

**CITY OF TAFT
PLANNING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 19, 2014**

The November 19, 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 [6:01 PM](#). The Pledge of Allegiance was led by Renee Hill, and invocation was given by Bob Jordan, Foursquare Light House Church.

PRESENT: Chairman Ron Orrin and Vice Chairman Robert Thompson;
Commissioners Bob Leikam and Renee Hill.
Planning and Community Development Director Mark Staples;
City Attorney Jason Epperson, City Clerk Yvette Mayfield.

Absent Commissioner Shannon Jones

I. CITIZEN REQUESTS/PUBLIC COMMENTS

There were none.

II. APPROVAL OF MINUTES

There were none

III. PLANNING COMMISSION REVIEW

1. Emergency Shelters, Transitional and Supportive Housing – Review of proposed Zoning Ordinance Amendment to permit by right emergency shelters, transitional housing, and supportive housing, consistent with state Housing Element law and SB 2.

Planning Director Staples stated he attended meeting at Kern COG with the Department of Housing and Community Development (HCD) where compliance with SB2 in local Housing Elements was discussed and explained. He reviewed the requirements of SB2 and stated that the main topic to be decided was what zones will allow the three types of housing.

Commissioner comments:

Hill stated there was a typo on page 7-3 “scools” should be schools.

Orrin stated he supported uses conducive to what Alpha House already has

All agreed that the three types of housing could be allowed in all zones except for the Downtown Commercial Zone with a Conditional Use Permit (CUP).

The item was opened for public comment:

Bob Jordan of 303 San Emidio Street questioned the term “transitional” as he rents a couple of his properties to the Transition to Independent Living (TIL) Program for their students. Staples stated that he believed this situation would fall under general rental housing and would not be affected by this Ordinance.

Staples will provide final Ordinance with Specific Use Standards at next meeting for consideration and recommending approval to the City Council.

2. Residential Rooftop Solar Energy System Expedited Permitting – Review of proposed Zoning Ordinance Amendment to create an expedited, streamlined permitting process for small residential rooftop solar energy systems, consistent with state Assembly Bill 2188.

Planning Director Staples reviewed staff report and draft ordinance. This Ordinance is to meet the requirements of AB 2188 and expedite the review process for small residential rooftop solar energy systems.

No public comments were received.

Staples will provide a final Ordinance at the next meeting for consideration and recommending approval to the City Council.

IV. PLANNING DIRECTOR REPORT

- Mentioned there is an expected vacancy coming up on the Commission to replace Commissioner Hill as it appears her run for City Council has been successful.
- Announced that Alina Megerdom has resigned her position in the Planning Department after 8 years of service.
- Kern COG voted not to fund Kern Energy Watch and recognized Renee Hill and Greg Black at their luncheon last week.
- Will bring a 2015 Planning Commission Calendar to next meeting.

V. CITY ATTORNEY STATEMENTS

Clarified that December meeting will be held on December 3rd instead of regularly scheduled date of December 17th would be considered and noticed as a Special Meeting.

VI. COMMISSIONER COMMENTS

Commissioner Leikam

- Requested that an item be placed on an upcoming agenda to address permanently mounted anti-theft bars on exterior of business buildings.

Vice Chairman Thompson

- Asked if the Commissioners all planned on riding in the parade together – it was confirmed that they would be.

Chairman Orrin

- Concerns have been brought to him and he wants to see a resolution for issue with clubhouse located at 415 Center Street.
- Concerned with pallets being used as fences (3rd and San Emidio Streets).
- Has noticed driving around that trash cans/alleys are a mess and a hazard.
- Welcomed Mayfield as new City Clerk.

Commissioner Hill

- Stated she has really enjoyed serving on the Commission, feels there has been a lot accomplished and will miss her fellow Commissioners.

Identification of Representative to the City Council.

Commissioner Jones was appointed to be the Representative to the City Council.

VII. ADJOURNMENT

With no further business to conduct it was moved by Leikam, seconded by Thompson and approved unanimously, to adjourn the meeting at [7:10 PM](#).

Yvette Mayfield, City Clerk

Ron Orrin, Chairman