

**CITY OF TAFT PLANNING COMMISSION
MINUTES
WEDNESDAY, DECEMBER 2, 2015**

SPECIAL MEETING

6:00 P.M.

The December 2, 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 Chairman Ron Orrin at [6:05 PM](#). The Pledge of Allegiance was led by Chairman Orrin and the invocation was given by Chairman Orrin.

PRESENT: Chairman Ron Orrin, Vice Chair Shannon Jones,
Commissioners Bob Leikam, Jerry Livingston and Robert Thompson
Planning and Community Development Director Mark Staples
City Attorney Jason Epperson and Recording Secretary Brenda Johns

1. CITIZEN REQUESTS/PUBLIC COMMENTS

There were none.

2. MINUTES

November 18, 2015 Regular Meeting

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

AYES: Orrin, Jones, Livingston, Leikam, Thompson

PASSED: 5-0

3. GENERAL PLAN AMENDMENT NO. 2015-01 – HOUSING ELEMENT UPDATE 2015-2023

Planning Director Staples presented the staff report and recommendation. Staples also presented additional items for General Plan Amendment No. 2015-01 (copies were submitted to the Clerk for the permanent file).

Orrin asked whether the City would receive credit for substandard lots.

Staples noted if a lot is legal the City would work with applicants so they can build.

Livingston asked how the Department of Housing and Community Development (HCD) defined conservation.

Staples stated it was unclear, he also noted Assembly Bill 2 allows for the formation of Community Revitalization which is similar to the prior redevelopment agencies.

Orrin asked how much funding per parcel the City would receive under Assembly Bill 2.

Staples stated he had not looked into the numbers, but a block would be evaluated as a whole.

Jones asked if the revisions made to Section 6.9.3.12 Homeless Services met the request of HCD.

Staples stated the revision did cover HCD's request.

Livingston asked if page 4 subsection C would be revised, [referring to page 6.0 – 4 State Housing Element Guidelines Subsection C].

Staples noted there would be revisions to numbers 5-8.

Livingston asked if a person earning \$33,990 - \$42,490 would be considered to be within the moderate income range. [Referred to page 6.0 – 33 Table No. 8] Livingston also asked if the numbers were static.

Staples answered yes and noted the data was supplied by Kern Council of Government 2010 and is just a snap shot in time.

The Public Hearing was opened at [6:27 PM](#) to receive testimony from proponents and opponents. Seeing none the public hearing was closed.

Motion: Moved by Thompson, seconded by Livingston to Adopt a Resolution of the Planning Commission of the City of Taft recommending the City Council approve a Negative Declaration for General Plan Amendment No. 2015-01, Housing Element 2015-2023. (*Resolution No. 2015-13*)

Moved by Thompson, seconded by Livingston to Adopt a Resolution of the Planning Commission of the City of Taft recommending the City Council approve General Plan Amendment No. 2015-01 approving the Housing Element 2015-2023. (*Resolution No. 2015-14*)

AYES: Orrin, Jones, Livingston, Leikam, Thompson
PASSED: 5-0

4. PLANNING DIRECTOR REPORT

Staples reported:

- Tract Map 7227 has recorded and Mr. Colston can officially start selling homes.
- Graphic Solutions gave a signage presentation at last night's City Council.

5. CITY ATTORNEY STATEMENTS

No statement.

6. COMMISSIONER COMMENTS

Jones announced:

- The Christmas Parade would be held Monday the 7th at 6pm.
- Thanked Staples for all his hard work in regards to the Housing Element Update.
- The Small Business Academy started 12/2/2015 and would last 8 weeks.

Livingston congratulated Staples for all his hard work in updating the Housing Element.

Orrin stated the following:

- He has noticed an increase in unlicensed food trucks.
- Garage sells occurring on a regular basis at the same location.
- Would like to develop a standard for fencing and a design element standard
- Requested a report for violations that have been cited and issued by code enforcement.

7. IDENTIFICATION OF REPRESENTATIVE TO THE CITY COUNCIL

Commissioner Leikam was selected to be the representative to the City Council on December 15th.

ADJOURNMENT

With no further business to conduct it was moved by Jones, seconded by Livingston and approved unanimously, to adjourn the meeting at [7:20 PM](#).

Brenda Johns, Recording Secretary

Ron Orrin, Chairman