

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

The July 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 6:03 PM. The Pledge of Allegiance was led by Vice Chairman Robert Thompson, and invocation was given by Bob Jordan, Light House Four Square Church.

**PRESENT:** Chairman Ron Orrin and Vice Chairman Robert Thompson;  
Commissioner Renée Hill  
Planning and Community Development Director Mark Staples;  
City Attorney Jason Epperson, City Clerk Alina Megerdom.

**ABSENT:** Commissioners Shannon Jones and Bob Leikam.

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

Todd Lederer, Taft News Now stated that he is interested to open an office but he is concerned that he will not know what will open next to him. His main concern is that some businesses in Taft do not have a business address or when a business is opened, the use that they are using their business for is not the use they intended when they originally got the business license. He wanted to know if there is a structure or a checklist for businesses conforming to the license. Also, wanted to know what the requirements are for thrift stores.

Mark Staples stated that he will be looking into it and will get back to Mr. Lederer.

**II. APPROVAL OF MINUTES**

Consider approval of minutes for the June 18, 2014, Regular Planning Commission Meeting

Recommendation: Approve as submitted

Staples asked if it can be tabled until the end of the meeting to see if Commissioner Leikam arrives

Chairman Orrin stated that he will move the item until the end of the meeting. All Commissioners concurred.

**III. PUBLIC HEARING**

Continued Items

1. 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. 6:08: PM

**Recommendation:** Motion to adopt Resolution 2014-06 approving Zoning Ordinance Amendment 2014-06.

Staples presented the Staff Report on Zoning Ordinance Amendment 2014-16

Hill asked if there is a reason why the City does not enforce a business sign on a building.

Attorney Epperson stated that the City could require a business sign in their ordinance

Staples stated that there is no standard that specifically states that the business needs to have a sign. The fire and police departments only require a visible address sign on the building

Orrin stated some of his concerns with too many signs on windows and not being able to see inside the store.

Staples stated that it is a maintenance issue along with the banner issues. It is something that needs to be enforced more by Code Enforcement.

Orrin stated that on page 15-22, Section 8(b)(1), official flags are flags of any nation. He is opposed of other nation's flags being flown without our nation's flag being flown at a higher elevation

Epperson stated that it would run into a First Amendment issue and a right of an individual to fly a flag that communicates a certain message including support for another country. He is not sure if it has ever been challenged in court, he is not prepared to provide a firm legal decision whether or not the California Courts have addressed that.

Orrin stated that he would rather it be excluded and to see who wants to fight that. He would like the United States flag to be the one that is represented, first and highest.

Epperson stated that they can add a line excluding the flying of any other nation's flag. He will look into it

Orrin asked if they can adopt this resolution and amend that portion at a later meeting.

Staples stated that they can call for the amendment and move it forward to City Council and they can work on the language.

Hill asked how will they know if it's being implemented correctly.

Staples stated that the Commission at its discretion can ask to include it in his Planning Director Report to either in an oral report or as a memo to identify specific sign citations. He has been working with the Code Enforcement Officer to keep him in the loop. He can provide a general report.

Orrin stated that on page 15-22, he noticed with the holidays coming close together the thirty day limit for window painting is cutting it too close. He would like to see a 45 day window for the holiday window painting. All Commissioners concurred and Staples stated that he would

make the change to 45 days.

Orrin inquired on "Failure to remove signs after the election" He asked if there is a permit for election signs. Staples stated it is only for larger signs. Orrin asked if they get cited if they don't remove the sign at an appropriate time Staples stated that he was not sure how they get cited for that. He believes it ends up being the responsibility of the property owner.

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

Mr. Jordan, asked if the concern with the flags included the flags for churches.

Staples stated that the provisions cover both the allowance on residential and non-residential; churches are included in the non-residential part of it What the Commissioners were discussing is applicable to churches.

There were no other comments from the public, the Public Hearing was closed

**Motion:** Moved by Hill, second by Thompson to adopt Resolution 2014-06 approving Zoning Ordinance Amendment 2014-06 as amended.

AYES: Hill, Thompson, Orrin  
PASSED: 3/0

**New Items**

2. **Site Plan Review 2014-09** – Proposal for a 6,000 square foot industrial building, on a 20.0 acre lot with two existing buildings totaling 16,400 square feet, within the Industrial (I) Zone District located at 800 Blackgold Court (APN 220-240-21) 6:31 PM

**Recommendation:** Motion to adopt Resolution 2014-08 approving Site Plan Review 2014-09.

Staples presented Staff Report on Site Plan Review 2014-09.

Thompson asked if there is a Site Plan for proposed Building. Staples stated that no, it is just to the west of building C.

Orrin asked if the original Parcel Map was filed with Site Drainage Plan that included all the lots. Staples stated that yes; it was back in 2011 or 2012.

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

Juan Gonzales, General Production Services introduced himself and stated he was available to any questions the Commissioners may have

There were no other comments from the public, the Public Hearing was closed.

**Motion:** Moved by Thompson, seconded by Hill adopt Resolution 2014-08 approving Site Plan Review 2014-09.

AYES: Hill, Thompson, Orrin  
PASSED: 3/0

3. Site Plan Review 2014-10 – Proposal to set a 1,440 square foot office trailer for use as a temporary office location for the West Side Health Care District, on a 9,000 square foot portion of a 2.3 acre lot, within the Mixed Use (MU) Zone District located at 119 Adkisson Way (APN 032-060-05) 6:40 PM

**Recommendation:** Motion to adopt Resolution 2014-09 approving Site Plan Review 2014-10.

Staples presented Staff Report on Site Plan Review 2014-10.

Orrin asked when they say temporary, is there expiration to temporary? Staples stated that the applicant is looking at twelve months and there is a Temporary Land Use application that acts like a Conditional Use Permit which does have a strict time limit and review process. They might be able to expand a little bit more on their plans with the site. However, the Site Plan Review provides leeway they need beyond twelve months, he does not foresee an issue going eighteen months if necessary if there is any delay on their plans for other work on the property.

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

Eric Cooper, President of West Side Health District introduced himself and John Cohrs and Bob Jensen from Ordiz Melby. He stated that they have been embarking with the modular project on a three phase plan for the Health Care District and the property. Immediately they would like to locate on the property and expand to a larger office space. The modular will serve basically two functions; Healthcare District offices where staff will work out of and will hold their monthly meetings; contact point as they move forward with the master plan with the Health Care campus. The modular will be very tastefully done; it will have a permanent concrete sidewalk, will have landscaping and improve the area. Realistically they might be coming back to the Commission for an extension. They hope to include their new offices in the Urgent Care building once it's completed. The modular will then be removed and the land would be developed as they go further with that site.

There were no other comments from the public, the Public Hearing was closed.

**Motion:** Moved by Hill, seconded by Thompson to adopt Resolution 2014-09 approving Site Plan Review 2014-10.

AYES: Hill, Thompson, Orrin  
PASSED: 3/0

**IV. PLANNING COMMISSION SPECIAL MEETING**

1. Special Meeting on August 6, 2014 – Planning Commission to consider holding a special Planning Commission meeting on Wednesday, August 6, 2014

Staples stated that the applicant for the Taco Bell property wants to move forward quicker with a Parcel Map. They are hoping if the Commission is able to do so, to have a Special Meeting on August 6<sup>th</sup>. They are asking for a quicker review time so they can move forward with splitting the property.

All Commissioners agreed they would be available.

Staples stated that there will be two meetings in August. There are a number of items that can be done for August 6<sup>th</sup> and August 20<sup>th</sup> meetings.

**V. PLANNING DIRECTOR REPORT**

Staples stated that there was an item discussed at Sit-n-Sip which might be of interest to the Commission. There is a group called The California Business Development Center, they seem to have home bases at California State University sites. A representative from CSUB attended the Sit-n-Sip earlier that day and they were offering a ten week course. He presented a flyer for anyone who would be interested to see it.

1. Take 5! Energy Efficiency Success Stories – The City of Taft was recognized by Kern Energy Watch for its efforts with local commercial businesses in the “Take 5! For Energy Conservation”, which included free energy audit reports and low cost energy efficiency retrofits.

Staples spoke about the Take 5! Program through Kern Energy Watch at Kern COG.

Hill stated that she took advantage of the program for her business and it was a very successful and positive experience. They changed every light bulb and every fixture in her building. They have saved over \$150 a month on their electric bill.

2. At the Tuesday, July 15<sup>th</sup> Council Meeting two Council members were selected to sit on the Annexation Committee; Council Members Dave Noerr and Randy Miller; Mayor Pro Tem Orchel Krier as alternate. At this time they are asking any members of the general public who want to be on the Annexation Committee to submit letter of interest to the City Clerk or himself. They will forward the letter to Council to select two people from the public.

Ms. Megerdom, City Clerk asked if the members of the public need to be a resident of Taft. Staples stated that at this time they have to be a resident of Taft. In the future they might

look into getting a representative from neighboring areas.

VI. **CITY ATTORNEY STATEMENTS** - None

VII. **COMMISSIONER COMMENTS**

Thompson stated that he is glad to see that the Healthcare District is moving forward.

Hill asked if in the future meetings they can discuss Conditional Use Permits. Epperson stated that it can be placed on the agenda.

Orrin stated that he has heard through the grapevine that the Governor is about to sign a piece of legislation that is going to stop virtually anyone from building anything because there is going to be a statewide moratorium on water connections, because of the drought. He thinks that they need to reference that so that the City Council response to it.

Staples stated that the West Kern Water District openly approached the City and gave their particular position on where they are with water supply. It is low for them, but it is not an immediate dire state at this time. They will keep an eye on it and refer to Mr. Starkey at the Water District.

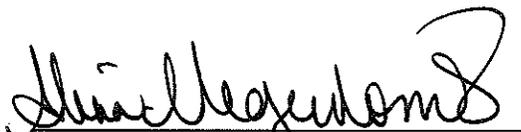
**Identification of Representative to the City Council.**

Commissioner Hill stated she would attend the Council Meeting and report on Planning Commission meeting updates on Tuesday, August 5, 2014.

**Motion:** Moved by Thompson, seconded by Hill to defer the minutes from June 18, 2014 to the next meeting

VIII. **ADJOURNMENT**

**Motion:** Moved by Thompson, seconded by Hill and approved unanimously, to adjourn the meeting at 7:06 PM

  
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Alina Megerdom, City Clerk

  
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Ron Orrin, Chair