

**PLANNING COMMISSION
MINUTES
AUGUST 12, 2008**

The August 12, 2008, regular meeting of the Planning Commission of the City of Taft was opened by Chairman Jameson at [6:29:51 PM](#) . Commissioner Shawn Sutherland led the Pledge of Allegiance and Bill LaBarron of First Congregational Church gave the invocation.

PRESENT: Chairman Barry Jameson, Vice Chairman Curtis Walchock.
Planning Commissioners Craig Laurin, Shawn Sutherland and Robert Thompson.
Planning Consultant Lawrence Tomasello, Assistant Planner Eddie Quintero,
City Attorney Kathy Gibson and Acting Secretary Alina Megerdom.

CITIZEN REQUESTS/PUBLIC COMMENTS

There were none.

SELECTION OF CHAIRMAN AND VICE CHAIRMAN

Chairman Jameson re-seated as Chairman by unanimous vote.
Vice-Chairman Walchock re-seated as Vice-Chairman by unanimous vote.

APPROVAL OF MINUTES

June 10, 2008 Regular Meeting
Recommendation – Approve as submitted.

Motion: Moved by Laurin, seconded by Sutherland, to approve minutes of the June 10, 2008 meeting.

AYES: Laurin, Sutherland, Walchock, Thompson, Jameson

MANAGEMENT REPORTS

1. LOT MERGER 08-02

Applicant: Christine Payne, 205 North 10th Street, Taft, CA

Planning Consultant Tomasello explained that the project is exempt from CEQA.

Motion: Moved by Sutherland, seconded by Laurin to approve Lot Merger 08-02.

AYES: Sutherland, Walchock, Thompson, Laurin, Jameson

2. LOT MERGER 08-03

Applicant: Kevin L. and Melissa L. Payne, 219 Lucard Street, Taft, CA

Without objection by the commission, the item was removed from the agenda at the request of the applicant.

3. **PRECISE DEVELOPMENT PLAN 08-07 [6:37:05 PM](#)
 Applicant: Paul and Linda Rubadeau, P.O. Box 282, McKittrick, CA 93251**

Staff recommended that the plans for the garage and patio be approved by Planning Department for architectural design prior to issuance of building permit for the garage and patio. The parcel is accessed through a private road off of North Street and the street is designed to meet Kern County Fire Department Safety Standards; however, because it is a private road, it does not have to meet City Standards.

Motion: Moved by Sutherland, seconded by Thompson, to approve Precise Development Plan 08-07.

AYES: Sutherland, Thompson, Walchock, Laurin, Jameson

Comments were made that this project had been going on for five years and Commissioners were pleased that it was finally coming together. Commissioner Walchock inquired about the Fire Water Tank. The applicant explained that if you are more than a mile from the Fire Hydrant, you need your own fire water tank and it had to be a minimum of 3,500 Gallons. The one they have is 4,200 Gallons which meets standards and it is kept filled at all times.

APPOINTMENT OF A MEMBER OF THE PLANNING COMMISSION TO THE CITY OF TAFT TRAFFIC COMMITTEE

Chairman Jameson nominated Commissioner Walchock as member to Traffic Committee. Commissioners concurred.

PLANNING DIRECTOR STATEMENTS [6:45:06 PM](#)

Planning Consultant Tomasello reported that an Agricultural Preservation Resolution will be presented at the next Council meeting. The Kern County Local Formation Commission's Agriculture Subcommittee is making certain policy recommendations to LAFCO related to annexation of land subject to Williamson Act contracts. One of the recommendations involves requiring Kern County approve a tentative cancellation of a Williamson Act contract prior to a city's submittal of an annexation request to LAFCO. Staff thinks that requiring Kern County to tentatively approve cancellations or partial cancellations of Williamson Act contracts would place an increased burden upon the City and may hinder or prohibit the City from processing an annexation request.

Mr. Tomasello stated that the Zoning Ordinance had been sent to Council a couple of times and they made changes which were not reflected in the Motion, which automatically requires another first reading. Once the second reading is approved, than it will be in effect 30 days after it has been adopted.

A Downtown Redevelopment District Existing Commercial Building Façade Improvements Incentive Program is being prepared and will be going to Council at the next meeting. The Community Development Block Grant (CDBG) was awarded a \$50,000 for Downtown Revitalization. Up to \$10,000 will be awarded for single frontage and \$20,000 for corner

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frontage to improve the appearance. The program is good for five years, and the money can be dispersed starting the first of the year.

A Motel/ Restaurant coming to town which is going to be across from the Hospital. There will also be a Commercial Retail and possibly a Gas Station. It will be brought to Planning Commission in September or October of this year. Mr. Tomasello stated the General Plan Committee is meeting on the 20th of August.

Assistant Planner Quintero gave a report on all projects that the Planning Department is working on:

- Mini-Storage on corner of Main Street and 10th Street. The Plans have come in and they are currently at the Kern County Planning Department.
- Laundry Mat and Residential project on Pilgrim and S 10th Street. The permits that were issued by the County had expired. The owner needs to renew them.
- Freedom Homes on Pilgrim Street; they have currently put up five homes. The goal is to build the homes as they sell them.
- A Garage/game room on Terrace Drive, they already have their building permit pulled and have started construction.
- Corner of 33 and Hillard Street; spoke to Lockwood and he wants to come up with a different type of project. He wants to take a look at town houses. If he does that he will need to merge the properties together again and do a whole different type of development.
- Precise Development Plan on Kern Street; the industrial area, those have been completed. One is occupied.
- Precise Development on Gas Company Road; Westside Industrial Park. They have two buildings up. Not sure when tenants are moving in.
- The Amber Homes on Front Street. There are currently three homes, and there are no homes being built at this time.
- At the next Council Meeting, there will be an agenda item on the Housing Element. If we don't have a housing Element that has been adopted by the City Council, the City will not qualify for grant programs which could be one half million dollars in losses. The Housing Element does not need to be certified by Housing Community Development (HCD) as far as the block grants go, and it will be sent out to HCD for review after the Council adopts it. When HCD sends it back with changes, the changes will be incorporated and taken back to City Council for re-adoption and then sent to the HCD to be certified so the City meets all the requirements.

Mr. Quintero asked Mr. Colston about the Park Side Development on Hillard Street, and asked if he had inquired about the permits from Department of Fish and Game. Mr. Colston replied that he was going to get an Incidental Take Permit, and that he had received a letter from Fresno stating that it will take a few more months to get it.

Mr. Quintero explained that Tract Map 6763 which is still over at the County, and that The City is still waiting for Annexation 42 to be approved by LAFCO. The West Kern Water District requires the applicant to obtain a Will Serve Letter, he has to pay X amount of money in

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infrastructure costs and he also needs to purchase the water from the Swap Market, which is a high cost for the developer. Mr. Tomasello will be working with LAFCO and with Water District to see if a solution can be worked out.

CITY ATTORNEY STATEMENTS

Attorney Gibson stated that Mr. Ed Gordon had been working with Mr. Tomasello on the Facade program.

COMMISSIONER COMMENTS

Commissioner Sutherland inquired about the Kern Transportation Foundation information that was in the package. Staff will look into it and get back to the Commissioner at the next Meeting.

Commissioner Walchock stated he was pleased to hear about the current projects which help him understand where the details are and what is going on with the projects.

Chairman Jameson thanked the Commissioners for nominating him again for Chairman. The Commissioners all praised staff for doing a good job.

ADJOURNMENT

Motion: Moved by Thompson, seconded by Laurin and approved unanimously, to adjourn at [7:11 51 PM.](#)

Alina Megerdom, Acting Secretary

Barry M. Jameson, Chairman