

**CITY OF TAFT PLANNING COMMISSION
MINUTES
WEDNESDAY, MARCH 16, 2016**

REGULAR MEETING

6:00 P.M.

The March 16, 2016 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 Orrin at [6:02:20 PM](#). The Pledge of Allegiance was led by Chairman Orrin, followed by an invocation given by Pastor Scott Pearson of the First Baptist Church.

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

February 17, 2016 Regular

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

AYES: Orrin, Jones, Leikam, Livingston

ABSTAINED: Thompson

PASSED: 4-0-1

3. PUBLIC HEARING – ZONING ORDINANCE AMENDMENT NO. 2016-01

Planning Director Staples presented his staff report and recommendation.

Jones asked if a fact sheet for yard and garage sales would be provided to the public on the City website.

Staples stated there would be a flyer available for distribution.

The Public Hearing was opened at [6:08 PM](#) to receive testimony from proponents and opponents. Seeing none the public hearing was closed.

Motion: Moved by Livingston, seconded by Thompson to adopt **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TAFT RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONING ORDINANCE AMENDMENT NO. 2016-01, AN AMENDMENT OF CHAPTERS 1 AND 12 OF TITLE 6 OF THE TAFT ZONING ORDINANCE RELATING TO GARAGE OR YARD SALES. (Resolution No. 2016-01)**

AYES: Orrin, Jones, Leikam, Livingston, Thompson

PASSED: 5-0

4. PUBLIC HEARING – ZONING ORDINANCE AMENDMENT NO. 2016-02

Planning Director Staples presented his staff report and recommendation.

The Public Hearing was opened at [6:11 PM](#) to receive testimony from proponents and opponents. Seeing none the public hearing was closed.

Motion: Moved by Jones, seconded by Livingston to adopt **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TAFT RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONING ORDINANCE AMENDMENT NO. 2016-02, AN AMENDMENT OF SECTION 6.11.90 OF TITLE 6 OF THE TAFT ZONING ORDINANCE RELATING TO FENCES AND WALLS. (Resolution 2016-02)**

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

5. PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 2016-04

Planning Director Staples presented his staff report and recommendation.

Leikam asked if the project area was zoned for a commercial gardening. He also asked where the applicant would be obtaining the koi fish from and if the fish would be bred on site.

Staples stated a commercial garden is not defined by the commercial section of the City's Zoning Ordinance.

Kimberly Jackson of 4400 Marella Way, Bakersfield, stated the koi fish would be obtained from Bucks Pond Supply and would not breed fish on site.

Leikam asked if in the future someone wanted to grow marijuana would they go through the same application process.

Staples stated someone wanting to grow marijuana would go through the same application process but noted the city has an ordinance against dispensaries and would also deny farming of marijuana.

Jones asked if the Conditions of Approval could limit or exclude certain products if they are not defined in the code.

Staples stated during the application process he would speak with an applicant and would determine what condition may be warranted.

Orrin expressed concern with the encroachment on to Kern St. Orrin also asked if California Department of Transportation (CAL-Trans) had any comments regarding the project.

Staples stated the location was in a mixed use zone and single family residence (R-1) would not be allowed to move the structure forward, however a commercial development does not have a setback requirement which is what is being proposed for this project. Staples noted CAL-Trans was aware of the project and stated they did not require an encroachment permit.

Thompson asked if the business would be accessed from Kern St. or the alley.

Staples responded Kern Street.

Orrin asked what the fish would eat and what type of vegetables would be grown.

Kimberly Jackson stated the fish feed is United States Department of Agriculture (USDA) approved and initially kale, leafy greens, squash and peppers would be grown in the aquaponics system.

Leikam and Orrin asked if the product would be made available to the general public and if it required a permit from the Health Department.

Shari Rightmer, owner of Up-Cycle Aquaponics, stated she had been in contact with the Health Department and Agriculture Department and that as long as the vegetables are grown on the property she can sell without a permit.

Lance England of Four Seasons Sunrooms & Windows presented the Commission with additional information for the solarium.

Shari Rightmer presented letters from both her neighbors in support of the project.

Orrin and Jones expressed the need to further research and review the project.

The Public Hearing was opened at [6:52 PM](#) to receive testimony from proponents and opponents. Seeing none the public hearing was closed.

Motion: Moved by Thompson seconded by Leikam to continue the Public Hearing to the next regular calendar meeting of the Planning Commission of the City of Taft.

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

- A request was made by Commissioner Livingston for reconsideration.

Motion: Moved by Livingston seconded by Thompson for reconsideration

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

- Commissioner Thompson amended his original motion to continue the Public Hearing to a Special Meeting on April the 6, 2016 of the Planning Commission of the City of Taft so that the applicant may provide additional information on existing aquaponics operations in Kern County to the best of her ability.

Motion: Moved by Thompson seconded by Leikam to schedule a Special Meeting for April the 6, 2016 to continue the Public Hearing of the Planning Commission of the City of Taft.

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

6. PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 2016-05

Planning Director Staples presented his staff report and recommendation. Staples also presented additional items for Conditional Use Permit No. 2016-05 (copies were submitted to the clerk for the permanent file).

Commissioner Orrin asked if the applicant would extend their evening hours.

Scott and Jeff owners of Route 33 Sandwich Company stated their business hours would extend to 6pm and would gladly speak with any concerned neighbors regarding noise level.

Jones asked if this Conditional Use Permit would carry over to the next owner if the business was sold.

Staples noted liquor licenses can be sold for transfer of ownership so it depends on the license owner and whether they wanted to sell/transfer the license.

The Public Hearing was opened at [7:35:46 PM](#) to receive testimony from proponents and opponents. Seeing none the public hearing was closed.

Motion:

Moved by Jones, seconded by Leikam to adopt **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TAFT APPROVING CONDITIONAL USE PERMIT NO. 2016-05 TO PERMIT SCOTT BROWN TO ACQUIRE A TYPE 41 ABC LICENSE FOR THE SALE OF BEER AND WINE FOR CONSUMPTION ON THE PREMISES, WITHIN AN EXISTING COMMERCIAL BUILDING (ROUTE 33 SANDWICH COMPANY), ON TWO LOTS TOTALING 0.10 ACRES, WITHIN THE DOWNTOWN COMMERCIAL (DC) ZONE DISTRICT LOCATED AT 700 KERN STREET. (Resolution 2016-03)**

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

7. PLANNING DIRECTOR REPORT

Staples announced:

- The Housing and Community Development progress report was approved by Council.
- Special Event Permit for Taft Westside Little League was approved by Council.

8. CITY ATTORNEY STATEMENTS

No Statement.

9. COMMISSIONER COMMENTS

Jones announced:

- The fundraising for the 4th of July fireworks will start April 1st, May 6th and June 3rd.
- Taft Chamber is holding mixers every second Thursday of the month at 5pm.

Leikam announced the Rotary Club is holding reverse drawing ticket sells for April 13th and the Rotary Health Fair will be April 16th.

Orrin and Thompson thanked Staples for an excellent job on the agenda packet.

10. IDENTIFICATION OF REPRESENTATIVE TO THE CITY COUNCIL

Commissioner Thompson was selected to be the representative to the City Council on April 5, 2016 meeting.

ADJOURNMENT

With no further business to conduct it was moved by Leikam, seconded by Livingston and approved unanimously, to adjourn the meeting at [7:52:15 PM](#).

Brenda Johns, Recording Secretary

Ron Orrin, Chairman