

**PLANNING COMMISSION
SPECIAL MEETING MINUTES
TUESDAY, AUGUST 26, 2008**

The August 26, 2008, special meeting of the Taft City Planning Commission, held in the Civic Center Council Chamber, 209 E. Kern Street, Taft, California, was called to order at [6:29:43 PM](#). Commissioner Laurin led the Pledge of Allegiance. Followed by a moment of silence.

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

Planning Consultant Tomasello introduced Mr. Paul Gorte to the Commission as the new Redevelopment Director. [6:31:15 PM](#)

PUBLIC HEARING 6:31:19 PM

1. GENERAL PLAN AMENDMENT 08-02 (2008-2013 HOUSING ELEMENT UPDATE)

Assistant Planner Quintero stated that the Housing Element affects City wide. They are proposing to update the Housing Element as presented in the draft "2008-2013 Housing Element" to comply with Section 65588 of the California Government Code, which requires cities and counties to revise their housing elements at least every five years. In order to be eligible for HCD grants, the City must have in place either an updated Housing Element approved by the City Council, or a letter from HCD verifying the updated Housing Element is in compliance with State regulations.

Motion: Motion by Laurin, seconded by Thompson, to approve a RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TAFT RECOMMENDING TO THE CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT 08-02 (2008-2013 HOUSING ELEMENT UPDATE).
(Resolution No. 2008-10)

AYES: Walchock, Thompson, Sutherland, Laurin, Jameson

CITIZEN REQUESTS/PUBLIC COMMENTS

There were none.

MANAGEMENT REPORTS 6:37:25 PM

1. PARCEL MAP 11759

**Applicant: Charles Beard & Westside Economic Development Company, LLC
P.O. Box 922, Taft, CA 93268**

Assistant Planner Quintero reported that the Parcel Map had been reviewed by the City Engineer and Planning Department to ensure compliance with the revised Conditions of Approval. Parcel Map 11759 had been reviewed and meets all Conditions of Approval as approved by the City Council on February 5, 2008. This project is categorically exempt from the requirements of CEQA as set forth in Section 15315 (Minor Land Divisions) - Class 15.

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Motion: Motion by Sutherland, seconded by Walchock, to approve a RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TAFT RECOMMENDING APPROVAL OF PARCEL MAP 11759.
(*Resolution No. 2008-11*)

Commissioner Laurin inquired if this was the last time on the agenda for this item? Mr. Tomasello replied that, no, this is not the last time. The applicant will come back with a subdivision later. The applicant is waiting to see who is interested and how large they need to make the Parcels. There may be future subdivisions.

AYES: Walchock, Laurin, Sutherland, Thompson, Jameson

2. PARCEL MAP WAIVER 08-01 [6:43:20 PM](#)

Planning Consultant Tomasello stated that the subject site is owned by Union Pacific Railroad and Sunset Railway Company and is being offered for sale to the City of Taft. Approval of the parcel map waiver will allow the parcels to be legally created and sold.

Motion: Motion by Walchock, seconded by Laurin to approve a RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TAFT APPROVING PARCEL MAP WAIVER 08-01.
(*Resolution No. 2008-12*)

Commissioner Thompson inquired about the existing tenants and their status. Bud Rice, City of Taft GIS and Development Service Manager, updated that he can not release the leasers' information but some will be staying and had the option to purchase the property themselves. At this time there had been nothing said on what the future plans are. In the master plan some of the sites will be vacant. There is a lot of work to be done, and they are waiting until the purchase of the property is finalized.

Chairman Jameson inquired about contamination of the land. Mr. Rice reported that he will be receiving a report this week for this phase. After this phase, there will be another one which will determine exactly what needs to be done to bring the property up to residential standards.

Commissioner Laurin stated that he was glad that it appears that the existing tenants should be taken into consideration because a lot of them had spent a lot of time and money on their existing facilities. He appreciates the cooperation between the City and the tenants.

AYES: Walchock, Laurin, Sutherland, Thompson, Jameson

3. AGRICULTURAL PRESERVES [6:50:42 PM](#)

Motion: Motion by Walchock, seconded by Sutherland to approve a RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TAFT RECOMMENDING THAT CITY COUNCIL APPROVE ADDING TITLE XI TO THE TAFT MUNICIPAL CODE IN ORDER TO ESTABLISH AND ADMINISTER AGRICULTURAL PRESERVES WITHIN THE CITY OF TAFT.
(*Resolution No. 2008-09*)

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Mr. Michael Turnipseed representing Kern County Taxpayers Association, presented a letter (See Attachment A) about some concerns that he had. Mr. Tomasello addressed his concerns and explained that the City would be having a public meeting. Before this can be done, the City was doing a comprehensive update of the City's General Plan, Environmental Impact Report and Municipal Service Review. The City was hoping to finish it in the middle of 2009. No one had been notified officially, because of it being so early in the process.

AYES: Sutherland, Thompson, Walchock, Laurin, Jameson

PLANNING DIRECTOR STATEMENTS

Mr. Tomasello announced the following 1) there will be a meeting at LAFCO Wednesday night at 6:00 PM. They will be discussing the proposal from their Agricultural Committee; 2) The Airport Land Use Compatibility Plan went to City Council at the last meeting and was approved; 3) Mr. Gorte had suggested that if the Commissioners are interested, meet the fifth Tuesday of each month for ninety minutes to educate the Commissioners on CEQA and other topics. This will start September 30, 2008.

CITY ATTORNEY STATEMENTS

Attorney Gibson explained that the Council had an affirmative vote on passing a resolution on the Downtown Facade Grant Program.

COMMISSIONER COMMENTS

Commissioners complemented the staff for their great work, and they are looking forward to the September meeting. They welcomed Mr. Gorte to the City of Taft.

Chairman Jameson asked if any of the Commissioners can attend the Council Meeting. Commissioner Walchock volunteered to attend the meeting and give Council a report. Jameson also asked if there is a telephone / e-mail list of all Commissioners and Staff. Ms. Megerdom will be e-mailing the Commissioners and staff an address list this week.

ADJOURNMENT

Motion: Moved by Laurin, seconded by Thompson and unanimously approved, to adjourn the meeting at [7:17:52 PM](#)

Alina Megerdom, Acting Secretary

Barry M. Jameson, Chairman