

**CITY OF TAFT
PLANNING COMMISSION
MINUTES
WEDNESDAY, OCTOBER 2, 2013**

The October 2, 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 Ron Orrin at 6:05:40 PM. The Pledge of Allegiance was led by Bob Leikam, and invocation was given by Chairman Ron Orrin.

PRESENT: Chairman Ron Orrin, Vice Chairman Robert Thompson;
Commissioners Renée Hill, Bob Leikam;
Interim Planning and Development Director, Mark Staples.
Recording Secretary Alina Megerdom.
City Attorney Tom Ebersole.

ABSENT: Commissioner Shawn Sutherland

I. CITIZEN REQUESTS/PUBLIC COMMENTS

There were none.

II. APPROVAL OF MINUTES 6:08:54 PM

Consider approval of minutes for the September 4, 2013, Regular Planning Commission Meeting.

Recommendation: Approve as submitted.

Motion: Moved by Thompson, seconded by Sutherland, to approve the minutes of September 4, 2013.

AYES: Hill, Leikam, Orrin, Thompson
Yes: 4/0

III. PLANNING COMMISSION REVIEW 6:09:36 PM

1. Zoning Ordinance Amendment – Site Plan Review/Design Review
2. Zoning Ordinance Amendment – Walls and Fences, Commercial and Residential

Staples presented the Staff Report on Site Plan Review/Design Review, and Walls and Fences.

Commissioners asked what the procedure is when property owner is not in compliance. Staples stated that the Code Enforcement Officer will site the property owner, give 30 days to comply and follow through. If the property owner is not in compliance, there will be a daily monetary

violation added to the citation and it will go to court.

Thompson asked on item b. #1 on page 4-9, it states all required front, side and rear yards shall be landscaped with drought resistant trees, shrubs and ground cover. His concern was if the rear yard is an option. Staples stated that it is probably referencing subdivisions. He will look into it and give further explanation at the next meeting.

3. Zoning Ordinance Amendment – Update Sign Regulations

Leikam asked if he needed to step down due to the fact he is a business owner on Kern Street and he does have 2 signs on the property.

Ebersole stated that Leikam would need to step out of the Chamber until the discussion on signs was completed.

Staples presented staff report on Sign Regulations, mostly regarding temporary and exempt signs. Staples stated that Pg. 15-24 item 6 “temporary window signs” will be changed to “window signs”.

The Commissioners had various questions on sign regulations which Staples stated he would like to bring the topic back and the entire Sign Regulations chapter to the Commission with some updates. He also asked the Commissioners to bring back specific concerns they might have on Sign Regulations.

After the discussion on Sign Regulations was completed Leikam was asked to return to the Chamber.

IV. PLANNING DIRECTOR REPORT 6:47:33 PM

1. Planning Commissioner Training – Rosenberg’s Rules of Order

Staples reviewed the Rosenberg’s Rules of Order.

2. Project Status Updates

- Hillside Estate Residential Track. Staples meet with the development team; they are in the last 30 day review period with California Fish & Wildlife. Their biggest hurdle was the most recent biological review. When they clear that, they will be following up with improvement plans. They have not submitted anything as of now; they are waiting to get the clearance from the State.
- There is one mine in town which is GPS Mine. The office of Mine Reclamation, which regulates the mines have been keeping track of the mine in Taft. The GPS Mine is generally in compliance with the new Senate Bill that was passed a few years ago. There are some caveats of complaints that they need to come in and process a revised Conditional Use Permit with the City. The City has sent out a

letter to GPS Mine operator to get an application in with the City. At this time the Planning Department is waiting for the application to be turned in.

- There are some interests from different groups to come to town. They are looking for a building in town.
 - BBQ Restaurant might be coming to town.
 - Reuse of auto lot across from DMV might be coming in.
- Best Western is looking into placing construction and coming soon type signs.

Staples stated that Friday, October 18th, is the West Kern Petroleum Summit. The Commissioners are all invited to attend. Orrin asked what is the deadline to reply if they can attend the summit. Staples suggested the Commissioners contact Ms. Megerdom if you are able to attend. Leikam stated he is not available. Thompson and Orrin stated they will check their schedule.

Thompson asked if there has been an update on the tract homes on Ash by the airport. Zero activity on the track. Planning Dept. will look into it, if it has expired or when it will expire.

V. CITY ATTORNEY STATEMENTS

There were none.

VI. COMMISSIONER COMMENTS

Orrin requested to contact the Taft College teacher for the presentation. Kathy Orrin is waiting for the teacher to get back to her. They would like the student to do the presentation. Staples asked Ms. Orrin to contact Ms. Megerdom or himself when the student is ready to present.

Identification of Representative to the City Council.

Commissioner Hill stated she would attend the Council Meeting and report on Planning Commission meeting updates on Tuesday, October 15, 2013.

VII. ADJOURNMENT

Motion: Moved by Thompson seconded by Leikam and approved unanimously, to adjourn the meeting at 7:14:12 PM.


Alina Megerdom, Recording Secretary


Ron Orrin, Chair