

**CITY OF TAFT  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
APRIL 16, 2014**

The April 16, 2014, 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 6:04:18 PM. The Pledge of Allegiance was led by Ron Orrin, and invocation was given by Bob Jordan from Light House Four Square Church.

**PRESENT:** Chairman Ron Orrin, Vice Chairman Thompson;  
Commissioners Renée Hill, Shannon Jones and Bob Leikam.  
Planning and Community Development Director Mark Staples;  
City Attorney Jason Epperson, City Clerk Alina Megerdom.

**I. CITIZEN REQUESTS/PUBLIC COMMENTS 6:06:05 PM**

**Bob Jordan:**

- Kern County General Election is on June 3<sup>rd</sup>. There are registration forms at City Hall, Post Office and any federal building.
- He is representing West Side Christian Ministers Association, WSCMA; Friday April 18<sup>th</sup> there will be services at 6:00 PM at First Baptist Church, 200 North Street for Good Friday.
- National Day of Prayer is on May 1<sup>st</sup> at 7:00 PM at West Side Recreation Gymnasium.

**Michael Long:**

- Thanked the Commissioners for considering the Vacant Building Ordinance so quickly. It's great that the Planning Commission is starting to handle some issues that will have a positive effect on the vacant buildings in Downtown and throughout the City.

**II. APPROVAL OF MINUTES**

Consider approval of minutes for the March 19, 2014, Regular Planning Commission Meeting

Recommendation: Approve as submitted.

Motion: Moved by Thompson, seconded by Hill, to approve the minutes of March 19, 2014, Regular Planning Commission Meeting.

**AYES:** Hill, Jones, Leikam, Orrin, Thompson

**APPROVED:** 5/0

**III. PUBLIC HEARING 6:10:36 PM**

1. Zoning Ordinance Amendment 2014-02 – Consideration of a zoning ordinance amendment consisting of an amendment to Chapters 4, 5, 6, 7, 8, and 11 of Title 6 of the City of Taft Zoning Ordinance and Chapter 4.3 of the Taft City Code, regarding Vacant Building Registration standards.

Staples presented the Staff Report on Zoning Ordinance Amendment 2014-02. There were some revisions made during the meeting on grammatical errors which Commissioners reviewed and direction was given to staff to make the changes.

Leikam asked if the Ordinance included South Taft, Taft Heights or Ford City. Staples stated it only covers areas that are in the City of Taft city limits.

Leikam also asked if there is anything in the wording that excludes anyone from Grandfathered clause. Staples stated that the only way it would be considered non-conforming would be if the building owner would produce documents proving the use was permitted in the past through Building Permits or Planning documents.

Hill asked if an owner does not comply, what the process would be. Staples stated that there will be a lien process. Code Enforcement Officer would follow through and it would go through their citation process.

Orrin asked what the procedure is with change of ownership. Would the new owner be required to pay the fee or will it be prorated. Staples stated that it will run with the property.

Orrin also inquired on the buildings with more than one space. He asked if it would be assessed for each address or the parcel. Staples stated in reviewing with other cities ordinances that he referenced from, it referenced the property. If there are one or more buildings, it would be per parcel number and not each building. There may be situations that each address needs to be assessed due to only one being vacant, etc.

Chairman Orrin opened the duly noticed Public Hearing to receive testimony from opponents and proponents.

Todd Lederer, resident at 102 ½ Pierce Street came forward and spoke for the Zoning Ordinance Amendment 2014-02. He stated that after reviewing the information and hearing the comments, he would like to propose adding a provision that addresses property/building owners that only use a percentage of the building. Second would be the language of going after people who already have actions taken against them might be considered targeting. He wonders what is going to be the procedure in enforcing the new provisions City wide. Also, if an owner decides to sell the property to a relative when there are only taxes owed on it but no mortgage. If they did a lien sale, what provision is there for the City to get their money?

Staples stated that prior to the lien being on the property; there would be a state of disrepair and lack of property maintenance. The Code Enforcement Department and the City Council would go through the due process of properly notifying and giving them the opportunity to take care of it on their own, if not the city would do it and bill the property owner for the charges. If they don't respond to the charges then there would be a lien. There should be an adequate due process before the lien was on the property.

Bob Jordan stated his concerns with the PG&E building at 111 6<sup>th</sup> Street. That building has been vacant for three years and has not been retrofitted for earthquake.

Staples stated that possibly it being a Public Utility, the City might not have the ability to go after them. They can probably send them notices that they have provisions in other areas of the city and would appreciate them bringing their building up to standard.

Chairman Orrin asked if there was anyone wishing to speak in opposition of the Public Hearing, their being none, the Public Hearing was closed.

**Motion:** Moved by Hill, second by Thompson to adopt Resolution 2014-03 recommending approval to the City Council of Zoning Ordinance Amendment 2014-02 amending Chapters 4, 5, 6, 7, 8 and 11 of the Zoning Ordinance and Chapter 4.3 of the Taft City Code relating to Vacant Building Registration and to establish an annual registration fee.

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

#### IV. **PLANNING DIRECTOR REPORT 6:54:59 PM**

1. **Building Safety Month 2014** – Planning Commission to recognize May 2014 as Building Safety Month, consistent with the International Code Council.

Staples read the Staff Report on Building Safety Month 2014 and asked the Commissioners to recognize May 2014 as Building Safety Month. He stated that the City will utilize the Taft Chamber of Commerce weekly e-mail blast to give a weekly theme, weekly 10 tips and will provide information and link on the City web-site.

**Motion:** Moved by Jones, second by Hill to recognize May 2014 as Building Safety Month for the City of Taft, consistent with the International Code Council.

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

2. **California Main Street Alliance Conference** – Discussion of events, tours, and other information from the conference in Hanford.

Staples gave a brief recap on California Main Street Alliance Conference. On March 27<sup>th</sup> two Commissioners, Chamber staff and himself attended. The sessions were pretty interesting.

#### V. **CITY ATTORNEY STATEMENTS**

There were none.

**VI. COMMISSIONER COMMENTS**

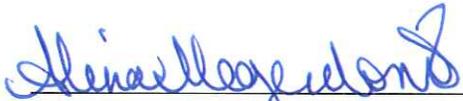
**Identification of Representative to the City Council.**

Commissioner Hill stated she would attend the Council Meeting and report on Planning Commission meeting updates on Tuesday, May 6, 2014.

Commissioner Jones invited everyone to attend the Arbor Day event on Thursday, April 24, 2014. Clerk Megerdom stated that she will be sending everyone a reminder e-mail for the event. She also wanted to thank Commissioner Leikam for the donation of Pizzas for the Arbor Day event.

**VII. ADJOURNMENT**

**Motion:** Moved by Hill seconded by Leikam and approved unanimously, to adjourn the meeting at 7:20:53 PM.

  
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Alina Megerdom, City Clerk

  
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Ron Orrin, Chair