

**CITY OF TAFT
PLANNING COMMISSION
MINUTES
WEDNESDAY, APRIL 3, 2013**

The April 3, 2013, 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 Walchock at 6:18:33 PM. The Pledge of Allegiance was led by Commissioner Sutherland, and invocation was given by Chairman Walchock.

PRESENT: Chairman Curtis Walchock;
Commissioners Ron Orrin, Shaun Sutherland
Planning and Community Development Director Mike Waiczis;
Recording Secretary Alina Megerdom.

ABSENT: Vice Chairman Robert Thompson;
City Attorney Tom Ebersole, available via telephone.

CITIZEN REQUESTS/PUBLIC COMMENTS 6:19:19 PM

Lodema Hatch spoke on behalf of the Taft Community Garden. She invited the public to attend Spring in Community Garden event on April 27, 2013, at 9:00 AM.

Robert Leikam, owner of Domino's Pizza stated that he heard Pizza Hut was coming to Taft and wanted to welcome them to the City.

APPROVAL OF MINUTES

Consider approval of minutes for the March 6, 2013, Regular Planning Commission Meeting.
RECOMMENDATION – Approve as submitted.

Motion: Moved by Sutherland, seconded by Orrin, to approve the minutes of March 6, 2013.

AYES: Orrin, Sutherland, Walchock
ABSENT: Thompson

PLANNING COMMISSION REVIEW 6:24:10 PM

1. **SITE PLAN REVIEW No. 2013-06 - Pizza Hut** – Approve, deny or modify the exterior design of the proposed Pizza Hut Restaurant use located at 910 Kern Street (SR33). Jim Jackson, applicant.

Recommendation: 1. Receive Staff's Report and public comments; 2. Motion to approve, deny or modify the exterior design of the proposed Pizza Hut Restaurant use.

Waiczis presented the Staff Report on Site Plan Review No. 2013-06. He asked the Planning Commissioners to approve, deny or modify the exterior design of the proposed Pizza Hut Restaurant. He stated that Pizza Hut intends to open a new carry-out / delivery restaurant business in a portion of an existing building on Kern Street. His principle concerns relate to the treatment of the exterior of the building Pizza Hut will be occupying. Presently, the building, which has tenants, is painted a neutral color with a uniform roof line and shingle color. In other communities Pizza Hut has painted the exterior of its restaurant's bright red which also sometimes includes the roof of the building.

Jim Jackson, General Contractor for Pizza Hut spoke on behalf of Pizza Hut restaurant owners and stated that he would like to work with the City and come to an agreement on what they are allowed to paint the exterior of the building. He is aware that there are other businesses that share the attached building and he would like to make sure that Pizza Hut keeps its signature look with

respect that the City approves what they want to do with the exterior. He also stated that he is meeting with the property owner in a few days and would like to work with him as well on making sure everyone is on the same page. He brought with him copies of other Pizza Hut buildings that he has worked on to show examples of different ways they have painted the buildings. The copies were given to each Commissioner and also entered into record.

Walchock asked if Jackson has done other Pizza Hut buildings that share the building with other businesses. Jackson stated yes; he has had other Pizza Hut's that have shared a building with other businesses. He showed example of one that was in the pictures he had provided.

Waiczis asked what they were going to do with all the windows, if they were going to stucco them or just black them out. Jackson stated that they would like to black out the windows, unless the Commissioners prefers them stucco? Waiczis suggested not stuccoing them in case there is another business going in later in the future.

Orrin asked how they are going to separate the two businesses if they are to paint the building red. There has to be something in the middle for the cutoff. Jackson suggested a matching brick to separate the two businesses.

All Commissioners agreed that as long as City staff, landlord and business owner come to an agreement, they are confident it will look good. Some of the suggestions were to leave the parapet as is, revive existing landscaping in the flower beds, install separation accent feature to separate the two businesses, not painting the roof red, black out windows is preferred over removal of windows, removal of the iron fence, etc.

Waiczis stated that he would put the conditions together and would have Jackson take the letter to the business owner and the landlord. This would be approved administratively.

PLANNING DIRECTOR REPORT 6:50:59 PM

1. 2013 ARBOR DAY CELEBRATION

Recommendation – Motion to designate April 25, 2013, as Arbor Day / Earth Day in Taft.

Ms. Megerdom read the staff report on Arbor Day Celebration. She stated that the date for the event had been changed to Wednesday, April 24, 2013, due to a conflict with another event. She asked the Commissioners if they agreed with the new date and City's suggestion to hold the event at Taft Community Garden.

Orrin asked what type of tree they were interested in planting on that day. Megerdom stated that they had chosen a persimmon tree.

Motion: Moved by Orrin, seconded by Sutherland, to designate April 24, 2013, as Arbor Day / Earth Day in Taft.

AYES: Orrin, Sutherland, Walchock
ABSENT: Thompson

2. TRAINING PRESENTATION - moved to item number 4.

3. OTHER ITEMS

Hillside Estates: The Investors and OXY have come to an agreement on 30 acres. They are moving forward as fast as they can. In the next year or so, Occidental of Elk Hills is willing to negotiate for the second section.

Orrin asked when they want to start the grading. Waiczis stated that they want to start soon, before it gets too hot.

Hotel on Rails to Trails: Geary Coats has asked for more time. They are still waiting for more documents.

Orrin asked if the hotel investors have given a time-line. Waiczis stated that they have given the elevations for the Wasco building. But, he is still waiting for more items.

CalTrans: They made an offer for signs on 119 and 33, we made a counter offer and CalTrans is agreeing with that. There are going to be a few signs off of 119 and 33 leading traffic to Taft.

Web-Site: The web-site is almost ready to go public. They have worked really hard on the City web-site and it should be very informative. Will have agendas, minutes, calendar items, applications, maps, reference documents and much more uploaded to the web-site and accessible to the public.

Joint Meeting: Orrin stated that he spoke to the Council on April 2nd and urged them to hold a joint meeting soon. It was decided to put it on the next Council Agenda to pick a date. Walchock asked if staff has done research to know how other cities hold joint meetings. Waiczis stated, it's something he will be looking into.

At 7:15:49 PM Walchock asked for a 10 minutes recess. At 7:23:41 PM everyone returned and Planning Commission was back in session.

4. TRAINING PRESENTATION - Economic Development / Planning Connection

Power point presentation was given by Waiczis. He also passed out a handout to the Commissioners and a copy of the handout was entered into record.

CITY ATTORNEY STATEMENTS

There were none.

COMMISSIONER COMMENTS 7:58:03 PM

All Commissioners stated that in the last few months working with Mike Waiczis, they have learned a lot in Planning, they appreciate his hard work and all the knowledge he is able to bring to the Commissioners. Things have been more realistic.

Walchock stated that he had received an invitation to Taft College Transition to Living Program. They are having a fundraiser dinner on Thursday, April 18, 2013, at the Historic Fort.

Identification of Representative to the City Council.

Commissioner Orrin stated he would attend the Council Meeting and report on Planning Commission meeting updates on Tuesday, April 16, 2013.

ADJOURNMENT

Motion: Moved by Orrin seconded by Sutherland on and approved unanimously, to adjourn the meeting at 8:07:03 PM.


Alina Megerdom, Recording Secretary


Curtis Walchock, Chairperson