

**CITY OF TAFT
PLANNING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, DECEMBER 4, 2013**

The December 4, 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 [6:08:03 PM](#). The Pledge of Allegiance was led by Shannon Jones, and invocation was given by Dennis Schertz.

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

I. CITIZEN REQUESTS/PUBLIC COMMENTS

There were none.

II. APPROVAL OF MINUTES [6:09:48 PM](#)

Consider approval of minutes for the November 6, 2013, Regular Planning Commission Meeting.

Recommendation: Approve as submitted.

Motion: Moved by Thompson, seconded by Hill, to approve the minutes of November 6, 2013.

AYES: Hill, Jones, Leikam, Orrin, Thompson

APPROVED: 5/0

III. PUBLIC HEARING

Continued Items

- I. Zoning Ordinance Amendment 2013-21 – Consideration of a zoning ordinance amendment consisting of a comprehensive amendment to Chapter 2 of Title 6 of the City of Taft Zoning Ordinance. [6:10:59 PM](#)

Staples presented the Staff Report on Zoning Ordinance Amendment 2013-21. Staples reviewed with the Commission the sections of Chapter 2 that were proposed to be revised.

Orrin asked if any Commissioners attend Project Assistance Team Meetings. Staples stated that it is purely a staff level review.

Orrin stated that he has a concern is in regards to a business on Main Street that often has sidewalk sales. Their merchandise spills out onto the sidewalk, which blocks the sidewalk and makes it impassable. He has noticed it on more than one occasion. Staples stated, typically that type of activity is not allowed on the sidewalk. What Orrin is stating is a code violation. If that happens again, Code Enforcement Department needs to be notified.

Staples stated if the Commissioners agree with the changes, the resolution will be passed and the recommendation from the Commissioners will be taken to City Council for approval.

Orrin opened the duly noticed Public Hearing to receive testimony from proponents and opponents. There being none, the Public Hearing was closed.

Motion: Moved by Thompson, seconded by Hill, to adopt Resolution 2013-18 recommending approval to the City Council of Zoning Ordinance Amendment 2013-21 a comprehensive amendment of Chapter 2 of the zoning Ordinance relating to Permits and Approvals.

AYES: Hill, Jones, Leikam, Orrin, Thompson
APPROVED: 5/0

New Items

2. Conditional Use Permit 2013-22 - Proposal to operate a restaurant and bar, with a Type 41 (Beer and Wine only) ABC License, within an existing 2,529 square foot building, on a 0.06 acre lot, within the Downtown Commercial (DC) Zone District located at 431 North Street. [6:36:46 PM](#)

Staples presented the Staff Report on Conditional Use Permit 2013-22.

Dennis Schertz, applicant for the project introduced himself and provided to the Commissioners larger size colored floor plans of the building. One copy of the picture was entered into record. He gave a brief overview of the updates he plans to make to the building and what some of his obstacles are at the time.

Thompson asked if the applicant was aware that the building does not have sewer or water tying into it. Schertz stated he is aware of the big tasks ahead of him. He has contacted the appropriate parties for the sewer, water, electricity and gas.

Orrin asked if it's going to be a seven day a week operation. Schertz stated that yes; it will be open to the public seven days a week.

Orrin opened the duly noticed Public Hearing to receive testimony from proponents and opponents. There being none, the Public Hearing was closed.

Motion: Moved by Jones, seconded by Leikam, to adopt Resolution 2013-09 approving Conditional Use Permit 2013-22 for the proposed operation of a restaurant and bar, with a Type 41 ABC License within an existing 2,529 square foot building, on a 0.06 acre lot, within the Downtown Commercial (GC) Zone District located at 431 North Street.

AYES: Hill, Jones, Leikam, Orrin, Thompson
APPROVED: 5

Hill asked what the projected open date for the restaurant is. Schertz stated that there is so much that needs to be done prior to opening. They anticipate the open date for August 2014.

All Commissioners stated that they like the restaurant/bar idea and are excited to see the building back in use.

3. Planning Commission 2014 Meeting Schedule – Consideration to change the Planning Commission regular meeting date, for the 2014 calendar year, to the Wednesday following the City Council's second regularly scheduled meeting each month, typically the third Wednesday of each month. [6:51:10 PM](#)

Staples presented the Staff Report on Planning Commission 2014 meeting schedule. Staples recommended the 22nd as the January Commission meeting date due to the holidays at the end of December and not having proper time for noticing.

Orrin asked the Commissioners if they had any comments or concerns. There being none, the Public Hearing was closed.

Motion: Moved by Thompson, seconded by Leikam, to adopt Resolution 2013-10 approving the Planning Commission 2014 Regular meeting Schedule, with regular meeting dates on the Wednesday following the second City Council meeting each month, typically the third Wednesday of each month.

AYES: Hill, Jones, Leikam, Orrin, Thompson
APPROVED: 5

4. City of Taft Municipal Service Review Update – Consideration of an update to the City of Taft and West Side Recreation and Park District Municipal Service Reviews for the Kern County Local Agency Formation Commission (LAFCo). [6:55:37 PM](#)

Staples asked if the item can be continued to a later date.

Commissioner Jones and Thompson had some questions on certain sections of the City of Taft Municipal Service Review for Kern County LAFCo. Staples stated all the questions will be answered on the next scheduled meeting when City of Taft's Municipal Service Review Update will be reviewed.

Motion: Moved by Hill, seconded by Thompson, to continue City of Taft Municipal Service Review Update at the later date.

AYES: Hill, Jones, Leikam, Orrin, Thompson
APPROVED: 5

IV. PLANNING DIRECTOR REPORT 7:05:08 PM

1. Kern County Energy Summit – Kern Economic Development Corporation.
 - Hosted by Kern EDC.
 - The summit covered every aspect of the energy use. It covered electrical energy efficient, windmills for energy production, natural gas, and solar panels. It was almost every aspect of fossil fuels. Although each speaker had their own energy topic that they were focused on, but at least it provided everybody their opportunity to show what piece of the pie they have, providing energy to the State as a whole.
2. Hotel
 - Building plans and grading plans was submitted end of November, 2013.
 - The plans are now being reviewed with the Building Department.
3. Best and worst States
 - At the December 3, 2013 Council meeting, Mayor Linder brought up how the USA Today posted the listing of the best run and worst run States.
 - California was number 50 as the worst run State for the 3rd year in a row.
4. Vacant Buildings
 - Stores left as is when it went vacant. Products or other items left in the building.
 - Interior of the building and or structure shall be cleaned of all trash, junk, garbage debris and solid waste.

- Hill asked about the safety issues in regards to the buildings. Staples stated that it can all be addressed through Code Enforcement.
 - Commissioner Hill volunteered to provide a list of abandoned buildings.
 - Orrin asked if there was a way for the City to provide more trash cans on Center Street. Staples stated that he has done a quick survey of where the trash cans are located on Center Street.
5. Staff Appreciation Dinner on December 13, 2013.
- Megerdom gave an update on the Staff Appreciation Dinner and reminded the Commissioners to RSVP at City Hall.

V. CITY ATTORNEY STATEMENTS 7:32:02 PM

Attorney Ebersole stated that the City of Taft's City Clerk, Louise Hudgens has announced her retirement at the end of the month. December, 21, 2013, will be her last day. Jones asked what does that do for her elected position. Ebersole stated that a City Clerk is one of the positions that is mandated under the Government Code. When a position is vacated during a term, the City Council has 60 days to make a decision to either call a special election or to fill the vacant position by appointment. Special elections are very expensive, it is anticipated that the Council will look into appointing someone.

VI. COMMISSIONER COMMENTS

Jones spoke on the upcoming events at the Taft Chamber of Commerce:

- Fort Dinner & Gift Show is on Thursday, December 5, 2013.
- Cruse night is Friday, December 6, 2013.
- Breakfast with Santa at West Side Recreation & Park District is Saturday, December 7, 2013.
- Photo with Santa at Westside Furniture is Monday, December 9, 2013.

Hill stated that Saturday, November 30, 2013 was National Small Business Day. They had about 50 customers that day. A lot of people came in because it was for the National Small Business Day. Most businesses were closed on Center Street that day.

Orrin stated that he had one thing for the future; he thinks it's time to take a look at mobile vendors. Staples asked specifically to what? Orrin stated that there are a few that are running their carts around town. He is not sure if they have been regulated.

All Commissioners wished everyone a very Merry Christmas and a Happy New Years.

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, December 17, 2013.

VII. ADJOURNMENT

Motion: Moved by Thompson seconded by Leikam and approved unanimously, to adjourn the meeting at 7:42:44 PM.



Alina Megerdom, Recording Secretary



Ron Orrin, Chair