

**CITY OF TAFT PLANNING COMMISSION
SPECIAL MEETING AGENDA
WEDNESDAY, JUNE 9, 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).

SPECIAL MEETING

5:00 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. PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 2016-11, MINOR VARIANCE NO. 2016-12

Recommendation – Motion to adopt a Resolution recommending approval to the City Council of Conditional Use Permit No. 2016-11 and Minor Variance No. 2016-12 to construct an approximate 3,977 square foot Taft Transit Center, consisting of an approximate 1,486 square foot Taft Area Transit office and an approximate 2,491 square foot meeting facility (1,862 square feet of assembly area); with an 8% minor parking Variance, located on a 0.66 acre portion of two lots totaling 2.96 acres, in the Mixed Use (MU) Zone District located on the north side of Supply Row, approximately 150 feet east of 6th Street (APNs 032-110-70 and -71).

3. COMMISSIONER COMMENTS

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 June 3, 2016, pursuant to 1987 Brown Act Requirements.

I declare under penalty of perjury that the foregoing is true and correct.
Executed June 3, 2016, at Taft, California.

Date/Time _____ Signature _____



City of Taft Planning Commission Staff Report

Agenda Item: #2

DATE: June 9, 2016

TO: Chairman Orrin and Members of the Planning Commission

FROM: Mark Staples, Director
Planning and Development Services

SUBJECT: Conditional Use Permit 2016-11 and Minor Variance 2016-12 – Taft Transit Center

RECOMMENDATION: Adopt a Resolution recommending approval to the City Council of Conditional Use Permit No. 2016-11 and Minor Variance 2016-12 to construct an approximate 3,977 square foot Taft Transit Center, consisting of an approximate 1,486 square foot Taft Area Transit office and an approximate 2,491 square foot meeting facility (1,862 square feet of assembly area); with an 8% minor parking Variance, located on a 0.66 acre portion of two lots totaling 2.96 acres, within the Mixed Use (MU) Zone District located on the north side of Supply Row, approximately 150 feet east of 6th Street.

LOCATION: Supply Row, Approx. 150 feet east of 6th Street (APN 032-110-70, -71)

**PROPERTY OWNER/
APPLICANT:** City of Taft
209 E. Kern Street
Taft, CA 93268

PROJECT DATA:

- 1. General Plan:** Mixed Use
- 2. Zoning:** Mixed Use (MU)
- 3. Access/Circulation:** Supply Row, 6th Street, 4th Street

PROJECT ANALYSIS:

The City of Taft is proposing to construct an approximate 3,977 square foot Taft Transit Center, consisting of an approximate 1,486 square foot Taft Area Transit (TAT) office and an approximate 2,491 square foot meeting facility (1,862 square feet of assembly area); with a 8% minor parking Variance, located on a 0.66 acre portion of two lots totaling 2.96 acres, within the Mixed Use (MU) Zone District located on the north side of Supply Row, approximately 150 feet east of 6th Street. Through the Kern Council of Governments (KernCOG), the City of Taft was allotted \$1,400,000 under the Public Transportation Modernization, Improvement, and Service Enhancement Account (PTMISEA) Program funds, with no local matching requirement. These PTMISEA funds are being used for the development of the Taft Transit Center.

The project site is currently vacant with the Oil Workers Monument immediately adjacent to the west of project site. The property is surrounded by vacant properties to the south, a vacant industrial building and yard to the east, the Rails to Trails path to the north; and the commercial business Excellent Fire protection to the southwest and Best Western Hotel to the northwest.

The proposed Taft Transit Center office will house all of the office staff of the TAT, have a rear storage yard with eight (8) parking spaces for 23-foot buses, four (4) parking spaces for TAT minivans and City vehicles, and two transit curb side stop spaces within the street of Supply Row. The yard is accessed by a single one-way 12-foot wide driveway from Supply Row. The yard will be enclosed with an eight foot (8') tall steel fence, with a sliding gate for rear yard access and two employees only man gates to access the yard.

The Transit Center office will comprise of three office spaces, a ticket/reception desk, a lobby, breakroom with kitchenette, locker room, restroom, office storage, and an outdoor covered break area. The TAT office will be open during business hours of Monday through Friday 7:00am to 6:00pm during the times of fixed route service. However, due to reduced staffing, there may be times where the office will be temporarily closed as TAT staff are out driving fixed or Dial-a-Ride routes. The TAT office will not be open during Dial-a-Ride service on the weekends. Although the project is designed for TAT buses and staff, the facility will have a Kern Regional Transit stop made available to their service and their drivers may be able to park and take their allowed breaks at the facility.

The Event Center half of the building is designed to provide the City of Taft available meeting space for TAT staff safety and other training, meeting needs and safety training for other departments, and large venue space for other City events. Private individuals and groups will be able to rent the space when not being used by the City. A central 20-foot wide breezeway will separate the Event Center from the TAT office, but also serve as the main access walkway to access both ends of the building. The Event Center contains 1,862 square feet of meeting space that can hold up to 124 people, two public restrooms, a caterer's kitchen (only refrigerator, sink, counter space and storage, no stove top or oven), audio-visual equipment storage, and table and chair storage. The western wall of the Event Center will have a 28-foot long window wall that will be able to open as a sliding or accordion door (depending on cost and construction requirements). The window wall will allow the indoor meeting space and 1,350 square foot outdoor meeting area to be seamless during larger events, with the Oil Workers Monument serving as an iconic backdrop. The indoor and outdoor spaces can accommodate large meetings and events that have more than 200 people.

The architectural design of the Taft Transit Center began in 2015 when the City first contracted with MIG Inc. for their design services. The preliminary design received public input on March 4 and April 15, 2015, at an Unmet Transit Needs meeting and a Sit & Sip meeting, respectively. The final preliminary design was presented to the City Council on May 5, 2015. The architecture style chosen had a base of a Craftsman style with contemporary industrial elements. The most consistent feedback from the meetings and City Council found that the "train depot" style, look, and feel of the final design fit best to house the City's transit operations and serve as the main hub for transit riders.

On January 19, 2016, the City Council selected Radian Design Group, Inc., and entered into a professional services agreement for the final design work, development of construction drawings, and assistance with the bid preparation work. City staff have had a series of meetings with Radian to

ensure all the TAT needs are met, the meeting space was big enough and flexible enough for City and private use needs, and that the 1900's "train depot" architectural was maintained. The final architectural design that is being presented to the Planning Commission differs from the preliminary design mainly due to the increased size of the overall building. The separated office and meeting space provided other architectural options, including a revision to the tower element. The tower has moved from a corner of the building to a midpoint and central area on the building. The breezeway provides a unique north-south roofline to compliment the solely east-west main roofline of the original design. The final design kept the clerestory extension on top of the main roof, while also making the windows functional in providing natural (sky)light into the office and meeting spaces. The exterior materials include light tan stucco, a brown standing seam metal roof, and a reddish brown standing seam metal siding along the base of the exterior walls, black steel posts and under eave corbels, and tan split face block post bases. The color palette maintains the similar colors approved by the City Council on the preliminary design.

The Taft Zoning Ordinance Chapter 14, Table 14.A, lists office uses at a standard of 1 space per 250 square feet of gross floor area and meeting/assembly uses at 1 space per 80 square feet of assembly area. The TAT office will require 6 parking spaces, while the indoor and outdoor meeting spaces will require 47 parking spaces, for a total of 53 spaces at full occupancy. The Taft Transit Center provides eight (8) spaces for transit buses and four (4) spaces for transit minivans and city vehicles. The TAT staff can park in empty transit spaces depending on fleet size. However, the City is developing a Park & Ride facility (see attached plan) immediately to the east of the Transit Center project. The parking facility will be designed with 49 standard spaces and six (6) motorcycle spaces. The grant funding for the Park & Ride only requires 37 of the standard spaces to be reserved for those using Park & Ride services. The surplus 12 spaces will be available for TAT employees, customers, and users of the Event Center. As the indoor area of the Event Center requires 24 (of the 50) parking spaces, the surplus parking does not accommodate. As the Transit Center and TAT routes are only operational during daytime peak hours, the 37 Park & Ride spaces can be used for larger meetings and events in the Event Center during weekday evenings and all day on weekends. If a larger event is proposed during a weekday, the City and host of the event would have to specify the available street parking and other nearby parking facilities to be used for the event. Section 6.2.60.3.a(2) allows the Planning Director to approve a Minor Variance for parking up to a 30% reduction in the parking space requirement. The Director has chosen to bring the Minor Variance to the Planning Commission and City Council for final review and approval. An eight percent (8.0%) parking reduction for the entire project would reduce the parking requirement from 53 to 49 spaces. An approval of the Minor Variance only reduces the parking requirement to what can be provided by the Park & Ride facility during weekday evenings and all day on weekends. Despite an approval of a Minor Variance, a large meeting or event at the facility during weekday hours will still require sufficient parking space in order to not deprive Park & Ride users. A condition of approval has been placed on the project that all weekday special event proposals that require the use of seating in the outdoor meeting areas shall receive approval from the City Council with specific parking facilities identified to accommodate parking demand.

The project site requires drainage improvements as storm water flows affect the property from the southwest. During heavy rains, water flows north across Supply Row and sheet flows across the project site to a grass swale along the south edge of the Rails to Trails. The water then discharges into 4th Street and continues northward until it eventually discharges into Sandy Creek. The drainage design of the project will complete the curb, gutter and sidewalk that exist to the east and

west of the project site along the Oil Workers Monument and vacant industrial site. The offsite flows will be contained within the curb and gutter and flow southeast until it reaches 4th street and then continues northward in 4th Street until discharging into Sandy Creek. Only onsite water will flow northeast across the property, through the perimeter planter area around the northern area of the project site, then flow into the Rails to Trails swale. The project design architect, Radian Design, will have a civil engineer complete the grading and drainage design and submit for Taft’s City Engineer review and approval.

The Taft Transit Center project will be reviewed by the Planning Commission and City Council (June 21) for final design approval. The construction plans produced by the project architect and their civil engineer will be plan checked in late June and into July, with project plans out for bid for construction in August 2016. It is anticipated that construction can start on the project by September 2016. If so, construction can be completed by the end of May 2017.

Below is a table that details how the Taft Transit Center project complies with the Mixed Use (MU) Zone District.

Mixed Use (MU) Zone Development Standard Compliance

Development Standard	Required	Provided
Minimum Parcel Size	12,500 s.f. (0.29 acres)	28,777 s.f. (0.66 acres) ¹
Minimum Site Width	65 feet	191 feet
Minimum Site Depth	100 feet	150 feet
Minimum Setback:		
Front	0 feet	18’-6’’*
Side	0 feet	35’-6’’*
Rear	0 feet	77’-0’’
Maximum Building Height	50 feet	28 feet
Maximum Floor Area Ration (FAR)	0.85 FAR (24,460 s.f./0.56 acres)	4,877 s.f./0.11 ac – 0.17 FAR ²
Parking: Restaurant Total	1 space per 250 s.f. of office area 1 space per 80 s.f. of meeting/assembly area 53 spaces required	TAT Office 1,486 s.f./250 = 6 spaces Indoor Assembly 1,862 s.f./80 = 24 spaces Outdoor Assembly 1,873 s.f./80 = 23 49 offsite spaces ³

¹The project site is 0.66 acres of the two existing lots totaling 2.96 acres (APN 032-110-70, -71)

²The project building area includes the TAT office, Event Center, and 900 square foot breezeway that is all under the same roof

³The project requires approval of a Minor Variance of 8% from the parking requirements

CEQA:

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

ATTACHMENTS:

1. Resolution
2. Vicinity Map
3. Site Plan, Floor Plan, Colored Elevations
4. Park & Ride Plan

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TAFT APPROVING CONDITIONAL USE PERMIT NO. 2016-11 AND MINOR VARIANCE 2016-12 TO CONSTRUCT AN APPROXIMATE 3,977 SQUARE FOOT TAFT TRANSIT CENTER, CONSISTING OF AN APPROXIMATE 1,486 SQUARE FOOT TAFT AREA TRANSIT OFFICE AND AN APPROXIMATE 2,491 SQUARE FOOT MEETING FACILITY (1,862 SQUARE FEET OF ASSEMBLY AREA); WITH AN 8% MINOR PARKING VARIANCE, LOCATED ON A 0.66 ACRE PORTION OF TWO LOTS TOTALING 2.96 ACRES, WITHIN THE MIXED USE (MU) ZONE DISTRICT LOCATED ON THE NORTH SIDE OF SUPPLY ROW, APPROXIMATELY 150 FEET EAST OF 6TH STREET

WHEREAS, the City of Taft is proposing to construct an approximate 3,977 square foot Taft Transit Center, consisting of an approximate 1,486 square foot Taft Area Transit (TAT) office and an approximate 2,491 square foot meeting facility (1,862 square feet of assembly area); with a 8% minor parking Variance, located on a 0.66 acre portion of two lots totaling 2.96 acres, within the Mixed Use (MU) Zone District located on the north side of Supply Row, approximately 150 feet east of 6th Street (APN 032-110-70, and -71) in the City of Taft, County of Kern; and

WHEREAS, the City of Taft was allotted \$1,400,000 under the Public Transportation Modernization, Improvement, and Service Enhancement Account (PTMISEA) Program funds, with no local matching requirement, for the development of the Taft Transit Center; 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. 2016-11 and Minor Variance No. 2016-12, 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 Conditional Use Permit findings:

1. The proposed use is conditionally permitted within the Mixed Use (MU) zone district pursuant to the provisions of Section 6.2.50, complies with all applicable provisions of the Taft 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 Mixed Use (MU) zone district; and
3. The site is suitable for the type and intensity of the proposed use or development; 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 15332 of the CEQA Guidelines (In-fill Development Projects).

SECTION 2. The Planning Commission hereby makes the following Variance findings:

7. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship not otherwise shared by others within the surrounding area or vicinity; and
8. There are exceptional circumstances or conditions applicable to the property involved and intended use of the property that does not apply generally to other properties in the vicinity under the same zoning classification; and
9. The strict interpretation and enforcement of the parking regulations would deprive the project and the City of Taft of privileges of shared parking facilities enjoyed by the owners of other properties in the vicinity and under the same zoning classification; and
10. The granting of this Variance does not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and under the same zoning classification; and
11. The granting of the Variance will not be detrimental to the public health, safety, and welfare, or materially injurious to properties or improvements in the vicinity; and
12. The granting of the Variance is consistent with the objectives and policies of the General Plan and the intent of the Zoning Ordinance.

SECTION 3. The Planning Commission hereby approves Conditional Use Permit No. 2016-11 and Minor Variance No. 2016-12 with the conditions of approval set forth in this resolution as follows:

General Conditions

1. The applicant and property owner (“Applicant”), solely at its cost and expense, shall defend, indemnify and hold harmless the City of Taft (hereinafter referred to as “City”), its agents, legislative bodies, officers and employees regarding any legal or administrative action, claim or proceeding concerning approval of Site Plan Review 2015-10 and Tentative Parcel map, 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. 2016-11 and agrees to reimburse the City within thirty (30) days of receiving an invoice from the City of Taft associated with these engineering expenses.
2. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the City Engineer a Rough/Precise Grading and Drainage Plan. The Plan(s) shall include an accurate depiction of the legal boundaries of the property, and all known easements and other exceptions on the property as noted in the property's title report.
3. Prior to issuance of a Certificate of Occupancy, all curb ramps and driveway approaches shall be constructed in accordance with the most recently adopted Caltrans Standard Plans A87A and A88A, which are consistent with Americans with Disabilities Act (ADA) standards.
4. Prior to the issuance of a building permit, the Applicant shall submit a wet stamped and signed pad certification from the project civil engineer and soils engineer.
5. Final street improvements and driveway design along Supply Row shall be subject to review and approval by the City Engineer.
6. Prior to issuance of a Certificate of Occupancy of any building proposed for Conditional Use Permit No. 2016-11, drainage improvements shall be completed to divert flows from the south along Supply Row; and capture onsite flow and discharge the flows into the Rails to Trails drainage swale, per review and approval by the City Engineer.
7. Prior to map/boundary line recordation, the Applicant shall submit three (3) copies of the Final Map and Legal Descriptions to the City Engineer for review.
8. If any abandoned or unrecorded oil wells are discovered during excavation or grading, the California Department of Conservation-Division of Oil, Gas, and Geothermal Resources (DOGGR) shall be notified and any vacation or plugging operations that may be required by the DOGGR shall be required.
9. The Applicant shall obtain an encroachment permit from the Public Works Department for the proposed driveway approach, any other construction work, and traffic control within the right-of-way of Supply Row.

Building Department

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

2. All improvements shall comply with American with Disabilities Act standards and regulations (ADA).
3. Contractors and subcontractors shall obtain a business license from the City's Finance Department prior to beginning any work.
4. Building addresses shall be permanently displayed in a manner easily visible and legible from the street, consistent with Building and Fire Department requirements.

Kern Fire Department

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

Planning Department

1. The Applicant shall develop the property, with a 3,977 square foot Taft Transit Center facility consisting of a (1) 1,486 square foot Taft Area Transit office, and (2) a 2,491 square foot indoor event center/meeting facility (1,862 square feet of meeting/assembly area), and (3) approximately 2,500 square feet of outdoor meeting/assembly area, consistent with the approved plans on file with the Planning Department.
2. The Applicant shall provide the minimum required parking spaces for the Taft Transit Center at a ratio of one (1) space for every 250 square feet of gross floor area for the office space and one (1) space for every 80 square feet of gross floor area of the assembly area of the Event Center. Per these standards, the project shall provide a minimum total of fifty-three (53) parking spaces, of which three (3) are handicap spaces; of which one (1) shall be a Van Accessible handicap space.
3. Per the approval of Minor Variance No. 2016-12, the number required parking spaces shall be reduced from 53 to 49 parking spaces, equivalent to the total number of standard parking spaces to be provided at the new Park & Ride facility immediately adjacent to the east of the Transit Center.
4. City meetings, training, or other public and private events held within the Event Center shall occur on weekday evenings or at any time on Saturdays and Sundays, which are outside the peak Park & Ride and other transit ridership at and through the Taft Transit Center. Meetings and other public and private events that require use of the outdoor meeting/assembly area during the weekday daytime peak transit period shall submit for review and approval of a Special Event permit by the City Council. Such approval shall include a specified parking plan for the parking demand of the event.

5. General parking and event parking shall be prohibited in the thirty-seven (37) identified and marked Park & Ride parking spaces during the weekday hours of 7:00am to 6:00pm, Monday through Friday.
6. Prior to building permit issuance, the exterior elevations for the Taft Transit Center shall be in substantial conformance with the approved elevations on file with the Planning & Development Services Department.
7. 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.
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. 2016-11 and Minor Variance No. 2016-12 shall expire twelve (12) months after the date of approval, per the Taft Zoning Ordinance.
10. A revision or modification to this approved Site Plan Review and Tentative Parcel Map may be requested by the applicant. The applicant shall submit a Revised Site Plan Review and/or Amended Tentative Parcel Map 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 9th day of June, 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 9th day of June, 2016, by the following vote:

AYES:

NOES:

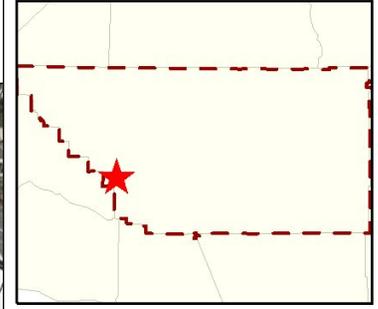
ABSENT:

ABSTENTIONS:

Brenda Johns, Deputy City Clerk



Taft Transit Center/Park & Ride Site



Legend

Roads

- Arterial
- Collector
- Highway
- Local
- Ramp
- Unpaved

- County of Kern
- Assessment Parcels

0 120 240 ft.

Map center: 6125104, 2240260



Scale: 1:2,009

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.