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 Orrin at [6:01:40 PM](#). The Pledge of Allegiance was led by Commissioner Leikam, followed by an invocation given by Pastor Rodney Wikoff of the West Hills Church of the Nazarene.

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

ABSENT: Commissioner Thompson

1. CITIZEN REQUESTS/PUBLIC COMMENTS

There were none.

2. MINUTES

January 20, 2016 Regular Meeting.

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

AYES: Orrin, Leikam, Livingston

ABSENT: Thompson

ABSTAINED: Jones

PASSED: 3-1-1

3. CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) ANNUAL PROGRESS REPORTING (APR) FOR 2015

Planning Director Staples presented his staff report along with contents for the California Department of Housing and Community Development Annual Progress Report.

Orrin asked if a landlord rehabs an affordable unit and rents it to someone who is in the 50 to 80% median income level, would that unit then count towards the affordable aspect of the City's Regional Housing Needs Assessment (RHNA) number. Orrin also inquired whether there was a penalty for not meeting the set RHNA number.

Staples stated there would not be a penalty, he also noted in order for a unit to count towards the RHNA number, the homeowner of the unit would need to be the individual qualifying for the rehabilitation program.

With no further questions from the Commission regarding item three, Chairman Orrin acknowledged receiving the Annual Progress Report, agreed with the findings and approved Director Staples to make the necessary corrections and forward the document to City Councils for approval.

4. ZONING ORDINANCE AMENDMENT NO. 2016-01 – GARAGE SALES

Director Staples presented his staff report and recommendation.

Leikam and Jones both suggested creating an on line tracking system for garage sales.

Livingston stated he did not see any information regarding violations or penalties.

Staples noted the process begins with a notice of violation which gives thirty days to correct and one hundred dollars for each day in violation.

Jones suggested addressing the definition for the size of garage sale signs, but after discussion the Commissioners agreed no change was needed.

5. ZONING ORDINANCE AMENDMENT NO. 2016-02 – FENCES AND WALLS

Director Staples presented his staff report and recommendation.

Orrin requested to add the missing word “inches” after twenty-four (24) in section 6-11-90 page 11-20 under Fences and Walls.

Jones asked if the use of pallets could be added to page 11-21 sub-section G prohibited fence and wall materials.

Orrin requested to have workmanship like manner added to the ordinance.

Staples stated he would look to revise the wording for use of materials in residential and non-residential so it is consistent in all districts.

6. CITY OF TAFT MUNICIPAL SERVICE REVIEW UPDATE

Director Staples presented his staff report and recommendation.

Livingston asked if the City needed to identify the Disadvantaged Unincorporated Communities (DUC).

Staples stated he attended a public hearing for Kern County’s Housing Element and had brought to their attention that Ford City, Taft Heights and South Taft were three DUC’s that had been left off of the Counties list.

Livingston asked if County had given a response.

Staples stated they had not given a response but he would be submitting a comment letter regarding the County’s Housing Element and DUC’s list. He noted doing so it showed the community had identified it.

7. PLANNING DIRECTOR REPORT

Director Staples announced:

- The Economic Development Ad-Hoc Committee is scheduled to have a meeting February 23rd at 4pm.
- Kern COG is having an award dinner March 3rd at 6pm.
- Congratulated the Taft Chamber on a great installation dinner.
- He will be sending his comments letter on the Kern County Housing Element this week.

8. CITY ATTORNEY STATEMENTS

No Statement

9. COMMISSIONER COMMENTS

Vice Chair Jones:

- Thanked everyone who attended the Chambers installation dinner.
- Invited everyone to sign up and participate in the Chambers Golf Tournament March 12th.
- Announced Kern COG would be having their award dinner March 3rd.

Chairman Orrin:

- Congratulated the Chamber on a successful installation dinner.
- Has noticed an increase in vagrancy.

10. IDENTIFICATION OF REPRESENTATIVE TO THE CITY COUNCIL

Commissioner Livingston was selected to be the representative to the City Council on March 1, 2016 meeting.

ADJOURNMENT

With no further business to conduct it was moved by Jones, seconded by Leikam and approved unanimously, to adjourn the meeting at [7:00:52 PM](#).

Brenda Johns, Recording Secretary

Ron Orrin, Chairman



City of Taft Planning Commission Staff Report

Agenda Item #3

DATE: March 16, 2016

TO: Chairman Orrin and Members of the Planning Commission

FROM: Mark Staples, Director
Planning and Development Services

SUBJECT: Zoning Ordinance Amendment No. 2016-01 – Garage or Yard Sales

RECOMMENDATION: Adopt a Resolution recommending approval to the City Council of Zoning Ordinance Amendment No. 2016-01, an amendment of Chapters 1 and 12 of Title 6 of the Taft Zoning Ordinance relating to Garage or Yard Sales

LOCATION: Citywide

PROJECT ANALYSIS:

At the January 20 and February 17, 2016, Planning Commission meetings, Commissioners and staff discussed current regulations for yard or garage sales and reviewed a draft ordinance amendment. Staff presented the current Taft section of the Zoning Ordinance, as well as, Kern County Zoning and other city ordinances on yard or garage sales. There was a concern that some may be conducting more of commercial business as opposed to selling off their personal gently worn goods and products.

Attached is a new ordinance with definitions and regulations for yard or garage sales. There will still be no permit required to conduct a yard or garage sale, the sales are limited to four times a year for no more than 3 consecutive days for each occurrence, prohibited items for sale, and temporary signs. There will be a no fee garage or yard sale application that residents will need to fill out and turn in to City Hall. The application will aid Planning, Code Enforcement, and Police Department staff in identifying properties that exceed the new standards whether it is the number of days, occurrences per year, or items being sold.

The new ordinance will be a new section in Chapter 12, Specific Use Development Standards, of the Zoning Ordinance. In addition to the application mentioned above, staff will distribute notices or flyers either through newspaper ads, City social media, or through the Chamber of Commerce's regular email blasts to inform Taft residents of the new standards.

Staff recommends that the Planning Commission hold a public hearing and adopt a resolution recommending approval to the City Council of Zoning Ordinance Amendment No. 2016-01, an amendment of Chapters 1 and 12 of Title 6 of the Taft Zoning Ordinance relating to garage or yard sales.

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 RECOMMENDING APPROVAL TO THE CITY COUNCIL OF
ZONING ORDINANCE AMENDMENT NO. 2016-01, AN AMENDMENT
OF CHAPTERS 1 AND 12 OF TITLE 6 OF THE TAFT ZONING
ORDINANCE RELATING TO GARAGE OR YARD SALES**

WHEREAS, California Government Code Section 65800 provide for the adoption and administration of zoning laws, ordinances, rules and regulations by counties and cities; and

WHEREAS, the City of Taft is responsible for continually reviewing and updating the adopted Zoning Ordinance to address changing conditions within the City; and

WHEREAS, garage or yard sales provide the opportunity for residents to occasionally sell gently used items such as clothing, furniture, appliances, and other personal items from their home; and

WHEREAS, garage or yard sales are not intended to operate part-time or regularly as a commercial business, or for the sale or resale of commercial goods; and

WHEREAS, the City of Taft wants to provide local residents the opportunity up to four (4) times a calendar year, with no single occasion lasting longer than 3 consecutive days, to hold a yard or garage sale so they can pass on their personal goods to others that are seeking gently used affordable items; and

WHEREAS, a yard or garage sale is an opportunity for others to reduce, recycle, and reuse personal goods, which otherwise may end up in local landfills; and

WHEREAS, the Planning Commission reviewed and commented on a draft ordinance amendment of Chapters 1 and 12 of Title VI of the Zoning Ordinance at its regular meeting on March 16, 2016; and

WHEREAS, the Planning Commission studied and considered the written findings for approval of Zoning Ordinance Amendment No. 2016-01, 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 and 12, of Title VI, shall be recommended to the City Council of the City of Taft as follows:

6.1.190 Definitions

Yard or Garage Sale

~~A yard or garage sale is a sale of chattel goods which is undertaken by the occupant of a single family residence where the yard or garage sale occurs, or combined residents of a multifamily complex where the yard or garage sale occurs, which is no longer than three consecutive days in duration. Nor which occurs more frequently than four times a year.~~

6.12.270 YARD OR GARAGE SALES

1. Definitions
 - a. “Garage Sale” or “Yard Sale” or “Estate Sale” means the display and offering for sale to the public at large of clothing, household goods, furnishings, appliances, tools, or other items of personal property at, in or about residential premises, which items have been acquired, accumulated and kept in the course of occupancy but the residents of such residential premises primarily for household uses and purposes and not for resale.
 - b. “Garage/Yard/Estate Sale Sign” means a temporary sign which announces the directions to and advertising the sale of personal used goods, furniture, or clothing at a residence by the property owner, resident or tenant. The sign(s) shall be on display for a limited period of time, but no longer than the duration of the single garage, yard, or estate sale event.

2. Frequency, Duration, Standards

- a. Garage Sales shall be permitted in the RS, R-1, R-2, and R-3 residential zone districts. Sales may be allowed on properties with residential uses within the DC and MU commercial zone districts.
- b. No more than four (4) sales shall be held each calendar year
- c. Each sale shall be no longer than three (3) consecutive days
- d. Sales shall be conducted on the owner's or tenant's property. No portion of the sale shall be on the sidewalk, parkway, or in the public right-of-way.
- e. No goods purchased or imported for resale may be offered for sale
- f. No consignment goods may be offered for sale
- g. Garage Sale Signs may be placed within the parkway portion of the street right-of-way
- h. Garage Sale Signs, whether directional or advertising, shall be freestanding and removed after the conclusion of the sale
- i. Garage Sale Signs placed on private property shall be done so with the owner's permission
- j. Garage Sale Signs shall not be placed on structures within the parkway such as light standards, stop signs, traffic signs, fire hydrants or other similar structures.

3. Application

An application for a Yard or Garage Sale shall be filed with the Planning Department for each occurrence. No fee shall be collected with the application, however, the applicant is shall comply with the provisions of this Section and the Taft Municipal Code.

4. Violation – Penalty

A violation of this chapter shall constitute an infraction and will be subject to code enforcement action, per Title I Chapter 3 Administrative Citations and Penalties.

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 face that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Resolution No. _____

March 16, 2016

Page 4 of 4

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 16th day of March, 2016.

ATTEST

Brenda Johns, Deputy City Clerk

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 March, 2016, by the following vote

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Brenda Johns, Deputy City Clerk



City of Taft Planning Commission Staff Report

Agenda Item #4

DATE: March 16, 2016

TO: Chairman Orrin and Members of the Planning Commission

FROM: Mark Staples, Director
Planning and Development Services

SUBJECT: Zoning Ordinance Amendment No. 2016-02 – Fences and Walls

RECOMMENDATION: Adopt a Resolution recommending approval to the City Council of Zoning Ordinance Amendment No. 2016-01, an amendment of Section 6.11.90 of Title 6 of the Taft Zoning Ordinance relating to Fences and Walls

LOCATION: Citywide

PROJECT ANALYSIS:

At the January 20 and February 17, 2016, Planning Commission meeting, Commissioners and staff discussed desired amendments to the Zoning Ordinance regarding fences and walls and concurred that there are many instances of non-compliance and code enforcement issues. A draft amendment to Chapter 6.11.90 Fences and Walls of the Zoning Ordinance was presented on February 17. Revisions included further definition and standards regarding front yard fences, maintenance requirements, and code enforcement on lack of maintenance or violation of the provisions of the fence and wall standards.

Attached is a final amended Section 6.11.90 with the minor revisions to front yard fences, fence and wall material types, craftsmanship, and code enforcement. The purpose of the front yard standards and proposed revisions is to ensure that front yards, and particularly front doors, are visible by emergency personnel and the general public in case of an emergency. The front yard fences allowed by this revised ordinance still provides the physical barrier property owners want from the public trampling a front yard, unwanted guests and intruders, and to keep young children and others within the front yard.

Staff recommends that the Planning Commission hold a public hearing and adopt a resolution recommending approval to the City Council of Zoning Ordinance Amendment No. 2016-02, an amendment of Section 6.11.90 of Title 6 of the Taft Zoning Ordinance relating to garage or yard sales.

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 RECOMMENDING APPROVAL TO THE CITY COUNCIL OF
ZONING ORDINANCE AMENDMENT NO. 2016-02, AN AMENDMENT
OF SECTION 6.11.90 OF TITLE 6 OF THE TAFT ZONING ORDINANCE
RELATING TO GARAGE OR YARD SALES**

WHEREAS, California Government Code Section 65800 provide for the adoption and administration of zoning laws, ordinances, rules and regulations by counties and cities; and

WHEREAS, the City of Taft is responsible for continually reviewing and updating the adopted Zoning Ordinance to address changing conditions within the City; and

WHEREAS, the condition of fences and walls can be a major cause and source of blight in both residential and nonresidential areas, especially when the property owner fails to actively maintain them; and

WHEREAS, the fences and walls within the City of Taft shall be constructed with professional craftsmanship of wood, wrought iron, tube steel, chain link, masonry block, or similar durable and tradition materials; and shall not be comprised of scrap or reused wood, metal, or masonry block; and,

WHEREAS, front yard fences and walls are intended to serve a dual purpose of adding curb appeal to a property, while also providing the physical barrier that adds a sense of security to the property; and

WHEREAS, front yard fences and walls are not intended to be designed or used as a continuous solid walls that block the visibility of the front yard or front door of a residence or business, which shall remain easily visible for emergency personnel and the general public to report cases of an emergency; and

WHEREAS, the Planning Commission reviewed and commented on a draft ordinance amendment of Section 6.11.90 of Title VI of the Zoning Ordinance at its regular meeting on March 16, 2016; and

WHEREAS, the Planning Commission studied and considered the written findings for approval of Zoning Ordinance Amendment No. 2016-02, 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 Section 6.11.90, of Title VI, shall be recommended to the City Council of the City of Taft as follows:

6.11.90 FENCES AND WALLS

1. Residential Districts

- a. In any required front yard or street side yard of a reversed corner lot, a wall or fence shall not exceed forty (40) inches in height.
 - 1) A front yard fence or wall shall not have more than the first twenty-four (24) of said fence or wall above grade be of a solid material.
 - 2) A wooden picket, vinyl/composite picket, wrought iron, tube steel, or other similar semi-transparent fence shall have pickets no more than four (4) inches in width and space said pickets no closer than two (2) inches apart and no more than four (4) inches apart
 - 3) Any front yard fence that is part of a retaining wall that exceeds two (2) feet in height shall have no portion of said fence be solid; such fence shall have a picket design per Section 2 above.
- b. A wall or fence not more than six (6) feet in height, as measured from the adjacent grade on the same parcel may be maintained along

any interior side yard, rear yard or street side yard provided that such wall or fence does not extend into the required front yard or the street side yard of a reverse corner lot.

- c. Fences and walls located between residential lots shall be constructed with professional craftsmanship quality of wood, ~~metal rail, wrought iron, tube steel, chain link~~, masonry block or other durable materials.
- d. Fences and walls placed between residential lots and adjoining rights-of-way, Arterial streets, and Arterial Highways shall be constructed with professional craftsmanship quality of wood, ~~metal rail, wrought iron, tube steel, chain link~~, masonry block or other decorative and durable materials. Solid masonry walls for visual screening and sound attenuation may be required for residential uses or residentially zoned property or where more sensitive adjacent land uses exist, as required and approved by the Planning Director.
- e. Except where the Planning Director determines that screening is needed, open walls and fences shall be placed alongside and rear yards that are adjacent to open space areas.
- f. No barbed wire shall be used or maintained as a fence or wall, or as any part of a fence or wall when located along a front, side, or rear property line of any lot or within three (3) feet of any such property line; nor shall any sharp wire or points project to the side or above the top of any fence or wall.
- g. Prohibited fence and wall materials include, but are not limited to, scrap metal, scrap wood, or scrap masonry block; chicken wire or other wire fencing; corrugated metal or plastic; or other similar non-durable or non-traditional fence and wall materials.

2. Non-Residential Districts

- a. Within any required front building setback area, wall or fences shall not exceed forty (40) inches in height. However, walls or fences may be permitted up to a maximum height of five (5) feet provided that the portion of the fence or wall above forty (40) inches in height is ninety (90) percent light-emitting wrought iron or other similar material.
- b. Fences and walls for the purpose of screening commercial and industrial activities from more sensitive land uses, and for sound attenuation, shall be required as a condition of approval for commercial or industrial development:

- 1) Open fences may be used so long as solid, durable, and opaque screening materials are applied to provide the required screening.
- 2) Plastic slats in chain link fencing shall be made of an opaque, durable material and occupy the full width of the chain link fence openings.

The height, placement and design of such walls shall be determined based on the required sound attenuation and/or need for visual screening to ensure consistency with General Plan policies and performance standards. In some instances, site specific conditions may require a variance to maximum wall height requirements in order to meet the provisions of this paragraph.

- c. In any required rear or interior side building setback area, except as provided by Section ~~10.90.2.b~~ 6.11.90.2b above, walls and fences shall not exceed six (6) feet in height except with an approved conditional use permit.
- d. No barbed wire shall be used or maintained as a fence or wall, or as any part of a fence or wall, when located along a front, side, or rear property line, or when placed in such a manner as to be visible from a public or private street; not shall any sharp wire or points project above the top of any fence or wall that is either less than six (6) feet in height or is visible from any public or private street in a commercial zone district, however, such barbed wire may be permitted in an industrial zone district.
- e. Prohibited fence and wall materials include, but are not limited to, scrap metal, scrap wood, or scrap masonry block; fabric screening; chicken wire or other wire fencing; corrugated metal or plastic; or other similar non-durable or non-traditional fence and wall materials.

3. Maintenance and Nuisances

Every owner of real property and every occupant, lease, or holder of any interest in real property is required to maintain such property, including fences and walls, in a manner so as not to violate the public nuisance provisions in Chapter 4, Title 3 of the Taft Municipal Code. Any violation of this chapter or Chapter 4 of Title 3 may be subject to code enforcement citations and penalties per Title 3 and 1 of the Taft Municipal Code.

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

Resolution No. _____

March 16, 2016

Page 5 of 5

of the face that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

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 16th day of March, 2016.

ATTEST

Brenda Johns, Deputy City Clerk

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 March, 2016, by the following vote

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Brenda Johns, Deputy City Clerk



City of Taft Planning Commission Staff Report

Agenda Item: #5

DATE: March 16, 2016
TO: Chairman Orrin and Members of the Planning Commission
FROM: Mark Staples, Director
Planning and Development Services
SUBJECT: Conditional Use Permit 2016-04 – Up Cycle Aquaponics, 610 Kern Street

RECOMMENDATION: Adopt a Resolution approving Conditional Use Permit 2016-04 to establish a mixed-use development by constructing a 309 square foot commercial addition on the front of an existing 675 square foot single family residence, for the aquaponics growth of and retail sales of organic produce; on a 0.11 acre lot, within the Downtown Commercial (DC) Zone District located at 610 Kern Street

LOCATION: 610 Kern Street (APN 031-170-17)

**PROPERTY OWNER/
APPLICANT:** Shari Rightmer
610 Kern Street
Taft, CA 93268

PROJECT DATA:

- 1. General Plan:** Mixed Use
- 2. Zoning:** Downtown Commercial (DC)
- 3. Access/Circulation:** Kern Street/Highway 33

PROJECT ANALYSIS:

The applicant, Shari Rightmer, is proposing to establish a mixed-use development by constructing a 309 square foot commercial addition on an existing 675 square foot single family residence on approximately 0.11 acres within the Downtown Commercial (DC) Zone District located at 610 Kern Street/Highway 33. The commercial addition will be used for the aquaponics growth and retail sales of organic produce, to be known as Up Cycle Aquaponics. The establishment of a mixed-use development, residence and commercial use on the same property, requires the review and approval a Conditional Use Permit by the Planning Commission. The aquaponics growth of and retail sales of organic produce, which is not defined in the Zoning Ordinance requires a Conditional Use Permit.

The project site is currently developed with an existing 675 square foot single-family residence and a 216 square foot shed at the rear of the property. The site and properties to the east, west and south across Kern Street are all within the Downtown Commercial (DC) zone district, with properties to the north within the Medium Density Residential (R-2) zone district. The property is surrounded by a mix of single-family residential, automotive commercial uses, and a church to the south across Kern Street; an open lawn area, parking lot and a church to the west; single family residential and retail commercial to the east; and single family residential uses to the north across the alley.

The proposed 309 square foot addition includes a 250 square foot solarium and 59 square foot restroom for customers. An existing covered patio for the single family residence will be reconfigured as the sales area for

the Up Cycle Aquaponics business. The solarium structure will house a 1,000 gallon tank/pond to house fish that are the key to the aquaponics process. The aquaponics process does not require a planting bed to grow produce. Aquaponics uses a constant flow of water from the fish tank to the vertical tubes that house the produce. The plants filter the water for the fish and the fish fertilize the plants, and the cycle is repeated. Aquaponics can be used for growth of plants and produce, but also for farming the fish. However, fish farms are not permitted in the DC zone. The aquaponics operation will utilize longer living Koi fish that are not typically used for food, which will minimize waste and disposal. The project is conditioned to provide proper ventilation for nuisance odors that may come from the aquaponics process, and that deceased fish are to be disposed of properly. Furthermore, the property owner is the resident of the home and will be the operator of the Up Cycle Aquaponics business.

The General Retail use parking standard of 1 space per 250 square feet of gross floor area will be applied to the project, which will require 2 parking spaces. The project proposes no on-site parking spaces. However, as the project site is located within the Downtown Commercial (DC) zoning district, Zoning Ordinance Section 14.50 – Adjustments to Off-Street Parking Requirements allows uses to credit on-street parking and public City parking lots toward the required parking amount. Therefore, the customers of Up Cycle Aquaponics will be able to park along the front of the business along Kern Street.

The proposed project was reviewed at the February 25, 2016, Project Assistance Team meeting. As such, all City departments that make up the Project Assistance Team reviewed the project and after receiving additional information regarding the aquaponics operation recommended the project move on to the Planning Commission for review and approval. Below is a table that details how the proposed project complies with the Downtown Commercial (DC) Zone District.

Downtown Commercial (DC) Zone Development Standard Compliance

Development Standard	Required	Provided
Minimum Parcel Size	5,000 s.f. (0.115 acres)	4,687 s.f. (0.108 acres)*
Minimum Site Width	50 feet	37.5 feet*
Minimum Site Depth	100 feet	125 feet
Minimum Setback:		
Front	0 feet	Approx. 1.5 feet
Side	0 feet	0 and 5 feet
Rear	0 feet	78'-6"
Maximum Building Height	50 feet	12 feet
Maximum Floor Area Ratio	0.85 (3,750 s.f./0.086 acres)	1,287 s.f./0.030 acres – 0.27
Parking: Restaurant	1 space per 250 s.f. of retail area	396 s.f./250 = 1.584
Total	2 spaces	2 street spaces^

*As the property is a legal parcel it is not required to merge additional land to meet minimum parcel size, width and depth

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

CEQA:

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

ATTACHMENTS:

1. Resolution
2. Kern County Fire Department Conditions Memo, dated March 1, 2016
3. Vicinity Map
4. Project Description Letter from Applicant, including Q&A Specifics on Project
5. Site Plan, Floor Plan, Elevations
6. Photo of Existing Site
7. Image of Typical Solarium Structure
8. Email Correspondence to Applicant from Kern County Dept. of Agriculture and Environmental Health
9. USDA Blog Aquaponics and Benefits of Aquaponics

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TAFT APPROVING CONDITIONAL USE PERMIT NO. 2016-04 TO ESTABLISH A MIXED-USE DEVELOPMENT BY CONSTRUCTING A 309 SQUARE FOOT COMMERCIAL ADDITION ON THE FRONT OF AN EXISTING 675 SQUARE FOOT SINGLE FAMILY RESIDENCE, FOR THE AQUAPONICS GROWTH OF AND RETAIL SALES OF ORGANIC PRODUCE; ON A 0.11 ACRE LOT, WITHIN THE DOWNTOWN COMMERCIAL (DC) ZONE DISTRICT LOCATED AT 610 KERN STREET

WHEREAS, the applicant, Shari Rightmer, has proposed a Conditional Use Permit for a mixed-use development by constructing a 309 square foot addition on the front of an existing 675 square foot single family residence, for the aquaponics growth of and retail sales of organic produce on a 0.11 acre lot, within the Downtown Commercial (DC) Zone District located at 610 Kern Street (APN 031-170-17) in the City of Taft, County of Kern; and

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

WHEREAS, the Planning Commission studied and considered the written findings for approval of Conditional Use Permit No. 2016-04, City Staff's written and oral reports, and all public testimony before making a decision on this request, and

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

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

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

SECTION 1. The Planning Commission hereby makes the following findings:

1. The proposed use is conditionally permitted within the Downtown Commercial (DC) zone district pursuant to the provisions of this section, complies with all applicable provisions of the Zoning Ordinance, is consistent with the goals, policies, and objectives of the General Plan, and is consistent with the applicable development policies and standards of the City; and
2. The proposed use would not impair the integrity and character of the Downtown Commercial (DC) zone district; and

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

SECTION 2. The Planning Commission hereby approves Conditional Use Permit No. 2016-04 with the conditions of approval set forth in this resolution as follows:

General Conditions

1. The applicant and property owner (“Applicant”), solely at its cost and expense, shall defend, indemnify and hold harmless the City of Taft (hereinafter referred to as “City”), its agents, legislative bodies, officers and employees regarding any legal or administrative action, claim or proceeding concerning approval of Conditional Use Permit No. 2016-04, and/or related actions including, without limitation, actions taken or not taken with respect to the California Environmental Quality Act (hereinafter referred to as “CEQA”); or, at its election and in the alternative, shall relinquish such approval. Applicant shall assume the defense of the City in any such legal or administrative action, claim or proceeding with legal counsel paid for in the entirety by the applicant, but subject to the City's reasonable approvals. The Applicant shall also reimburse the City, its agents, legislative bodies, officers and employees for any judgments, amounts paid in settlements, court costs and attorneys' fees which the City, its agents, legislative bodies, officers and employees may be required to pay or otherwise pay as a result of such action, claim, or proceeding. The City may, at its sole discretion, participate at its own expense in the defense of any such action, claim or proceeding, but such participation shall not relieve the applicant's obligations under these conditions of approval.
2. The applicant, or general contractor, shall submit a list of all contractors and/or subcontractors performing work on this project to the City's Finance Department and such contractors and subcontractors shall obtain valid business licenses to do business and/or work in the City prior to the commencement of work.
3. The safety and security of the site shall satisfy and be in compliance with all applicable Local, County, State, Special District, and Federal regulations, California Building Code, and California Occupational Safety and Health Association (CAL/OSHA).
4. The applicant shall comply with all provisions of the City's Zoning Ordinance, Construction Standard Details, the latest adopted Building Code, Mechanical Code,

Plumbing Code, Electrical Code, Fire Code, and all other applicable codes, ordinances, regulations, and development standards in effect at the time of issuance of relative permits. Identification of specific sections of any of the aforementioned City documents does not negate the applicant's responsibility to conform to unmentioned sections of the City's Zoning Ordinance, Subdivision & Engineering Design Manual, California Building Code, and all other applicable ordinances, resolutions, standards, and requirements of the City.

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

Public Works Department/City Engineer

1. The Applicant acknowledges that the City of Taft may incur engineering expenses by its City Engineer for the review of on-site and off-site improvement plans for Conditional Use Permit No. 2016-04 and agrees to reimburse the City within thirty (30) days of receiving an invoice from the City of Taft associated with these engineering expenses.
2. Prior to issuance of a Certificate of Occupancy of any building proposed for Conditional Use Permit No. 2016-04, the Applicant shall submit a business license application to the Finance Department, which includes new sewer service for the aquaponics business.

California Department of Transportation (Caltrans)

1. The Applicant shall obtain an encroachment permit from Caltrans for any construction work within the right-of-way of Kern Street, including projecting signage. All inquiries shall be directed to Kevin Lum, District 6 Planning and Local Assistance, 1352 W. Olive Avenue, P.O. 12616, Fresno, CA 93728, (559)444-2583, Email: Kevin.Lum@dot.ca.gov

Building Department

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

Kern County Fire Department (KCFD)

1. The applicant shall submit an application and site plan review fee along with engineered plans to KCFD to be reviewed for fire and life safety compliance. Submittals shall be delivered to Fire Department Headquarters located at 5642 Victor Street, Bakersfield, CA 93308, (661) 391-7080.
2. A Certificate of Approval shall be obtained by the Applicant from the Kern County Fire Department prior to the issuance of a Certificate of Occupancy.

Planning Department

1. The Applicant shall develop the property, with (1) a 250 square foot solarium to house a 1,000 gallon fish tank and aquaponics equipment growing plants and produce, (2) a 59 square foot restroom for business customers, and (3) and convert the 87 square foot existing porch to a sales area for the business operation, consistent with the approved plans on file with the Planning Department.
2. The Applicant shall provide a minimum of two (2) parking spaces per the Zoning Ordinance; however, as the business is located within the DC zone district available street parking can be used to meet this requirement. The applicant shall notify its customers that public parking for the business is available along Kern Street. However, the business shall not and is not permitted to stripe, block off, or otherwise designate specific street parking areas for the business operation.
3. Prior to building permit issuance, the building permit plans submitted for the exterior elevations for the solarium shall be in substantial conformance with the approved elevations on file with the Planning Department.
4. The solarium structure shall include an air circulation system that filters potential odor nuisances that may emanate from the fish pond and aquaponics operations.
5. The Applicant shall be responsible for avoiding and minimizing potential nuisances from the proper disposal of the deceased fish that support the aquaponics operation.
6. The Applicant shall maintain the entire project site, including the undeveloped portions, in graffiti-free, weed-free, safe, clean, and orderly manner at all times.
7. At such time the Applicant and aquaponics operation requires permits from the Kern County Department of Agriculture or Kern County Environmental Health, an operation of such increased size will be required to be located on a property within the Industrial (I) zone district.
8. The Applicant shall submit a Sign Plan Review application, with three (3) copies of site plans, structural, and electrical plans to the Planning Department for review and approval

prior to issuance of a business license or erecting any signage on site.

9. This approval for Conditional Use Permit No. 2016-04 shall expire twelve (12) months after the date of approval, per the Taft Zoning Ordinance.
10. A revision or modification to this approved Conditional Use Permit may be requested by the Applicant. The Applicant shall submit an Amended Conditional Use Permit application to the Planning Director indicating the reasons for the change and supporting information. The revision or modification shall be subject to review and approval by the Planning Commission.

PASSED AND ADOPTED on this 16th day of March, 2016.

ATTEST

Brenda Johns, Deputy City Clerk

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 regularly scheduled meeting held on the 16th day of March, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Brenda Johns, Deputy City Clerk

Benny Wofford
Fire Marshal
Fire Prevention Unit



Fire Department Headquarters
5642 Victor Street • Bakersfield, CA 93308 • www.kerncountyfire.org
Telephone 661-391-7080 • FAX 661-391-7077 • TTY Relay 800-735-2929

3/1/2016

Permit No. Taft City

Job Address	610 Kern St., Taft (Hydroponic attached to an R-1)		
Business Name	Shar-On	Type of Construction	
Owner		Floor Area	
Occupancy	B	Occupant Load	

Plans have been checked in accordance with:

- CFC 2013 CBC 2013 Title 19 Title 24
 Hold for Compliance
 Okay to Release-Hold for Final

MEET ALL OF THE FOLLOWING REQUIREMENTS. PERMIT WILL NOT BE ISSUED UNTIL THE FOLLOWING ITEMS HAVE BEEN ADDRESSED.

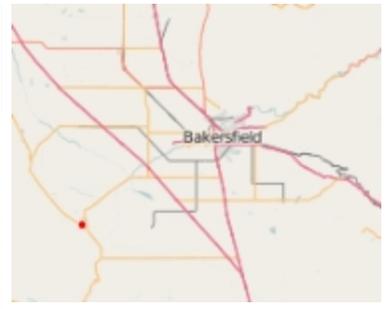
COMPLIANCE LIST:

1. Submit application and site plan review fee along with engineered plans to KCFD to be reviewed for fire and life safety compliance.

If you should have any questions or comments, please contact this office.

Respectfully,

Cary Wright



Legend

Roads

- Freeway
- Highway
- Major
- Minor
- Local
- Ramp
- Unpaved

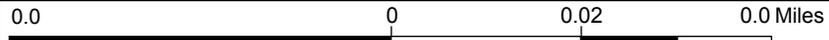
Restrictions

- DIAG PARK
- HANDICAP
- NO PARKING
- NO STOPPING

Functional_Classification

- Parcels
- Lakes & Ponds
- Water Course
- Canals
- County Parks
- Bakersfield Parks
- Golf Courses

1 : 1,128



This map is a user generated static output from an Internet mapping site and is for general reference only. The County of Kern assumes no liability for damages, incurred by the user of this information, which occur directly or indirectly as a result of errors, omissions or discrepancies in the information.

Notes
APN 031-170-17

February 4, 2016

City of Taft Conditional Permit for Shari Rightmer d/b/a **Up Cycle Aquaponics**

Up Cycle Aquaponics will be physically located at 610 Kern Street, Taft CA 93268. This property is owned by and is currently the residence of Shari Rightmer, however, I plan to add on to the front of my home, creating a solarium to house an aquaponic urban farm. The dimensions are 10' depth x 23' width, with a height at the peak of the gable of 12'. This addition would be for commercial use only, and my residence would be for residential use only. An ADA-compliant restroom will be located on the east side of the residence at the side of the porch area. The commercial space will provide pure organic foods available for purchase by community members, local restaurants and stores within Kern County. It is intended to serve as a prototype for future aquaponic expansion and will provide an opportunity for education about this new trend of urban farming.

Aquaponics is a sustainable organic system in which fish produce nutrient-rich water, microbes convert the water to fertilizer for plants, the plants grow and filter the water that returns to the fish. The result is a perfectly balanced system which will be able to produce up to 1800 non-modified, non-GMO plants per month at this site. (See attachment for more detailed information on the fish.)

The benefits of aquaponic urban farming:

1. It uses 90-95% LESS WATER than conventional, in-ground agriculture. Definitely a plus, with California's drought issues.
2. Up Cycle Aquaponics will grow produce vertically, thus allowing the ability to grow more food in a small space.
3. Out-of-season produce can be grown year round.
4. Up Cycle Aquaponics is a NO WASTE program. Produce that is not sold live will be dehydrated, re-purposed and packaged for soup mixes, spices, snacks, etc.
5. Roots from plants will be used for composting, which will benefit our drought resistant landscaping.
6. Any water removed from the system will be put to good use on our landscaping, again providing for no waste.

The solarium will feature a solar-powered, ductless filtered air conditioner/heater, a Vertex water heater using 96% less energy, and non-breakable, heat resistant, self-cleaning glass that is fire resistant. Drought-resistant White Iceberg Roses will frame the exterior front of the solarium, with drought-resistant Texas Redbud slow-growing white flowered trees adorning the east and west exteriors.

Up Cycle Aquaponics is compliant with all city, county, state and federal laws. Letters from both the U.S. Agriculture Department (USDA) and the Kern County Environmental Health Department have been submitted to the City of Taft exempting me from licensing because I will be both growing and selling produce on site. USDA will **register** the produce as Organic, however, until there is a profit of \$4,999.99 or more, we cannot be **certified** by law.

Up Cycle Aquaponics will pay the city for sewer, refuse and street sweeping. West Kern Water District has changed my usage code to commercial and added the business name to my account. One electrical panel will supply energy along with the 8 permitted solar panels on the roof. Power consumption for the water pump will be 200-250 watts, and the water will flow continuously.

Produce sales will depend on the crop, the time of year, and local market pricing. Heads of organic lettuce retail for \$2.00-\$5.00, depending on the variety. Kale is at the higher end of that range. For example, in a 5 or 6 week cycle, I could harvest 300-350 plants per week and earn \$600-\$1,500 per week. Sales could come from restaurants, farmers market, retail customers and grocers.

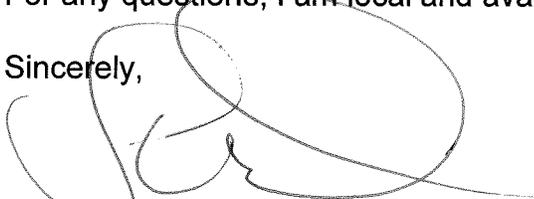
A poll was posted on Taft Treasures with the following question: Would you purchase live organic produce if it were available in a new Taft retail store? One day poll results were 100 – YES, 5 - NO. Also, 75% of Soroptimists at the March 1 meeting said YES, they would purchase live organic produce locally in Taft. Ron, the Manager at Albertson's, stated that they were expanding their organic produce and were accepting local foods also. He provided a contact at Albertson's HQ and there is interest in setting up a meeting in Fullerton in April. Tumbleweed Restaurant is open to purchasing fresh produce, as was Chef Jeff at Taft College. So it seems that the demand is there, as long as the price is right.

As the owner, I will be the only worker for Up Cycle Aquaponics at this time. However, should the opportunity arise, I would like to be able to hire up to 4 employees in the future.

To my knowledge, this will be a first-of-its-kind retail commercial business involving aquaponics, and, if successful will stand as a prototype for future development.

For any questions, I am local and available at 661-205-6575.

Sincerely,



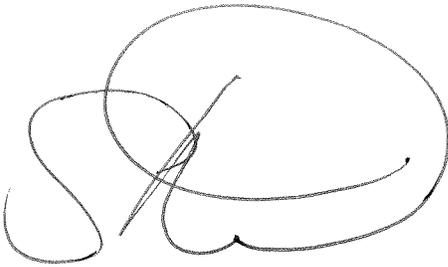
Shari Rightmer
Up Cycle Aquaponics

Up Cycle Aquaponics

Question and Answer Info on Aquaponic Fish

1. How large will the tank/pond be?
2,000 gallons
2. How many Koi will be in the pond to feed the produce?
1" of fish per 10 gallons of water, so 50 - 4" fish or 25 - 8" fish.
3. How long do Koi live?
20 – 30 years
4. How small are they to start, and how large do they get?
Koi fingerlings start off very small (1 – 2 "). Domestic Koi usually grow to 12 – 15 inches long. Japanese Koi grow 22 to 26 inches long. Jumbo sized Koi grow up to 34 – 36 inches long.
5. Will Up Cycle Aquaponics be selling fish?
No.
6. How do you keep multiplying under control?
By keeping the water at a constant temperature. Usually water gets cold in the winter, then warms in the spring, which triggers spawning.
7. How are dead fish disposed of?
We will bury them on site. The EPA deems this an acceptable form of disposal as long as we follow the parameters outlined.
file:///C:/Users/Seiryu/Downloads/477888_guide_mortalities.pdf
8. Will UCA smell like fish? What will it smell like?
No, it will smell like the crops we are growing. If you have ever visited a well maintained pond or aquarium, you probably did not observe any odor.
9. How loud are the pumps? Will it be noisy?
You will hear the soothing trickles of a small waterfall. The tubes containing the young plants will give off a trickling sound, but as the roots become established, the trickling sound stops because the water runs from root to root.
10. How much water to start? How much water thereafter?
We will start with 1,000 gallons and slowly add in the remaining 1,000 gallons as we stock and cycle the pond. We top off the pond once every 2 months. This is the water that the plants have absorbed.
11. How and where do you dispose of water from tank so it doesn't go to the sewer system?
It will be used in gardens around the property, as plants would thrive on the nutrients. (Fish water is actually sold commercially as a hydroponic fertilizer.)
12. How many times per year do you have to change the water?
We do not "change" the water, we only top it off. Changing the water would kill beneficial bacteria and throw off the nitrate cycle.

13. What kind of fish food would be used?
AquaOrganic Aquaponics fish feed.
USDA Certified Organic Fish Feed
No GMO's, no fish meal, and no soy,
formulated for omnivorous fish such as Koi.
14. Why Koi?
They like warm water 65 – 75 degrees. Beneficial bacteria also like warm water above 64 degrees. (**Worth noting** : Harmful bacteria which cause food poisoning cannot grow in the aquaponic environment because the fish are cold-blooded.)
15. How are the fish processed?
We are not stocking edible fish, so there will be no processing necessary.

A handwritten signature in black ink, consisting of a large, stylized 'S' followed by a 'D' and a horizontal line extending to the right.





Brenda Johns

From: Shari Rightmer <shari@sharirightmer.com>
Sent: Monday, February 01, 2016 1:48 PM
To: Brenda Johns
Cc: Shari Rightmer; Catherine Edgecomb
Subject: Fwd: Agriculture licence Exempt for Up Cycle Aquaponics

Hi Brenda,

Here is the info from Ag Dept Mark requested regarding my licensing and Registered Organic produce sold from 610 Kern St., Taft, CA 93268 doing business as Up Cycle Aquaponics.

Thank you for all you do for community,
Shari Rightmer

----- Forwarded message -----

From: "Jennifer Stilwill" <stilwillj@co.kern.ca.us>
Date: Feb 1, 2016 1:37 PM
Subject:
To: <shari@sharirightmer.com>
Cc:

Hi Shari! Here is the pertinent code section that allows the production and sale of produce at point of production. I bolded the most applicable text.

*3 California Code of Regulations § 1392.1
§ 1392.1. Direct Marketing Authorized.*

- (a) *Notwithstanding other provisions of this Group, this article authorizes producers or certified producers of certified or noncertifiable agricultural products to sell their products, as defined in this article, directly to consumers or to individuals, organizations, or entities that subsequently sell or distribute the products directly to end users, subject to the provisions of this article.*
- (b) *A certified producer may sell agricultural products, which he/she has produced, at a certified farmers' market.*
- (c) **A producer may only sell noncertifiable agricultural products which he/she has produced, at a certified farmers' market, or agricultural products which he/she has produced, at or near the point of production.**
- (d) **Fresh fruits, nuts, and vegetables may be sold directly to consumers or to individuals, organizations, or entities that subsequently sell or distribute the products directly to end users, exempt from size, standard pack, container, and labeling requirements only by:**
- (1) *The certified producer of the agricultural products at a stand at a certified farmers' market; or*
- (2) **The producer of the agricultural products at a field retail stand or farm stand located at or near the point of production.**
- (e) *Fresh fruits, nuts, and vegetables may be sold for commercial resale only when such products comply with all applicable size, standard pack, standard container, and labeling requirements, except as provided in subsection 1392.4(k).*

(f) All fresh fruits, nuts, and vegetables sold pursuant to this article shall comply with the regulations of the California Code of Regulations, title 3, subchapter 4, beginning with section 1359, governing maturity and quality.

(g) Excluding fresh fruits, nuts, and vegetables, agricultural products, as defined in this article, which are sold or offered for sale at a certified farmers' market, a field retail stand, or a farm stand at or near the point of production, must comply with all applicable laws and regulations pertaining to quality and labeling.

(h) This article does not supersede the provisions of federal marketing orders, state marketing orders, state laws and regulations enforced by any state agency, or any other local health and safety laws, regulations, or ordinances.

Note: Authority cited: Sections 407, 42681, 42682, 42684, 47000, 47001 and 47003, Food and Agricultural Code. Reference: Sections 42941, 47002 and 47003, Food and Agricultural Code.

Also the link to the CDFA Organic page is: <https://organic.cdfa.ca.gov/OrganicReg/>

Let me know if there is any thing else I can help you with.

~Jennifer Stilwill
Kern Co. Dept of Ag & Meas Stds
1001 So Mt Vernon Ave
Bakersfield, CA 93307
[\(661\) 868-6300](tel:6618686300) phone
[\(661\) 868-6301](tel:6618686301) fax

Brenda Johns

From: Diana Wilson <dianaw@co.kern.ca.us>
Sent: Thursday, February 04, 2016 2:37 PM
To: Brenda Johns
Cc: shari@sharirightmer.com
Subject: Up Cycle Aquaponics

Brenda

This e-mail is to confirm that Up Cycle Aquaponics does not require a permit from the Kern County Environmental Health Division to sell produce, herbs and fruit grown on property owned by Shari Rightmer.

The California Retail Food Code does not identify the activity of growing produce and selling that produce from property under the control of the producer as a food facility.

Should the project change to include other foods, food preparation or selling produce not grown by the producer, then a health permit from our Division will be required. Also, depending on the activities, the operator may have to install additional equipment such as sinks.

Ms. Rightmer may take items from Up Cycle Aquaponics to her house and dehydrate the items and then sell them at Up Cycle Aquaponics after she obtains a Class B Cottage Food Permit from our Division.

If you have any questions, please contact me.

Diana Wilson, REHS
Kern County Department of Public Health Services,
Environmental Health Division
2700 M Street, Suite 300
Bakersfield, CA 93301
(661) 862-8734
(661) 862-8701 fax

USDA Blog » Hooked on Aquaponics



This fish tank is located in Honolulu, HI at the President William McKinley High School, and illustrates the cleanliness of water in an aquaponics/aquaculture system. For aquaponics, when the system is properly balanced, the water can be maintained at maximum clarity. Photo courtesy of the Hawaii Department of Agriculture.

If you're wondering what aquaponics is, you're not alone. Tracing its roots back to the Aztecs and rice cultivation in South China, aquaponics is a combination of aquaculture and hydroponics – growing fish and plants together in a symbiotic system. Basically, the plants keep the water clean for the fish to grow, and the fish fertilize the plants. Both help the other to survive and thrive.

A wide variety of foods—lettuce, beans, broccoli, cucumbers, peas, herbs, strawberries, melons, and tomatoes, for example—all flourish through aquaponics farming.

The [Hawaii Department of Agriculture](#), in cooperation with the Aquaculture Program of the University of Hawaii, is surveying grocery retailers and restaurants in Hawaii to explore the viability of aquaponic farming in the market place. They are looking at several factors, such as market acceptance, demand level, preferred product form, packaging and price points for produce and fish produced by aquaponics farms. Their research will help farmers better understand the benefits and viability of aquaponics as a method for raising fish and specialty crops simultaneously.

This project is the first aquaponics project ever awarded a grant through USDA's [Federal-State Marketing Improvement Program](#) (FSMIP). The grants are designed to support a wide range of projects, fostering work between the States, academia, farmers, and many other stakeholders.

Aquaponics farming is one example of the research-based, innovative projects USDA supports, with the goal of improving the long-term efficiency and sustainability of American agriculture.

basis to state agencies and universities to assist in exploring new market opportunities for U.S. food and agricultural products. To find out more about other FSMIP projects, visit www.ams.usda.gov/FSMIP.



This growbed is located in Apopka, FL, at the Pentair Aquatic Ecosystems Demonstration Farm, and is a great example of the diversity of plants that can thrive in close proximity to each other. The floating rafts are visible which hold the root structures of the plants. Many vegetables, herbs, fruits, and flowers flourish in an aquaponics environment. Photo courtesy of the Hawaii Department of Agriculture.

- **Sign up for Email Updates**
- **Calendar**

November 2013

M	T	W	T	F	S	S
				<u>1</u>	2	3
<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	9	10
11	<u>12</u>	<u>13</u>	<u>14</u>	<u>15</u>	16	17
<u>18</u>	<u>19</u>	<u>20</u>	<u>21</u>	<u>22</u>	23	24
<u>25</u>	<u>26</u>	<u>27</u>	28	<u>29</u>	30	
<u>« Oct</u>				<u>Dec »</u>		

Benefits of aquaponics and why Aquaponics is better than organic

Benefits of Aquaponics

Problems with Organic certification:

- Once you are certified, the inspector rarely stops by to check if you are truly practicing organic methods.
- There is currently more organic produce being sold, than actually is being grown. Which means some produce labeled as organic is not. The only way to combat this is to know the farm you are buying from.

Why Aquaponics is Better than Organic

1. **Bottom Line:** There is no cheating on this with aquaponics, because we can't use chemical pesticides of any kind or our fish would die, period.
2. Even most approved organic pesticides would kill our fish. The fish act as the "canary in the coal mine", and force the aquaponics farmer to be honest. Even our tap water in Bend contains chloramine, which is an additive much like chlorine that would kill our fish.
3. Aquaponics mimics the natural symbiotic relationship between fish & plants.
4. Even traditional organic farms need to supplement their soil with fertilizers. These fertilizers can be bad for the over health of the soil and watershed.
5. We are located right next to downtown Bend. You can come visit us and see how we grow and treat our plants and fish, to be sure that what your eating is 100% chemical free!
6. No G.M.O. We do not grow any G.M.O. plants.
7. Another advantage of growing indoors is that we don't have to worry about sprays from farms next door blowing in the wind over on to our crops. Or mysterious G.M.O. plants appearing in our crops like what happened in Eastern Oregon.

OTHER BENEFITS OF AQUAPONICS

Farming Technique

1. Our proprietary system grows six times more per square foot than traditional farming.
2. Aquaponics uses 90% less water than traditional farming.
3. With our system, we can grow any time of year, in any weather, anywhere on the planet.
4. Because aquaponics recycles the water in the system, we can grow in droughts and areas with little water.
5. Less pests to deal with since we are growing indoors.
6. There's no weeding!
7. Plants Grows Twice As Fast! Due to the naturally fortified water from the fish.
8. For the commercial farmer, aquaponics produces two streams of income, fish and veggies, rather than just one.
9. Our aquaponics farm does NOT require farmland with fertile soil, or even land with soil; aquaponics can be done just as successfully on sand, gravel, or rocky surfaces, which could never be used as conventional farmland.

efficient, as they are growing two areas of plants versus the standard one area.

Environmental

1. **Water Conservation:** Aquaponics uses 90% less water than traditional farming. Water and nutrients are recycled in a closed-loop fashion which conserves water.
2. **Aquaponics Protects Our Rivers & Lakes:** No harmful fertilizer run off into the water shed. In efforts to maintain nutrient rich soil, farms have to use a lot of fertilizers, those excess fertilizers eventually make it the rivers, where there are countless harmful side effects.
3. **Gas Conservation:** "Food Miles" are greatly reduced. Our produce only travels less than five miles from farm to consumer. Only serving the local community reduces harmful gas emissions.
4. **Energy Conservation:** Even with grow lights, we use less energy than conventional commercial farming! All energy used in aquaponics is electrical, so alternate energy systems such as solar, wind, and hydroelectric can be used to power our farm.
5. **Land Conservation:** Our system grows six times more per square foot than traditional farming.
6. Also, by growing in abandoned warehouses, we are using structures that already exist, saving money, energy and other valuable resources.

Health & Nutrition

1. Our fertilizer is from cold blooded fish which do not carry the E. coli or Salmonella, unlike fertilizers from warm blooded animals. [Read More Here.](#)
2. Fish are the fastest converter of plant protein to animal protein.
3. Fish have no growth hormones, no mercury, no antibiotics, No P.C.B.s ([What are PCBS?](#))
4. Our Plants have no antibiotics.
5. Produce tastes better than that purchased at the grocery store (because it is not shipped and stored for extended periods of time).

Compared to Hydroponics

1. With Hydro you have to continuously change out your water supply, because the nutrient solution builds up salts and chemicals in the water. Not only is this wasting more water than aquaponics, it is also polluting the watershed.
2. Nutrient solutions for hydro are super expensive, where the fish in aquaponics can be fed worms, bugs and scraps from the plants.
3. Hydro revolves around a sterile environment, where Aquaponics embraces all micro-organism as they each play an important part in the growing process. As such aquaponics tends to have less diseases and pest problems.
4. In hydroponics, you don't get to raise and harvest fish.
5. Hydroponic growers can use toxic chemicals to control pests.



City of Taft Planning Commission Staff Report

Agenda Item: #6

DATE: March 16, 2016
TO: Chairman Orrin and Members of the Planning Commission
FROM: Mark Staples, Director
Planning and Development Services
SUBJECT: Conditional Use Permit No. 2016-05 – Route 33 Sandwich Company

RECOMMENDATION: Adopt a Resolution approving Conditional Use Permit No. 2016-05 to permit Scott Brown to acquire a Type 41 ABC License for the sale of beer and wine for consumption on the premises, within an existing commercial building (Route 33 Sandwich Company), on two lots totaling 0.10 acres, within the Downtown Commercial (DC) Zone District located at 700 Kern Street.

LOCATION: 700 Kern Street (APN 031-240-12, -13)

PROPERTY OWNER: Neal & Mable Mitchell
402 10th Street
Taft, CA 93268

APPLICANT: Scott Brown
Route 33 Sandwich Co.
700 Kern Street
Taft, CA 93268

PROJECT DATA:

- 1. General Plan:** Mixed Use
- 2. Zoning:** Downtown Commercial (DC)
- 3. Access/Circulation:** Kern Street and 7th Street

PROJECT ANALYSIS:

The applicant, Scott Brown of Route 33 Sandwich Company, is requesting approval of Conditional Use Permit No. 2016-05 to be permitted to acquire a Type 41 ABC License for the sale of beer and wine for consumption on the premises, within an existing commercial business Route 33 Sandwich Company, on two lots totaling 0.10 acres, within the Downtown Commercial (DC) Zone District located at 700 Kern Street. The property is surrounded by properties in the DC zone district to the east, west, and south across Kern Street/Highway 33. The existing surrounding land uses include single family residences to the west, a church to the east across 7th Street, office commercial uses and single family residences to the south across Kern Street, and multi-unit and single family residential uses to the north across the alley.

The Route 33 Sandwich Company is a sit-down and to go order deli sandwich restaurant that has been in operation since September 2015. The proposed Type 41 ABC License is the license type that limits alcohol sales at restaurants to beer and wine only. The sale of alcohol is limited to consumption on-site within the restaurant only, with off-site retail sales prohibited. Alcohol may only be served in the 720 square foot exterior enclosed dining area.

In order for a business to sell alcohol, they must apply for the specific type of license that is appropriate for their business. The Department of Alcoholic Beverage Control publishes a list of the Number of Licenses

Authorized for all geographic areas of California. The number of licenses authorized is listed by Census Tract. Almost all of Taft's commercial areas along Kern Street/Highway 33 and Center Street are within Census Tract 0035.00, which is authorized for five (5) on-sale licenses. The on-sale licenses include Types 41 and 48, which are typically restaurants that serve just beer and wine or also include distilled spirits (liquor), respectively. On-sale licenses also include Types 42 and 48, which are your bars, taverns and night clubs that can be either a beer and wine bar or also include distilled spirits, and are age restricted businesses that do not allow minors to enter or remain. Census Tract 0035.00 currently has 16 off-sale licenses approved and issued to a variety of restaurant locations, the American Legion and Moose Lodge. A city or county can approve additional license above the authorized amount at their discretion. However, cities and counties should take into consideration alcohol and alcohol sales related crimes within their jurisdiction and if additional licenses in an area will contribute to additional crime in the area or create a public nuisance.

The application is a new Type 41 License for the Taft and Census Tract 0035.0 area. Scott Brown of Route 33 Sandwich Company submitted their application on February 16, 2016. As the central part of Taft is over concentrated with off-sale ABC licenses, staff met with the Police Chief on March 1, 2014, to determine if allowing alcohol sales at this restaurant location would impact the area, due to nearby churches and schools. As the Route 33 Sandwich Company is a full service sit down restaurant and the proposed alcohol sales would be limited to patrons that dine within the restaurant building that is monitored by management and restaurant staff, it is not anticipated that allowing an additional on-sale license in the area will significantly impact the City of Taft with regard to additional crime or creating a public nuisance.

Therefore, staff recommends that the Planning Commission adopt a resolution approving Conditional Use Permit No. 2016-05 to permit Scott Brown to acquire a Type 41 ABC License for the sale of beer and wine for consumption on the premises of Route 33 Sandwich Company at 700 Kern Street.

CEQA:

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

ATTACHMENTS:

1. Resolution
2. Vicinity Map
3. Applicant Letter
4. Site Plan/Floor Plan
5. List of ABC On-Sales Licenses in Taft area
6. Taft Area Census Tract Map
7. List of On-Sale and Off-Sale Licenses Authorized for Taft
8. ABC License Descriptions

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
TAFT APPROVING CONDITIONAL USE PERMIT NO. 2016-05 TO
PERMIT SCOTT BROWN TO ACQUIRE A TYPE 41 ABC LICENSE FOR
THE SALE OF BEER AND WINE FOR CONSUMPTION ON THE
PREMISES, WITHIN AN EXISTING COMMERCIAL BUILDING
(ROUTE 33 SANDWICH COMPANY), ON TWO LOTS TOTALING 0.10
ACRES, WITHIN THE DOWNTOWN COMMERCIAL (DC) ZONE
DISTRICT LOCATED AT 700 KERN STREET**

WHEREAS, the applicant, Scott Brown, has proposed a Conditional Use Permit to acquire a Type 41 ABC License for the sale of beer and wine for consumption on the premises of Route 33 Sandwich Company, on two lots totaling 0.10 acres, within the Downtown Commercial (DC) Zone District located at 700 Kern Street (APN 031-170-17) in the City of Taft, County of Kern; and

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

WHEREAS, the Planning Commission studied and considered the written findings for approval of Conditional Use Permit No. 2016-05, City Staff's written and oral reports, and all public testimony before making a decision on this request, and

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

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

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

SECTION 1. The Planning Commission hereby makes the following findings:

1. The proposed use is conditionally permitted within the Downtown Commercial (DC) zone district pursuant to the provisions of this section, complies with all applicable provisions of the Zoning Ordinance, is consistent with the goals, policies, and objectives of the General Plan, and is consistent with the applicable development policies and standards of the City; and
2. The proposed use would not impair the integrity and character of the Downtown Commercial (DC) zone district; and

3. The site is suitable for the type and intensity of the proposed use; and
4. There are adequate provisions for public utilities and services to ensure the public health and safety; and
5. The proposed use will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties and improvements in the vicinity; and
6. The proposed amendment is exempt from the California Environmental Quality Act pursuant to Section 15301 of the CEQA Guidelines (Existing Facilities).

SECTION 2. The Planning Commission hereby approves Conditional Use Permit No. 2016-05 with the conditions of approval set forth in this resolution as follows:

General Conditions

1. The applicant and property owner (“Applicant”), solely at its cost and expense, shall defend, indemnify and hold harmless the City of Taft (hereinafter referred to as “City”), its agents, legislative bodies, officers and employees regarding any legal or administrative action, claim or proceeding concerning approval of Conditional Use Permit No. 2016-05, and/or related actions including, without limitation, actions taken or not taken with respect to the California Environmental Quality Act (hereinafter referred to as “CEQA”); or, at its election and in the alternative, shall relinquish such approval. Applicant shall assume the defense of the City in any such legal or administrative action, claim or proceeding with legal counsel paid for in the entirety by the applicant, but subject to the City's reasonable approvals. The Applicant shall also reimburse the City, its agents, legislative bodies, officers and employees for any judgments, amounts paid in settlements, court costs and attorneys' fees which the City, its agents, legislative bodies, officers and employees may be required to pay or otherwise pay as a result of such action, claim, or proceeding. The City may, at its sole discretion, participate at its own expense in the defense of any such action, claim or proceeding, but such participation shall not relieve the applicant’s obligations under these conditions of approval.
2. The safety and security of the site shall satisfy and be in compliance with all applicable Local, County, State, Special District, and Federal regulations, California Building Code, and California Occupational Safety and Health Association (CAL/OSHA).
3. The applicant shall comply with all provisions of the City’s Zoning Ordinance, Construction Standard Details, the latest adopted Building Code, Mechanical Code, Plumbing Code, Electrical Code, Fire Code, and all other applicable codes, ordinances, regulations, and development standards in effect at the time of issuance of relative permits. Identification of specific sections of any of the aforementioned City documents does not negate the applicant’s responsibility to conform to unmentioned sections of the City’s Zoning Ordinance, Subdivision & Engineering Design Manual, California Building Code, and all other applicable ordinances, resolutions, standards, and

requirements of the City.

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

Planning Department

1. The applicant shall furnish the City a copy of the ABC license and a copy of the conditions placed on the license by the Department of Alcoholic Beverage Control.
2. The applicant shall comply with all restrictions placed upon the license issued by the State of California Department of Alcoholic Beverage Control.
3. A modification of this approved Conditional Use Permit shall be applied for and obtained if the applicant proposes to change its type of liquor license, proposes to modify any of its current conditions of approval, or there is a substantial change in the mode or character of operations of the establishment.
5. Exterior lighting in the parking area shall be designated to provide adequate lighting for patrons, while not unreasonably disturbing surrounding properties. No light shall be directed or spill over into adjacent residentially used properties.
6. In the event City staff determines that security problems exist on the site, the conditions of this permit may be amended, under the provisions of the Zoning Ordinance, to require additional security.
7. The establishment shall have a public telephone listing.
8. It shall be the responsibility of the applicant/licensee to provide all employees that sell or serve alcoholic beverages with the knowledge and skill that will enable them to comply with their responsibilities under State law. This includes, but is not limited to the following:
 - State laws relating to alcoholic beverages, particularly ABC and penal provisions concerning sales to minors and intoxicated persons, driving under the influence, hours of legal operations, and penalties for violations of these laws.
 - The potential legal liabilities of owners and employees of businesses dispensing alcoholic beverages to patrons who may subsequently injure, kill, or harm themselves or innocent victims as a result of the excessive consumption of alcoholic beverages.
 - Alcohol as a drug and its effects on the body and behavior, including the operation of motor vehicle.
 - Methods for dealing with intoxicated customers and recognizing underage customers.

9. Litter and trash receptacles shall be located at convenient locations inside and outside the establishment, and operators of such establishments shall remove trash and debris in a manner to eliminate a health problem. There shall be no dumping of trash and/or glass bottles outside the establishment between the hours of 10:00 p.m. and 7:00 a.m.
10. The Planning Commission has the right to hold a public hearing to revoke or modify any Conditional Use Permit if harm or retail-related problems are demonstrated to occur as a result of criminal or anti-social behavior, including but not limited to the congregation of minors, violence, public drunkenness, vandalism, solicitation and/or litter.
11. This Conditional Use Permit shall become null and void unless exercised within one (1) year of the date of final approval. An extension of time may be granted by the Planning Commission if a written request for extension is submitted to the Planning Department a minimum of ninety (90) days prior to such expiration date.
12. The sale of alcoholic beverages for consumption off the premises shall be prohibited and there shall be appropriate posting of signs both inside and outside the licensed premises stating that drinking of alcoholic beverages on the premises is prohibited by law.

PASSED AND ADOPTED on this 16th day of March, 2016.

ATTEST

Brenda Johns, Deputy City Clerk

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 regularly scheduled meeting held on the 16th day of March, 2016, by the following vote:

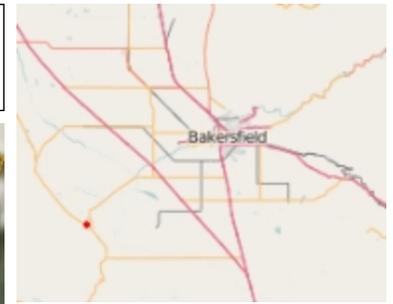
AYES:

NOES:

ABSENT:

ABSTENTIONS:

Brenda Johns, Deputy City Clerk



Legend

Roads

- Freeway
- Highway
- Major
- Minor
- Local
- Ramp
- Unpaved

Restrictions

- DIAG PARK
- HANDICAP
- NO PARKING
- NO STOPPING

Functional_Classification

- Parcels
- Lakes & Ponds
- Water Course
- Canals
- County Parks
- Bakersfield Parks
- Golf Courses

1: 564



0.0 0 0.01 0.0 Miles

Notes

APN 031-240-12, -13

Route 33 Sandwich Company

700 Kern Street
Taft, CA 93268
661-763-3333

February 18, 2016

City Of Taft
209 E Kern Street
Taft, CA 93268

Dear Friend,

We are a high quality sandwich company that specializes in fresh and unique sandwiches, salads and barbeque sandwiches. We are requesting your consideration in obtaining our beer and wine license so that we may present that as an option to our dinner crowd in the near future. We appreciate you're time regarding this matter.

Sincerely,

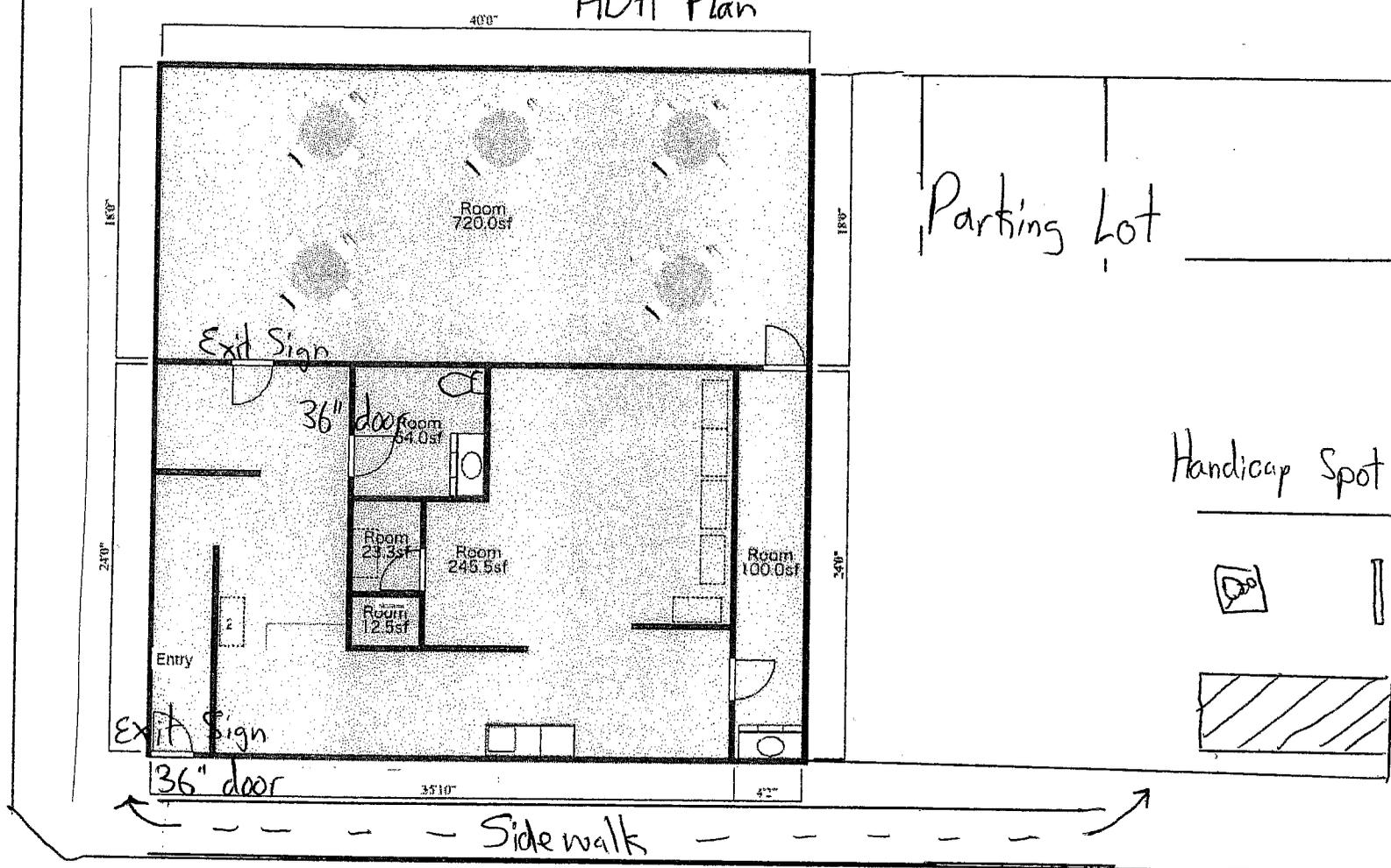
Owners
Scott Brown &
Jeff Carpenter



Route 33 Sandwich Co.
700 Kern St. Taft CA 93268
Group B, Type 3
1680 Sq. ft.

ADA Plan

Kern
St.



APPROVED
CITY OF TAFT
BUILDING DEPT.
4-28-11
Date
Building Official Signature

FIELD SET

Jeff Carpenter
7304 Sunny Oak Ct.
Bakersfield CA. 93311
Jeff Carpenter

Wildcat Way.

N →



**California Department of Alcoholic Beverage Control
For the city of TAFT- (On-Sale Licenses)**

Report as of 3/9/2016

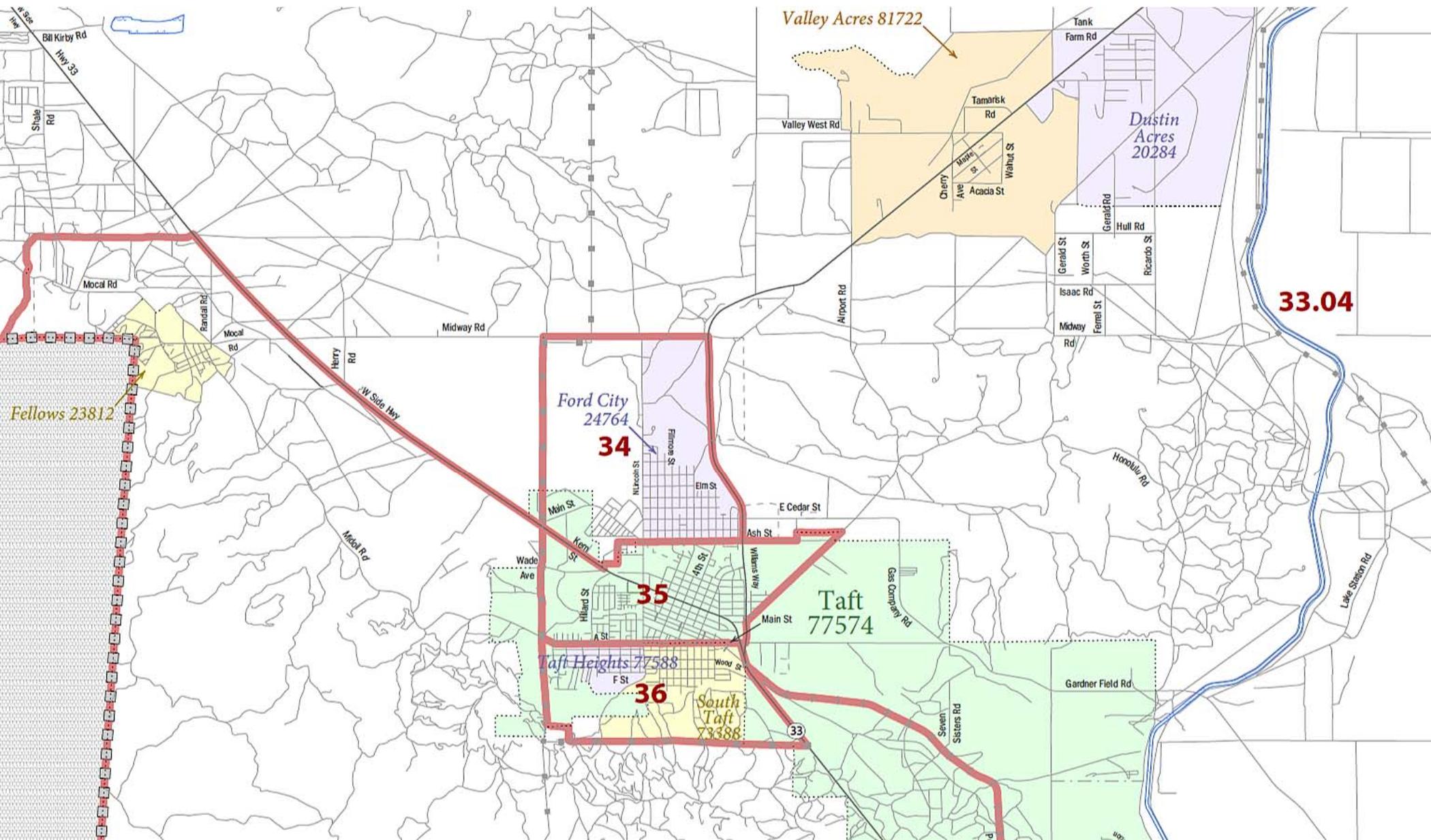
	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	391864	ACTIVE	47	10-04-2002	08-31-2016	ESCALANTE, MARIA 1015 4TH ST TAFT, CA 93268 Census Tract: 0035.00	LA SALSA TEX MEX		1506
2)	556672	ACTIVE	41	10-07-2015	08-31-2016	LOPEZ-AMEZCUA, OFELIA BERENICE 101 B ST TAFT, CA 93268-3815 Census Tract: 0036.00	TACO DE MEXICO		1500
3)	10458	ACTIVE	52	10-01-1975	08-31-2016	AMERICAN LEGION FELLOWS POST 63 618 CENTER ST TAFT, CA 93268 Census Tract: 0035.00	AMERICAN LEGION FELLOWS POST 63		1506
4)	434668	ACTIVE	41	05-16-2006	04-30-2016	SCHERTZ, DENNIS JAMES 215 CENTER ST TAFT, CA 93268 Census Tract: 0035.00	ASIAN EXPERIENCE		1506
5)	435954	ACTIVE	41	06-09-2006	05-31-2016	ONGS CAFE INC 314 CENTER ST TAFT, CA 93268 Census Tract: 0035.00	ONGS CAFE		1506
6)	502169	ACTIVE	41	10-07-2010	09-30-2016	LONG, JARUWAN 508 CENTER ST TAFT, CA 93268-3109 Census Tract: 0035.00	BLACK GOLD COFFEE HOUSE AND DELI		1506
7)	551111	ACTIVE	47	12-15-2014	11-30-2016	MI CASITA RESTAURANT 621 CENTER ST TAFT, CA 93268-3124 Census Tract: 0035.00	MI CASITA RESTAURANT	611 A ST TAFT, CA 93268- 3735	1506
8)	447201	ACTIVE	41	12-18-2006	08-31-2016	BRAVO, FELIX ROMERO 614 CENTER ST TAFT, CA 93268-3125 Census Tract: 0035.00	PIZZA FACTORY		1506
9)	525935	ACTIVE	47	03-08-2013	02-29-2016	LA SALSA FAMILY RESTAURANT 101 E KERN ST TAFT, CA 93268-3223	LA SALSA FAMILY RESTAURANT	7145 HOUGHTON RD BAKERSFIELD, CA 93313	1506

						Census Tract: 0035.00			
10)	511466	ACTIVE	41	08-30-2011	07-31-2016	HAPPY FOOD MART INC 407 FINLEY DR TAFT, CA 93268-2416 Census Tract: 0035.00	HOT STONE PIZZA	3905 HUGHES LN, STE C BAKERSFIELD, CA 93304-6365	1506
11)	468550	ACTIVE	41	08-08-2008	07-31-2016	SORENSEN BROS INC 10256 GOLF COURSE RD TAFT, CA 93268-9624 Census Tract: 0033.04	BUENA VISTA GOLF COURSE		1500
12)	541987	ACTIVE	40	04-25-2014	03-31-2016	JACKSON, MICHAEL BROCK 400 HARRISON ST TAFT, CA 93268-1708 Census Tract: 0034.00	ARTS CORNER		1500
13)	557852	ACTIVE	41	09-02-2015	08-31-2016	ALCALA ACEVEDO, MARIA AMALIA I 301 HARRISON ST, STE A TAFT, CA 93268-1705 Census Tract: 0034.00	LAS BRASA MEXICAN GRILL	215 2ND ST TAFT, CA 93268- 3501	1500
14)	526464	ACTIVE	41	01-08-2013	12-31-2016	RUSHING, CYNTHIA LOUISE 28323 HIGHWAY 119 TAFT, CA 93268-9766 Census Tract: 0033.04	BUENA VISTA ROADHOUSE CAFE	509 TYLER ST TAFT, CA 93268- 1612	1500
15)	388618	ACTIVE	41	09-06-2002	08-31-2016	PAIK, LAWRENCE ENGLE 200 KERN ST TAFT, CA 93268 Census Tract: 0035.00	PAIKS RANCH HOUSE	4103 PINWOOD LAKE DR BAKERSFIELD, CA 93309	1506
16)	526948	ACTIVE	41	12-20-2012	11-30-2016	MORALESSANCHEZ, ALBERTO 330 KERN ST TAFT, CA 93268-2811 Census Tract: 0035.00	TACO Y MARISCOS CASA TABARES		1506
17)	270597	ACTIVE	41	04-13-1992	07-31-2016	KATZ, OZ 1107 KERN ST, STE 3 TAFT, CA 93268 Census Tract: 0035.00	CHICKEN OF OZ THE		1506
18)	337679	ACTIVE	47	06-03-1998	05-31-2016	PAYNE, CHRISTINA YUK CHING 205 N 10TH ST TAFT, CA 93268 Census Tract: 0035.00	O T COOKHOUSE & SALOON		1506
19)	35792	ACTIVE	47	09-01-1976	02-29-2016	BRADLEY, GAIL N 414-16 NORTH ST TAFT, CA 93268 Census Tract: 0035.00	OASIS BAR & RESTAURANT THE	414 NORTH ST TAFT, CA 93268	1506
20)	543605	ACTIVE	41	12-04-2014	11-30-2016	ASIAN EXPERIENCE,	BANK THE	215 CENTER ST	1506

						INC. 431 NORTH ST TAFT, CA 93268 Census Tract: 0035.00		TAFT, CA 93268	
21)	2730	ACTIVE	47	01-16-1980	10-31-2016	TAFT PETROLEUM CLUB 450 PETROLEUM CLUB RD TAFT, CA 93268 Census Tract: 0033.03	TAFT PETROLEUM CLUB	PO BOX 383 TAFT, CA 93268	1500
22)	67057	ACTIVE	51	01-01-1994	07-31-2016	MOOSE LODGE TAFT 1431 205-1/2 TENTH ST TAFT, CA 93268 Census Tract: 0035.00	MOOSE LODGE TAFT 1431	PO BOX 1231 TAFT, CA 93268	1506
23)	420894	ACTIVE	40	03-25-2005	02-29-2016	LAYTON MELTON PRODUCTIONS 116 W ASH ST TAFT, CA 93268 Census Tract: 0033.03	LAYTON MELTON PRODUCTIONS	114 LOMA VISTA AVE TAFT, CA 93268	1500
24)	476847	ACTIVE	41	04-27-2009	03-31-2016	JHAJ, RUPINDER SINGH LAKE WEBB ES BUENA VISTA 12M E OF TAFT, CA 93268 Census Tract: 0033.04	BUENA VISTA CONCESSIONS	31110 7TH STANDARD RD BAKERSFIELD, CA 93314-9306	1500

--- End of Report ---

For a definition of codes, view our [glossary](#).



DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
NUMBER OF LICENSES AUTHORIZED
BY CENSUS TRACT

COUNTY	CENSUS TRACT	POPULATION	ON SALE	OFF SALE
KERN	0030.00	7,374	7	6
KERN	0031.03	3,979	3	3
KERN	0031.12	5,116	4	4
KERN	0031.13	4,784	4	4
KERN	0031.14	7,654	7	7
KERN	0031.15	5,482	5	5
KERN	0031.21	8,264	7	7
KERN	0031.22	8,845	8	8
KERN	0031.23	15,296	14	14
KERN	0031.24	5,414	5	5
KERN	0032.02	15,579	14	14
KERN	0032.03	2,383	2	2
KERN	0032.04	9,386	8	8
KERN	0032.05	8,998	8	8
KERN	0032.06	12,112	11	11
KERN	0033.03	1,471	1	1
KERN	0033.04	5,248	4	4
KERN	0033.05	3,608	3	3
KERN	0033.06	4,897	4	4
KERN - Ford City	0034.00	4,318	4	4
KERN - Taft	0035.00	6,156	5	5
KERN - S. Taft & Taft Hghts	0036.00	4,531	4	4
KERN	0037.00	3,953	3	3
KERN	0038.03	4,769	4	4
KERN	0038.04	15,464	14	14
KERN	0038.05	8,774	8	8
KERN	0038.06	4,889	4	4
KERN	0038.07	3,616	3	3
KERN	0038.08	4,439	4	4
KERN	0038.09	10,984	10	10
KERN	0038.10	2,578	2	2
KERN	0038.11	2,661	2	2
KERN	0038.12	4,367	4	4
KERN	0038.13	7,613	7	7
KERN	0039.00	2,250	2	2
KERN	0040.00	7,704	7	7
KERN	0041.01	4,917	4	4
KERN	0041.02	5,451	5	5
KERN	0042.00	1,320	1	1
KERN	0043.01	7,416	7	6
KERN	0043.02	5,710	5	5
KERN	0044.01	7,308	6	6
KERN	0044.02	5,437	5	5
KERN	0045.00	3,937	3	3
KERN	0046.01	5,363	5	5
KERN	0046.03	490	0	0
KERN	0046.04	15,845	15	14
KERN	0047.01	8,868	8	8
KERN	0047.02	4,051	3	3
KERN	0048.00	9,297	8	8
KERN	0049.01	5,733	5	5
KERN	0049.02	8,349	7	7
KERN	0050.03	3,543	3	3
KERN	0050.04	7,219	6	6

COMMON ABC LICENSE TYPES AND THEIR BASIC PRIVILEGES

LICENSE TYPE	DESCRIPTION
01	BEER MANUFACTURER - (Large Brewery) Authorizes the sale of beer to any person holding a license authorizing the sale of beer, and to consumers for consumption on or off the manufacturer's licensed premises. Without any additional licenses, may sell beer and wine, regardless of source, to consumers for consumption at a bona fide public eating place on the manufacturer's licensed premises or at a bona fide eating place contiguous to the manufacturer's licensed premises. May conduct beer tastings under specified conditions (Section 23357.3). Minors are allowed on the premises.
02	WINEGROWER - (Winery) Authorizes the sale of wine and brandy to any person holding a license authorizing the sale of wine and brandy, and to consumers for consumption off the premises where sold. Authorizes the sale of all wines and brandies, regardless of source, to consumers for consumption on the premises in a bona fide eating place that is located on the licensed premises or on premises owned by the licensee that are contiguous to the licensed premises and operated by and for the licensee. May possess wine and brandy for use in the preparation of food and beverage to be consumed at the bona fide eating place. May conduct winetastings under prescribed conditions (Section 23356.1; Rule 53). Minors are allowed on the premises.
20	OFF SALE BEER & WINE - (Package Store) Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises.
21	OFF SALE GENERAL - (Package Store) Authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold. Minors are allowed on the premises.
23	SMALL BEER MANUFACTURER - (Brew Pub or Micro-brewery) Authorizes the same privileges and restrictions as a Type 01. A brewpub is typically a very small brewery with a restaurant. A micro-brewery is a small-scale brewery operation that typically is dedicated solely to the production of specialty beers, although some do have a restaurant or pub on their manufacturing plant.
40	ON SALE BEER - (Bar, Tavern) Authorizes the sale of beer for consumption on or off the premises where sold. No wine or distilled spirits may be on the premises. Full meals are not required; however, sandwiches or snacks must be available. Minors are allowed on the premises.
41	ON SALE BEER & WINE – EATING PLACE - (Restaurant) Authorizes the sale of beer and wine for consumption on or off the premises where sold. Distilled spirits may not be on the premises (except brandy, rum, or liqueurs for use solely for cooking purposes). Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises.
42	ON SALE BEER & WINE – PUBLIC PREMISES - (Bar, Tavern) Authorizes the sale of beer and wine for consumption on or off the premises where sold. No distilled spirits may be on the premises. Minors are not allowed to enter and remain (see Section 25663.5 for exception, musicians). Food service is not required.
47	ON SALE GENERAL – EATING PLACE - (Restaurant) Authorizes the sale of beer, wine and distilled spirits for consumption on the licenses premises. Authorizes the sale of beer and wine for consumption off the licenses premises. Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises.
48	ON SALE GENERAL – PUBLIC PREMISES - (Bar, Night Club) Authorizes the sale of beer, wine and distilled spirits for consumption on the premises where sold. Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are not allowed to enter and remain (see Section 25663.5 for exception, musicians). Food service is not required.
49	ON SALE GENERAL – SEASONAL - Authorizes the same privileges and restrictions as provided for a Type 47 license except it is issued for a specific season. Inclusive dates of operation are listed on the license certificate.



LICENSE TYPE	DESCRIPTION
51	CLUB - Authorizes the sale of beer, wine and distilled spirits, to members and guests only, for consumption on the premises where sold. No off-sale privileges. Food service is not required. Minors are allowed on the premises.
52	VETERAN'S CLUB - Authorizes the sale of beer, wine and distilled spirits, to members and guests only, for consumption on the premises where sold. Authorizes the sale of beer and wine, to members and guest only, for consumption off the licensed premises. Food service is not required. Minors are allowed on the premises.
57	SPECIAL ON SALE GENERAL - Generally issued to certain organizations who cannot qualify for club licenses. Authorizes the sale of beer, wine and distilled spirits, to members and guests only, for consumption on the premises where sold. Authorizes the sale of beer and wine, to members and guests only, for consumption off the licensed premises. Food service is not required. Minors are allowed on the premises.
59	ON SALE BEER AND WINE – SEASONAL - Authorizes the same privileges as a Type 41. Issued for a specific season. Inclusive dates of operation are listed on the license certificate.
60	ON SALE BEER – SEASONAL - Authorizes the sale of beer only for consumption on or off the premises where sold. Issued for a specific season. Inclusive dates of operation are listed on the license certificate. Wine or distilled spirits may not be on the premises. Minors are allowed on the premises.
61	ON SALE BEER – PUBLIC PREMISES - (Bar, Tavern) Authorizes the sale of beer only for consumption on or off the licensed premises. Wine or distilled spirits may not be on the premises. Minors are not allowed to enter and remain (warning signs required). Food service is not required.
67	BED AND BREAKFAST INN - Authorizes the sale of wine purchased from a licensed winegrower or wine wholesaler only to registered guests of the establishment for consumption on the premises. No beer or distilled spirits may be on the premises. Wine shall not be given away to guests, but the price of the wine shall be included in the price of the overnight transient occupancy accommodation. Removal of wine from the grounds is not permitted. Minors are allowed on the premises.
70	ON SALE GENERAL – RESTRICTIVE SERVICE - Authorizes the sale or furnishing of beer, wine and distilled spirits for consumption on the premises to the establishment's overnight transient occupancy guests or their invitees. This license is normally issued to "suite-type" hotels and motels, which exercise the license privileges for guests' "complimentary" happy hour. Minors are allowed on the premises.
75	ON SALE GENERAL – BREWPUB - (Restaurant) Authorizes the sale of beer, wine and distilled spirits for consumption on a bona fide eating place plus a limited amount of brewing of beer. This license does not authorize the sale of alcoholic beverages for consumption off the premises where sold. Minors are allowed on the premises.
80	BED AND BREAKFAST INN – GENERAL - Authorizes the sale of beer, wine and distilled spirits purchased from a licensed wholesaler or winegrower only to registered guests of the establishment for consumption on the premises. Alcoholic beverages shall not be given away to guests, but the price of the alcoholic beverage shall be included in the price of the overnight transient occupancy accommodation. Removal of alcoholic beverages from the grounds is not permitted. Minors are allowed on the premises.
86	INSTRUCTIONAL TASTING LICENSE —Issued to the holder of and premises of a Type 20 or Type 21 licensee, authorizes the tasting of alcoholic beverages as authorized to be sold from the off-sale premises, on a limited basis. Requires physical separation from the off-sale premises while tasting is taking place and generally requires the participation of a specifically-authorized manufacturer or wholesaler licensee.



SPECIAL EVENTS

The Department also issues licenses and authorizations for the retail sale of beer, wine and distilled spirits on a temporary basis for special events. The most common are listed below. Other less common ones are found in Business and Professions Code Section 24045.2, et seq.

SPECIAL DAILY BEER AND/OR WINE LICENSE - (Form ABC-221) Authorizes the sale of beer and/or wine for consumption on the premises where sold. No off-sale privileges. Minors are allowed on the premises. May be revoked summarily by the Department if, in the opinion of the Department and/or the local law enforcement agency, it is necessary to protect the safety, welfare, health, peace and morals of the people of the State. In some instances, the local ABC office may require the applicant to obtain prior written approval of the local law enforcement agency. Issued to non-profit organizations. (Rule 59, California Code of Regulations)

DAILY ON SALE GENERAL LICENSE - (Form ABC-221) Authorizes the sale of beer, wine and distilled spirits for consumption on the premises where sold. No off-sale privileges. Minors are allowed on the premises. May be revoked summarily by the Department if, in the opinion of the Department and/or the local law enforcement agency, it is necessary to protect the safety, welfare, health, peace and morals of the people of the State. In some instances, the local ABC office may require the applicant to obtain prior written approval of the local law enforcement agency. Issued to political parties or affiliates supporting a candidate for public office or a ballot measure or charitable, civic, fraternal or religious organizations. (Section 24045.1 and Rule 59.5 California Code of Regulations)

CATERING AUTHORIZATION - (Form ABC-218) Authorizes Type 47, 48, 51, 52, 57, 75 and 78 licensees (and catering businesses that qualify under Section 24045.12) to sell beer, wine and distilled spirits for consumption at conventions, sporting events, trade exhibits, picnics, social gatherings, or similar events. Type 47, 48 and 57 licensees may cater alcoholic beverages at any ABC-approved location in the State. Type 51 and 52 licensees may only cater alcoholic beverages at their licensed premises. All licensees wishing to cater alcoholic beverages must obtain prior written authorization from the Department for each event. At all approved events, the licensee may exercise only those privileges authorized by the licensee's license and shall comply with all provisions of the ABC Act pertaining to the conduct of on-sale premises and violation of those provisions may be grounds for suspension or revocation of the licensee's license or permit, or both, as though the violation occurred on the licensed premises. (Section 23399 and Rule 60.5 California Code of Regulations)

EVENT AUTHORIZATION - (Form ABC-218) Authorizes Type 41, 42, 47, 48, 49, 57, 75 and 78 licensees to sell beer, wine and distilled spirits for consumption on property adjacent to the licensed premises and owned or under the control of the licensee. This property shall be secured and controlled by the licensee and not visible to the general public. *The licensee shall obtain prior approval of the local law enforcement agency.* At all approved events, the licensee may exercise only those privileges authorized by the licensee's license and shall comply with all provisions of the ABC Act pertaining to the conduct of on-sale premises (including any license conditions) and violations of those provisions may be grounds for suspension or revocation of the licensee's license or permit, or both, as though the violation occurred on the licensed premises. (Section 23399)

WINE SALES EVENT PERMIT - (Form ABC-239) Authorizes Type 02 licensees to sell bottled wine produced by the winegrower for consumption off the premises where sold and only at fairs, festivals or cultural events sponsored by designated tax exempt organizations. The licensee must notify the city and/or county where the event is being held and obtain approval from ABC for each event (Form ABC-222). The licensee must also comply with all restrictions listed in Business and Professions Code Section 23399.6.

Note:

1. "Minor" means any person under 21 years of age.
2. Consult Section 25663(b) regarding age of employees in off-sale premises; consult Sections 25663(a) and 25663.5 regarding age of employees in on-sale premises.
3. In certain situations, ABC may place reasonable conditions upon a license, such as restrictions as to hours of sale, employment of designated persons, display of signs, restrictions on entertainment or dancing, etc. If a license has been conditioned, it will be endorsed as such on the face of the license. (Conditional licenses, Sections 23800-23805.)

4. Licensees whose license allows minors on the premises may have a “house policy” restricting minors from entering certain areas of the premises or prohibiting minors in the premises during certain hours.
5. This handout contains only abbreviated information. Contact your local ABC office for full information before doing anything which may jeopardize your license. Also available from the ABC: Quick Summary of Selected ABC Laws (form ABC-608); Alcoholic Beverage Control Act (complete laws); Rules & Regulations; and P-90 (describes privileges of non-retail licenses).