

# MINUTES

**TEHACHAPI PLANNING COMMISSION REGULAR MEETING  
Wells Education Center  
300 South Robinson Street  
Monday, October 8, 2018 – 6:00 P.M.**

**NOTE:** Wr, Wh, Ho and Ch are abbreviations for Planning Commissioners Wright, White, Hollinsworth and Chairperson Christensen, respectively. For example, Wr/Wh denotes Commissioner Wright made the motion and Commissioner White seconded it. The abbreviation Ab means absent, Abd abstained, Ns noes, and NAT no action taken.

## ACTION TAKEN

### CALL TO ORDER

Meeting called to order by Chairperson Christensen at 6:00 pm.

### ROLL CALL

Roll call by City Clerk, Tori Marsh

Present: Planning Commissioners Christensen, White, Wright and Hollinsworth

Absent: None, One (1) Vacancy

### PLEDGE TO THE FLAG

Led by Commissioner Wright

### AUDIENCE ORAL COMMUNICATIONS

### APPROVAL OF MINUTES

1. By motion the Commission approved the minutes for the regular meeting on September 10, 2018 and Special Meeting September 17, 2018.

**Approved Minutes Of 9/10/18  
and 9/17/18  
Wr/Ho Ayes All**

### PUBLIC HEARING

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

**Commissioner White Recused  
Himself From The Room Due To  
Conflict Of Interest. He Owns  
Property Within 50 Feet Of The  
Subject Property. He Left The  
Room At 6:03pm.**

- A) Opened hearing at 6:03pm
- B) Notice of Public Hearing was published in the Tehachapi news on September 26, 2018
- C) No correspondence received
- D) Development Services Director Jay Schlosser gave staff report
- E) No comments received
- F) Closed hearing at 6:11pm
- G) Commissioner's discussion & action

1. **ADOPTED 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 APPROVED MINOR USE PERMIT NO. 2018-03**

**Adopted 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  
Approved Minor Use Permit No.  
2018-03  
Ho/Wr Motion Carried  
Abd Wh**

<p>2. <b>PUBLIC HEARING</b> – Architectural Design and Site Plan Review No. 2018-05, 2000 East Tehachapi Boulevard. Filed by Harrison French &amp; 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.</p> <p>A) Opened hearing at 6:14pm</p> <p>B) Notice of Public Hearing was published in the Tehachapi News on September 26, 2018</p> <p>C) No correspondence received</p> <p>D) Development Services Director Jay Schlosser gave staff report.</p> <p>E) No comments received</p> <p>F) Closed hearing at 6:21</p> <p>G) Commissioner’s discussion &amp; action</p> <p>1. <b>ADOPTED 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</b></p> <p>3. <b>PUBLIC HEARING-</b> 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.</p> <p>A) Opened hearing at 6:28pm</p> <p>B) Notice of Public Hearing published in the Tehachapi News September 26, 2018</p> <p>C) No correspondence received.</p> <p>D) Development Services Director Jay Schlosser gave staff report.</p> <p>E) Comments received.</p> <p>F) Closed hearing at 6:40 pm</p> <p>G) Commissioner’s discussion &amp; action</p> <p>1. <b>ADOPTED 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 APPROVED MINOR USE PERMIT NO. 2018-04</b></p> <p>4. <b>PUBLIC HEARING-</b> Capital Hills Specific Plan (Revised)</p> <p>A. Opened hearing at 6:58 pm</p> <p>B. Published in the Tehachapi News on September 26, 2018</p> <p>C. No correspondence received.</p> <p>D. Development Services Director Jay Schlosser gave staff report.</p> <p>E. Received comments.</p> <p>F. Closed hearing at 7:32pm</p>	<p>Adopted 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 Wr/Ho Ayes All</p> <p>Adopted 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 Approved Minor Use Permit No. 2018-04 Ho/Wh Ayes All</p>
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G. Commissioner's discussion & action

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

Tabled To The Next Regularly Scheduled Planning Commission Meeting on November 13, 2018 at 6:00pm.  
Wh/Ho Motion Carried  
Ns Wr

**PLANNING COMMISSION ANNOUNCEMENTS OR REPORTS**

**DEVELOPMENT SERVICES DIRECTOR ANNOUNCEMENTS OR REPORTS**

**ADJOURNMENT**

By motion, the Planning Commission adjourned at 8:19 pm.

Adjourned At 8:19pm  
Ho/Wh Ayes All

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TORI MARSH, Administrator to the  
Planning Commission  
City of Tehachapi, California

Approved this 13<sup>th</sup> day  
Of November, 2018.

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DARYL CHRISTENSEN, Planning Commissioner  
City of Tehachapi, California