

**CITY OF TAFT  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
MAY 21, 2014**

The May 21, 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 6:05:03 PM. The Pledge of Allegiance and invocation was led by Chairman Ron Orrin.

PRESENT: Chairman Ron Orrin, Vice Chairman Robert Thompson;  
Commissioners Renée Hill, Shannon Jones and Bob Leikam (Arrived at 6:18 PM).  
Planning and Community Development Director Mark Staples;  
City Attorney Jason Epperson, City Clerk Alina Megerdom.

**I. CITIZEN REQUESTS/PUBLIC COMMENTS**

There were none.

**II. APPROVAL OF MINUTES**

Consider approval of minutes for the April 16, 2014, Regular Planning Commission Meeting.

Recommendation: Approve as submitted.

Motion: Moved by Thompson, seconded by Hill, to approve the minutes of April 16, 2014, Regular Planning Commission Meeting.

AYES: Hill, Jones, Orrin, Thompson

APPROVED: 4/0

**III. PUBLIC HEARING**

1. Zoning Ordinance Amendment 2014-05 – 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, regarding Fence and Wall standards. 6:08 PM

Staples presented the Staff Report on Zoning Ordinance Amendment 2014-05.

Hill inquired on how the city will monitor the inappropriate uses.

Staples stated that on pages 11-21, Subsection 1c specifies that fences and walls shall be constructed of wood and metal rail, etc. It does provide some discretion for the city to enforce and for the property owner to construct. The City Code Enforcement Officer will be working with the property owners to bring fences into compliance.

Orrin asked in any juncture is there a provision for someone to have a fence in a residential zone greater than six feet or will that be a Conditional Use Permit.

Staples stated that in the Zoning Ordinance, there is a limit of six feet and it does not provide any provision above that height. The Zoning Code is an inclusionary ordinance

where it tells you what you can do. If it does not specify, than you can't. But there is a variance option.

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

**Motion:** Moved by Jones, second by Hill to adopt Resolution 2014-05 recommending approval to the City Council of Zoning Ordinance Amendment 2014-05 an amendment of Chapters 4,5,6,7,8, and 11 of the Zoning Ordinance relating to Fences and Walls.

AYES: Hill, Jones, Orrin, Thompson  
ABSTAIN: Leikam  
APPROVED: 4/0

2. Zoning Ordinance Amendment 2014-06 - Consideration of a zoning ordinance amendment consisting of an amendment to Chapter 15 of Title 6 of the City of Taft Zoning Ordinance, regarding Sign standards. 6:18 PM

Staples presented the Staff Report on Zoning Ordinance Amendment 2014-06.

Commissioners had concerns on painted signs on walls. Wanted to know if there is anything in the Sign Standards that allows the City to take action against it.

Epperson stated that on page 15-6, Sign Standards, Number 2 under Architectural Content, there is room for department to take action if they feel that the sign is not consistent with the building surroundings and with the business or other activity the sign identifies.

Hill asked what if the business owner is told that their sign is not correct and they refuse to comply, what can the City do?

Epperson stated that there are normal enforcement procedures that are already in the ordinance. It begins with them being cited, a letter being sent out. If they still refuse, it will go through administrative hearing. There are fines that are attached. It goes through the administrative process and ultimately it could end up in superior court.

Leikam asked if businesses are required to have a sign. Staples stated that they are not.

Leikam inquires on item on page 15-9, number 6, and subsection b. No Off -Site Signs. Does this refer to someone shaking a sign on a corner?

Staples stated that it does refer to off-site signs like the ones on the corner with someone holding it, but also to billboard signs.

Commissioners had concerns for a few signs around town. Staples asked for information to be brought to Planning Dept. on individual signs that one might consider inconsistent with the Zoning Ordinance. He would need address, location and how it's

constructed. Code Enforcement will go out to see what's there and they will do the research necessary to see if it's allowed or not.

Orrin asked if sandwich signs are allowed. Staples stated that they are not.

Commissioners all concurred sandwich signs should be allowed as long as they do not obstruct pedestrian traffic. Total of six square feet in size, max height of 4 feet. This should be placed in the exempt section in the ordinance.

Staples stated that in determining whether certain signs should be permitted or not. You also need to determine whether you want them permitted permanently or temporarily. What regulations should be placed on signs that you don't want prohibited.

Commissioners all concurred that everyone should be able to use advertising signs as long as they are neat, not obstructing pedestrian right of way; they are temporary and should be used during business hours only.

Staples stated that every business in town is allowed with a permit one wall sign, facing a street or parking lot. They are allowed one temporary sign; fixed to a wall; ground mounted; however you can have it but it needs to be on the property. There are size and height restrictions that are listed. You are allowed to use the temporary sign for 30 days, after the 30 days, temporary signs cannot be used for another 30 days. After the 30 days are up, one can apply for another temporary sign for 30 days.

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

Todd D. Lederer, Taft News Now, stated that he has noticed there are rolling billboards. There is someone on Center Street that has a yellow Jeep with business name on the car. It is hard to regulate that. He also had some concerns in regards to real estate signs and garage sales signs. He suggested passing an ordinance not allowing anyone to place a sign on a public property. He was in favor of A-Frame signs as long as they don't block the right of way, particularly of handicap people. As far as the twirler sign, it is great for advertisement but it should be for temporary use.

Lederer also stated that even though there is an ordinance and there needs to be a permit for it, it does not mean there needs to be a fee for it.

Kathy Orrin, Taft Chamber of Commerce asked for clarification on permitted temporary signs.

Staples stated that with temporary signs are only allowed four times during a calendar year with a total of 120 days in a year. It can be used variety of ways: four individual 30 day uses of it with an equal break in-between the days; two sixty days with a 30 day gap in-between; thirty days on, thirty days off, sixty days on, thirty days off and 60 days on. It can be any combination as long as it's 120 days total.

Jerry Livingston, Taft Independent stated that if he does a sign for Christmas, then he can't do one for Presidents day weekend. If he does a sign for Memorial Day, he can't do one for 4<sup>th</sup> of July. This cuts half of the opportunities for businesses to utilize holiday sale signs.

Staples stated that there are more than four holidays in a calendar year. The only thing he would suggest is to take out the thirty day period in-between. That's the only thing that prohibits missing certain holidays that are within the sixty day period.

Staples suggested continue the item so the Commissioners can take some time to review what would work best for Taft.

Motion: Moved by Hill, seconded by Thompson to continue Zoning Ordinance Amendment 2014-06 to the next regular Planning Commission meeting.

YES: Hill, Jones, Leikam, Thompson, Orrin

**IV. PLANNING DIRECTOR REPORT 7:20:36 PM**

1. Kern COG/Taft Visualization Project – Video presentation of the “Vision Taft 2015” Rails to Trails Visualization Project.

Staples did a video presentation of the “Vision Taft 2015” Rails to Trails Visualization Project.

2. Cota-Cole, LLP Legal Update – Public Record Act Compliance in an iPhone World

Staples stated he wanted to forward some information that was given to him through the City Attorney's Office. It's an information item for Commissioners.

3. ICSC RECon: The Global Retail Real Estate Convention – Taft's master developer of the Rails to Trails area attended the conference in Las Vegas, NV from May 18-20, 2014, to meet with prospective retail and restaurant companies.

Staples stated that the Geary Coats, Master Developer for Rails to Trails was in attendance at the conference and he stated that he met with thirty-one companies and received three letters of intent and has ten follow-ups.

**V. CITY ATTORNEY STATEMENTS 7:36:16 PM**

Epperson stated that couple of month ago it was requested that perhaps they put on a program providing training on Brown Act rules. He has spoken to Mr. Staples and they are trying to arrange a date and time that will hopefully be convenient for everyone.

Orrin stated that he believes it's required to take the training every two years. Epperson concurred.

**VI. COMMISSIONER COMMENTS 7:37:24 PM**

Commissioner Jones stated there will be a Petroleum Appreciation Rally at the Taft Fort on May 29, 2014, 5:00 PM. There will also be a Movie on FrackNation at Fox Theater at 2:00 PM and 7:00 PM.

Orrin stated that he would like to speak with Mr. Staples privately in regarding to Building Permits.

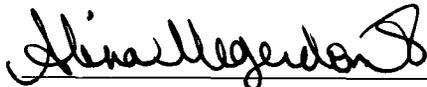
Staples stated that he would set up a meeting with the Building Official. One thing they are looking at in addition to updating of the Building Code is the fees.

**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, June 3, 2014.

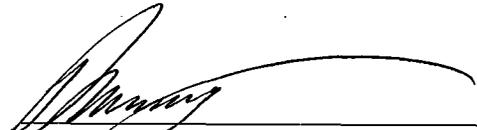
**VII. ADJOURNMENT**

**Motion:** Moved by Thompson seconded by Hill and approved unanimously, to adjourn the meeting at 7:42:30 PM.



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Alina Megerdom, City Clerk



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~~Robert Orrin, Chair~~

Robert Thompson, Vice Chairman