

MINUTES

**TEHACHAPI CITY COUNCIL SPECIAL MEETING,
 TEHACHAPI REDEVELOPMENT SUCCESSOR AGENCY SPECIAL MEETING,
 TEHACHAPI PUBLIC FINANCING AUTHORITY SPECIAL MEETING, AND
 TEHACHAPI CITY FINANCING CORPORATION SPECIAL MEETING
 Monday, January 27, 2014 – 6:00 P.M.**

NOTE: Sm, Gr, Wi, Ni and Za are abbreviations for Council Members Smith, Grimes, Wiggins, Nixon and Zamudio, respectively. For example, Gr/Sm denotes Council Member Grimes made the motion and Council Member Smith seconded it. The abbreviation Ab means absent, Abd abstained, Ns noes, and NAT no action taken.

ACTION TAKEN

<p><u>CALL TO ORDER</u></p>	
<p>Meeting called to order by Mayor Smith at 6:10 p.m.</p>	
<p><u>ROLL CALL</u></p>	
<p>Roll call by Deputy City Clerk, Ashley Whitmore</p>	
<p>Present: Mayor Smith, Mayor Pro-Tem Wiggins, Councilmembers Grimes, Nixon and Zamudio</p>	
<p>Absent: None</p>	
<p><u>PLEDGE TO THE FLAG</u></p>	
<p>Led by Council Member Grimes</p>	
<p><u>BUSINESS</u></p>	
<p>1. PUBLIC HEARING - Consideration of an appeal by Tehachapi First, of a Planning Commission decision certifying the Environmental Impact Report (State Clearinghouse #2007081139), adopting a Statement of Overriding Considerations, and approving the Tehachapi Walmart Architectural Design & Site Plan Review No 2007-11 (Walmart) located east and adjacent to Tucker Road (SR 202), north and adjacent to the Sail Thru car wash and the Las Colinas subdivision, west of Antelope Run drainage and south of the Tehachapi Crossing Commercial Center for construction of a 165,000 square foot Walmart Supercenter - OPENED HEARING AT 6:16 PM; NOTICE OF PUBLIC HEARING POSTED ON JANUARY 8, 2014 AND PUBLISHED ON JANUARY 15, 2014; CORRESPONDENCE RECEIVED FROM FIVE PEOPLE IN FAVOR OF THE PROJECT; COMMUNITY DEVELOPMENT DIRECTOR DAVID JAMES GAVE STAFF REPORT; HOWARD HARDIN OF GREENBERGFARROW GAVE</p>	<p>(A) Adopted Resolution No. 01-14 Of The City Council Of The City Of Tehachapi Denying The Appeal Filed By Tehachapi First Of The Tehachapi Planning Commission Decision Certifying The Environmental Impact Report And Adopting A Statement Of Overriding Considerations For The Tehachapi Walmart Architectural Design And Site Plan Review No. 2007-11; Ni/Wi Ayes All</p> <p>(B) Adopted Resolution No. 02-14 Of The City Council Of The City Of Tehachapi Modifying A Decision By The City Of Tehachapi Planning Commission, And Certifying The Environmental</p>

ACTION TAKEN

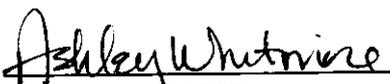
APPLICANT REPORT; RECEIVED PUBLIC COMMENT FROM 34 RESIDENTS IN FAVOR OF THE PROJECT, 19 RESIDENTS IN OPPOSITION AND 1 RESIDENT WHO REMAINED NEUTRAL; CLOSED HEARING AT 8:23 PM; TOOK THE FOLLOWING ACTIONS: (A) ADOPTED A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEHACHAPI DENYING THE APPEAL FILED BY TEHACHAPI FIRST OF THE TEHACHAPI PLANNING COMMISSION DECISION CERTIFYING THE ENVIRONMENTAL IMPACT REPORT AND ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE TEHACHAPI WALMART ARCHITECTURAL DESIGN AND SITE PLAN REVIEW NO. 2007-11; (B) ADOPTED A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEHACHAPI MODIFYING A DECISION BY THE CITY OF TEHACHAPI PLANNING COMMISSION, AND CERTIFYING THE ENVIRONMENTAL IMPACT REPORT AND ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE TEHACHAPI WALMART; AND (C) ADOPTED A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEHACHAPI MODIFYING A DECISION OF THE PLANNING COMMISSION, AND APPROVING ARCHITECTURAL DESIGN AND SITE PLAN REVIEW NO. 2007-11, SUBJECT TO CONDITIONS OF APPROVAL.

Impact Report And Adopting A Statement Of Overriding Considerations For The Tehachapi Walmart; Ni/Za Ayes All

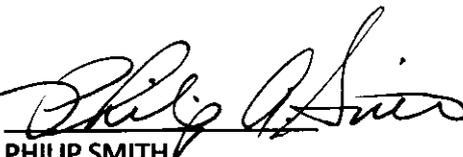
(C) Adopted Resolution No. 03-14 Of The City Council Of The City Of Tehachapi Modifying A Decision Of The Planning Commission, And Approving Architectural Design And Site Plan Review No. 2007-11, Subject To Conditions Of Approval. W/Gr Ayes All

ADJOURNMENT

The City Council/Boards adjourned at 9:06 pm to a Tehachapi City Council, Tehachapi Redevelopment Successor Agency, Tehachapi Public Financing Authority and Tehachapi City Financing Corporation Regular Meeting to be held on Monday, February 3, 2014, at 6:00p.m.


ASHLEY WHITMORE,
Deputy City Clerk,
City of Tehachapi

Approved this 3rd day
Of February, 2014.


PHILIP SMITH
Mayor, City of Tehachapi