

**CITY OF TAFT PLANNING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, AUGUST 17, 2016**

REGULAR MEETING

6:00 P.M.

The August 17, 2016 regular meeting of the Planning Commission of the City of Taft, held in the City of Taft Council Chamber at 209 E. Kern Street, Taft CA 93268, was opened by Chairman Orrin at [6:08 PM](#). The Pledge of Allegiance was led by Commissioner Livingston, followed by an invocation given by Edith Parsons of Champions for Christ Church.

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

ABSENT: Commissioner Leikam, City Attorney Jason Epperson

1. CITIZEN REQUESTS/PUBLIC COMMENTS

There were none

2. MINUTES

June 22, 2016 Regular

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

AYES: Orrin, Jones, Livingston
PASSED: 3-1-1
ABSTAIN: Thompson
ABSENT: Leikam

July 20, 2016 Regular

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

AYES: Orrin, Livingston, Thompson
PASSED: 3-1-1
ABSTAINED: Jones
ABSENT: Leikam

3. PUBLIC HEARING – ZONING ORDINANCE AMENDMENT NO. 2016-19

Planning Director Staples presented his staff report and recommendation to amend Chapters 4 and 5 of Title 6 of the Taft Municipal Code, regarding residential densities.

Orrin asked if the City had designated residential development lots which require a half an acre lot or larger.

Staples referenced the table 4.B Site Development Standards on page two of the resolution, he noted there are two residential zones RS (Large Lot) which allow 1 unit per acre or RS which allows two and a half units per acre. Staples also suggested revising table 4.B to allow max density of RS to two units per acre.

Orrin did not feel table 4.B needed revisions.

Staples noted Chapter 5 amendment identified the density allowance for Mixed Use (MU) and Downtown Commercial (DC) zones to match what is allowed in the R-3 zone.

Commissioners requested further clarification on Mixed Use (MU) zones.

Staples referred to the text within Residential Uses in Commercial Zone Districts.

The Public Hearing was opened at [6:18 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 APPROVAL TO THE CITY COUNCIL OF ZONING ORDINANCE AMENDMENT NO. 2016-19, AN AMENDMENT OF CHAPTERS 4 AND 5 OF TITLE 6 OF THE TAFT MUNICIPAL CODE REGARDING RESIDENTIAL DENSITIES.**
(Resolution No. 2016-12)

AYES: Jones, Livingston, Thompson, Orrin

PASSED: 4-0

4. PUBLIC HEARING – ZONING ORDINANCE AMENDMENT NO. 2016-20

Planning Director Staples presented his staff report and recommendation to amend Title 6 of the Taft Municipal Code, adding a section to Chapter 11 regarding Reasonable Accommodation standards consistent with fair housing laws.

The Public Hearing was opened at [6:29 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. 2016-20, AN AMENDMENT TO TITLE 6 OF THE TAFT MUNICIPAL CODE ADDING A SECTION TO CHAPTER 11 REGARDING REASONABLE ACCOMMODATION STANDARDS CONSISTENT WITH FAIR HOUSING LAWS.**
(Resolution No. 2016-13)

AYES: Jones, Livingston, Thompson, Orrin

PASSED: 4-0

5. PLANNING DIRECTOR REPORT

Director Staples reported:

- The link “Report a Concern” on the City website is available for the community to report code compliance issues.
- Reviewed Code Enforcement’s monthly report.
- Staff will be updating the Vacant Property List.
- Kern County Fire Department is investigating the recent fire trend.
- He will be asking property owners to be attentive with their properties.
- Will be attending the International Council of Shopping Centers (ICSC) in 2 weeks.
- Economic Development Ad Hoc Committee will meet August 25, 2016 at 4pm at City Hall.
- Public Safety Committee meeting will be September 8, 2016 at 1:30pm at Taft City Hall.
- Cigarette Ordinance was passed at last night’s City Council meeting.

6. CITY ATTORNEY STATEMENTS

There were none.

7. COMMISSIONER COMMENTS

Jones announced:

- The Chamber Gala will be on September 17, 2016, tickets are still available.
- The Annual Car, Truck and Bike Show will be held at Rails to Trails on Saturday October 1, 2016 this year.

Orrin encouraged the Commissioners to attend the Public Safety Committee meeting.

8. IDENTIFICATION OF REPRESENTATIVE TO THE CITY COUNCIL

Commissioner Orrin was selected to be the representative to the City Council on September 6, 2016 meeting.

ADJOURNMENT

With no further business to conduct it was moved by Livingston seconded by Jones and approved unanimously, to adjourn the meeting at [7:08 PM](#)

Brenda Johns, Recording Secretary

Ron Orrin, Chairman