

**CITY OF TAFT
PLANNING COMMISSION
SPECIAL MEETING MINUTES
AUGUST 6, 2014**

The August 6, 2014, special 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 PM. The Pledge of Allegiance was led by Commissioner Renee Hill, followed by invocation given by Chairman Ron Orrin.

PRESENT: Chairman Ron Orrin and Vice Chairman Robert 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

Michael Long, business owner from 508 Center Street stated that on July 5th there was a death on Center Street as a result from a bar fight. He asked the Commissioners if there was a way to set conditions on the business license to impose hours of operation, no drinking contest inside the bar, no smoking in front of the business while drinking, drinking out in the alley by the fenced in area. Being a merchant on Center Street, it is not good business to have a death on the street. He is concerned that Department of Alcoholic Beverage Control (ABC) might not be aware of what has been going on at the restaurant and the bar.

There was a Public Notice posted on July 26th for Ownership Change. He believes there is a 30 day comment period. Long asked if there is anything the Commissioners can do to address some of the concerns he stated in regards to the business reopening. Can they place conditions on the License and how will they be enforced?

Leikam asked if they continue with the same behavior, how they to make sure the conditions and the laws are are enforced.

Staples stated he believes the initial statement by Mr. Long on smoking is correct in that public buildings are the locations that are banned from smoking outside through local ordinances. Certain cities have gone that far to address the smoking issue. There is no specific ban per state law for smoking outside of any private establishment. The ABC license, he has to look to see if they have actually applied for a business license. There is a notice for transfer of business but he has not seen a business license yet.

Orrin asked if the Transfer Notice has been posted outside the business at this time. Jones stated that on August 1st she was on Center Street and noticed the posting on the window.

Orrin requested to place the item on the next Planning Commission meeting. All Commissioners concurred.

II. PUBLIC HEARING

1. Tentative Parcel Map No. 12126 (2014-11) – Proposal of a tentative parcel map to subdivide a 2.55 acre lot into 3 lots within the General Commercial (GC) Zone District located on the south side of Kern Street approximately 300 feet east of Hillard Street (APN 032-152-12).

Recommendation: Adopt Resolution 2014-10 approving Tentative Parcel Map No. 12126

Staples presented the Staff Report on Tentative Parcel Map No. 12126 (2014-11).

Thompson asked if they are building on Parcel 1. Staples stated yes on Parcel 1. There might be some disturbance on other lots by the grading for the Taco Bell site. He believes the parking lot is on Parcel 1 and 2. They will need an access agreement that will allow that parking lot to be there

The Public Hearing was opened at 6:16 PM to receive testimony from proponents and opponents.

Rick Jhaj, property owner thanked the Commissioners for holding a Special Meeting for the Tentative Parcel Map 12126. They are excited to come to Taft with not only a Taco Bell business but also a few other businesses on the Parcel 2 and Parcel 3. Their ultimate goal is to bring new business to Taft. They are also speaking with the property owner next door to see if they can open up the driveway to make it one large shopping center. He made himself available to answer any questions the Commissioners may have.

Orrin asked if they are looking for local contractors or is everything in-house. Jhaj stated that they are looking for local. They have looked into Taft Plumbing. They will be looking to hire employees locally.

No other testimony was heard and the Public Hearing was closed.

Motion: Moved by Thompson, seconded by Hill to Adopt Resolution 2014-10 approving Tentative Parcel Map No. 12126.

AYES: Hill, Jones, Leikam, Thompson, Orrin

PASSED: 5/0

2. Ordinance Amendment 2014-12 – Consideration of an ordinance amendment consisting of an amendment to Chapter 13 of Title 4 of the City of Taft Municipal Code, regarding Fireworks Stands. 6:39 PM

Recommendation: Adopt Resolution 2014-11 approving Ordinance Amendment 2014-12

Staples presented the Staff Report on Ordinance Amendment 2014-12.

Orrin asked if all non-profits have to have a tax ID number indicating that they are non-profit. Epperson stated that the tax ID number might not indicate that they are non-profit, but they should have a tax ID. Staples stated that he believes prior to scheduling for the City Council Meeting, where they do the lottery draw, the application and non-profit status are reviewed, however he believes in the past few years it has been the same organizations. He does not think they have been re-reviewing or double checking to see if their status is current, but he believes either the Finance Department could check that.

Staples stated that the packet that was handed out was a bit disjointed and did not have all the information in it. The new packet will have the lottery document, the application document, business license document and the finalized chapter 13. The new packet will have everything in one packet.

Thompson asked if they have to acquire a business license. Staples stated that they will need to apply for business license as well.

Jones asked if there is a way to add a comment in the document stating that they have to be a non-profit organization. They will need to provide their non-profit status letter or the number.

Staples stated that it can be added to the document and can be more specific.

The Public Hearing was opened 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 2014-11 approving Ordinance Amendment 2014-12.

AYES: Hill, Jones, Leikam, Thompson, Orrin

PASSED: 5/0

III. PLANNING DIRECTOR REPORT 6:51 PM

1. West Kern Water District's Stage 2 Water Shortage Response Plan – The District will be initiating a Level 2 "Alert/Water Restriction" to comply with state mandatory conservation measures.

Staples provided a copy of the letter from West Kern Water District regarding mandatory water restrictions. There are nine items listed that are mandated to initiate the water restrictions for the next 270 days. Staples did not find that Stage 2 would limit new development or new building permits.

IV. CITY ATTORNEY STATEMENTS

Epperson stated that if the Commission would like to involve themselves in regards to the application process for 621 Center Street for liquor license that Mr. Long was discussing earlier, in addition to put it on the agenda for the next regularly scheduled meeting, and they also have

the option to schedule a special meeting to discuss that item.

Staples stated that he believes that they are within the time period and they do have time to agendaize it for the next regular meeting.

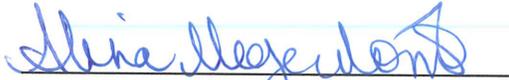
V. **COMMISSIONER COMMENTS** – None.

Identification of Representative to the City Council.

No representation from Planning Commission needed for the next Council meeting.

VI. **ADJOURNMENT**

Motion: Moved by Leikam, seconded by Hill and approved unanimously, to adjourn the meeting at 6:58 PM.



Alina Megerdom, City Clerk



Ron Orrin, Chair