

**CITY OF TAFT PLANNING COMMISSION  
MINUTES  
JULY 22, 2015**

**REGULAR MEETING**

**6:00 P.M.**

The July 22, 2015, 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 Commissioner Orrin at [6:07:15 PM](#). The Pledge of Allegiance was led by Commissioner Livingston and invocation was led by Commissioner Orrin.

**1. OATH ADMINSTERED TO NEWLY APPOINTED PLANNING COMMISSIONERS**

PRESENT: Commissioner Ron Orrin, Shannon Jones, Bob Leikam and Jerry Livingston;  
Planning and Community Development Director Mark Staples;  
Recording Secretary Brenda Johns

ABSENT: Commissioner Robert Thompson and City Attorney Jason Epperson

**2. SELECTION OF CHAIRPERSON**

Motion: Nomination for Chairman of Commissioner Orrin moved by Livingston and seconded by Leikam.

AYES: Jones, Leikam, Livingston, Orrin

PASSED: 4 - 0

ABSENT: Thompson

**3. SELECTION OF VICE CHAIRPERSON**

Motion: Nomination for Vice Chair of Commissioner Jones moved by Livingston seconded by Orrin.

AYES: Jones, Leikam, Livingston, Orrin

ABSENT: Thompson

PASSED: 4 - 0

**4. CITIZEN REQUESTS/PUBLIC COMMENTS**

There were none.

**5. MINUTES**

June 17, 2015 Regular

July 9, 2015 Special Joint City Council and Planning Commission Meeting

Motion: Moved by Jones and seconded by Leikam to approve Minutes as submitted.

AYES: Jones, Leikam, Livingston, Orrin

ABSENT: Thompson

PASSED: 4 - 0

**6. PUBLIC HEARING – VARIANCE NO. 2015-08**

Motion: Postponement of public hearing for Variance No. 2015-08 to the regular scheduled meeting in August, per the request of the applicant was moved by Livingston and seconded by Jones.

AYES: Jones, Leikam, Livingston, Orrin  
ABSENT: Thompson  
PASSED: 4 - 0

**7. PUBLIC HEARING – SITE PLAN REVIEW 2015-10, TENTATIVE PARCEL MAP NO. 12126**

Director Staples presented the staff report and recommendation.

Commissioner Jones asked if there would be any regulations imposed on the carwash because of the current drought.

Director Staples noted West Kern Water District is currently not preventing the issuing of new water meters but they do require plan submittals for the water facilities and a buy in for the amount of water the facility will use. Staples also noted the new carwashes are designed to recycle as much water as possible.

Commissioner Leikam inquired as to how many employees the carwash would have.

Applicant Rick Prasayus of 1631 S. Comanche Dr. Bakersfield, CA 93307 stated the carwash would have 10-12 employees and 3-4 of those would be fulltime. Prasayus continued by providing a brief summary of the carwash, he states the carwash will only use 10 gallons of water per vehicle vs. the 100 gallons someone washing their vehicle at home would use. The carwash will run on a reclaim system and water recovery will be between 80 – 85% and the carwash can process 100 vehicles per hour.

Commissioner Leikam asked if the property had experienced any flooding issues.

Prasayus shared there had been flooding issues with the recent storms and stated the agreement in place would address them.

Commissioner Jones asked if there would be a retaining wall put in between the new property and the homes on the other side of the project.

Prasayus stated there would be a retaining wall for separation from traffic, the grade and alley way.

Chairman Orrin requested clarification on the setback. Orrin also noted that City Council had agreed to upgrade the sewer which runs across to the east adjacent property. He asked if this property would have to upgrade the inlet area.

Director Staples noted the setback was 12 feet. Staples did not think an upgrade was needed but instead connect the two points to prevent flooding; he also noted final design would go through engineering.

Chairman Orrin asked if provisions would be made for school bus parking.

Prasayus stated there would be facility access for school buses. He also noted the project is providing 91 parking spaces but only is required to provide 62.

Chairman Orrin shared his concern in regards to the maintenance of the separate parcels. Orrin inquired as to whether there would be a covenant in place to assure maintenance of the common area in the absence of the property owner.

Prasayus notes the space was designed so that the area can be maintained by the whole development.

Commissioner Livingston asked if the carwash was covered by Kern MS4 or the Regional Quality Board.

Prasayus states he has not had to deal with either he also notes the project was verified with the local water board, district and there were no issues.

Commissioner Jones asked if Mr. Prasayus owned any other carwashes.

Prasayus stated this would be the first carwash.

The Public Hearing was opened [6:51:20 PM](#) to receive testimony from proponents and opponents. Seeing none, the public hearing was closed.

Motion: Moved by Jones and seconded by Livingston to Adopt a Resolution entitled a Resolution of the Planning Commission of the City of Taft approving Site Plan Review 2015-10 to construct a 2,450 square foot car wash building and two retail buildings totaling 11,000 square feet on 1.81 acres and a Tentative Parcel Map to subdivide 1.40 of the 1.81 acres into 2 lots, within the General Commercial (GC) Zone District located on the south side of Kern Street approximately 300 feet east of Hillard Street.

AYES: Jones, Leikam, Livingston, Orrin  
ABSENT: Thompson  
PASSED: 4 - 0

**8. GENERAL PLAN AMENDMENT NO. 2015-01 – HOUSING ELEMENT UPDATE 2013-2023**

Director Staples presented the staff report and recommendation

Commissioner Jones notes she will not attend the September Planning Commission meeting due to conflicting schedules with the International Council of Shopping Centers Event.

Director Staples states the meeting will continue as scheduled and asks Jones to provide the Commission with a written statement.

Chairman Orrin notes the homeless population is not what everyone perceives it to be in Taft.

Director Staples shared the Kern Council of Governments has done a county wide study and has identified all the homeless shelters and a small group of homeless individuals. Staples states this will be reflected in the Housing Element Document. Staples shares the objective to the updates are that the General Plan, Housing and Zoning Codes are all consistent.

Commissioner Livingston asked if SB350 has any significant impact.

Staples noted the City is covered based on Kern Council of Governments Sustainable Community Strategy Report.

**9. PLANNING DIRECTOR REPORT**

Thanked everyone who attended the Taft Opportunities Economic Workshop. Staples states staff is sorting through all the ideas in order to provide a report.

**10. CITY ATTORNEY STATEMENTS**

There were none.

**11. COMMISSIONER COMMENTS**

Commissioner Jones:

- Reported the Taft Fireworks Show was a success and thanked everyone who sponsored and attended the event.
- Appreciated all the work that was done in regards to the Taft Economic Opportunities Workshop/ Joint Meeting.

Commissioner Livingston:

- Thanked City staff for all of the work that was put forth with the Taft Economic Opportunities Workshop.

Chairman Orrin:

- Noted the Taft Fireworks show was a very good show.
- Was pleased with the turnout of the Taft Economic Opportunities Workshop.
- States it has come to his attention that some of the motels in town are being used as weekly rentals.

**12. IDENTIFICATION OF REPRESENTATIVE TO THE CITY COUNCIL**

Commissioner Livingston was selected to be the representative to the City Council.

**ADJOURNMENT**

With no further business to conduct it was moved by Jones, seconded by Leikam and approved unanimously, to adjourn the meeting at [7:25:04 PM](#)

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Brenda Johns, Recording Secretary

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Ron Orrin, Chairman