

AGENDA

TEHACHAPI PLANNING COMMISSION MEETING, MONDAY, OCTOBER 8, 2018 - 6:00 P.M.

Persons desiring disability-related accommodations should contact the City Clerk no later than ten days prior to the need for the accommodation. A copy of any writing that is a public record relating to an open session item of this meeting is available at City Hall, 115 South Robinson Street, Tehachapi, California, 93561.

CALL TO ORDER

ROLL CALL

PLEDGE TO FLAG

AUDIENCE ORAL AND WRITTEN COMMUNICATIONS

The planning commission welcomes public comments on any items within the subject matter jurisdiction of the commission. We respectfully request that this public forum be utilized in a positive and constructive manner. Persons addressing the commission should first state their name, the matter of city business to be discussed, and the organization or persons represented, if any. Comments directed to an item on the agenda should be made at the time the item is called for discussion by the chairperson. No action can be taken by the commission on matters not listed on the agenda except in certain specified circumstances. The commission reserves the right to limit the speaking time of individual speakers and the time allotted for public presentations. Comments should be limited to three (3) minutes. Please turn all cellular phones off.

1. General public comments regarding matters not listed as an agenda item.

APPROVAL OF MINUTES

1. Regular meeting September 10, 2018 and Special meeting September 17, 2018

ACTION ITEMS

1. **PUBLIC HEARING** – Architectural Design and Site Plan Review No. 2018-08, 123 West F Street. Filed by Rudolfo Ramirez. Addition of Land Use Designations. Property is currently designated as Meeting Facility. Applicant is seeking approval of adding land use designations of Restaurant and Live/Amplified Music. Subsequent to the approval for the Change in Land Use is a request for approval of the operations of the land uses through Minor Use Permit No. 2018-03
 - A) OPEN HEARING
 - B) NOTICE OF PUBLIC HEARING
 - C) CORRESPONDENCE
 - D) STAFF EXPLANATION OF PROJECT & RECOMMENDATION

E) AUDIENCE DISCUSSION

F) CLOSE HEARING

G) COMMISSIONER'S DISCUSSION & ACTION

1. **PROPOSED RESOLUTION 18-10 OF THE PLANNING COMMISSION OF THE CITY OF TEHACHAPI APPROVING ARCHITECTURAL DESIGN AND SITE PLAN REVIEW NO. 2018-08 SUBJECT TO CONDITIONS OF APPROVAL AND APPROVE MINOR USE PERMIT NO. 2018-03** RE: ACTION

2. **PUBLIC HEARING** – Architectural Design and Site Plan Review No. 2018-05, 2000 East Tehachapi Boulevard, Filed by Harrison French and Associates. Expansion of the current 1,200 square foot Light Maintenance Service Building to 3,280 square feet, including 395 square foot mezzanine and 48 square foot air compressor enclosure.

A) OPEN HEARING

B) NOTICE OF PUBLIC HEARING

C) CORRESPONDENCE

D) STAFF EXPLANATION OF PROJECT & RECOMMENDATION

E) AUDIENCE DISCUSSION

F) CLOSE HEARING

G) COMMISSIONER'S DISCUSSION & ACTION

1. **PROPOSED RESOLUTION 18-11 OF THE PLANNING COMMISSION OF THE CITY OF TEHACHAPI APPROVING ARCHITECTURAL DESIGN AND SITE PLAN REVIEW NO. 2018-05 SUBJECT TO CONDITIONS OF APPROVAL** RE: ACTION

3. **PUBLIC HEARING-** Architectural Design and Site Plan Review No. 2018-09, 122 South Green Street. Filed by Nathan Harwell. Change in land use designations and approval of façade remodel.

A) OPEN HEARING

B) NOTICE OF PUBLIC HEARING

C) CORRESPONDENCE

D) STAFF EXPLANATION OF PROJECT & RECOMMENDATION

E) AUDIENCE DISCUSSION

F) CLOSE HEARING

G) COMMISSIONER'S DISCUSSION & ACTION

1. **PROPOSED RESOLUTION 18-12 OF THE PLANNING COMMISSION OF THE CITY OF TEHACHAPI APPROVING ARCHITECTURAL DESIGN AND SITE PLAN REVIEW NO. 2018-09 SUBJECT TO CONDITIONS OF APPROVAL AND APPROVAL OF MINOR USE PERMIT NO. 2018-04** RE: ACTION

4. **PUBLIC HEARING** – Capital Hills Specific Plan (Revised)
 - A. OPEN HEARING
 - B. NOTICE OF PUBLIC HEARING
 - C. CORRESPONDENCE
 - D. STAFF REPORT
 - E. AUDIENCE DISCUSSION
 - F. CLOSE HEARING
 - G. COMMISSIONER’S DISCUSSION & ACTION

1. **RECOMMEND TO THE CITY OF TEHACHAPI CITY COUNCIL ADOPTION BY ORDINANCE OF THE CAPITAL HILLS SPECIFIC PLAN (REVISED)** RE: ACTION

PLANNING COMMISSION ANNOUNCEMENTS OR REPORTS

On their own initiative, a Planning Commissioner may ask a question for clarification, make a brief announcement, provide a reference to staff or other resources for factual information, take action to have staff place a matter of business on a future agenda, request staff to report back at a subsequent meeting concerning any matter, or make a brief report on his or her own activities. (Per Gov’t. Code §54954.2(a))

DEVELOPMENT SERVICES DIRECTOR ANNOUNCEMENTS OR REPORTS

ADJOURNMENT