

**MINUTES**

**TEHACHAPI PLANNING COMMISSION REGULAR MEETING  
MONDAY, MAY 8, 2023 – 6:00 P.M.  
TEHACHAPI POLICE DEPARTMENT COMMUNITY ROOM  
220 WEST C STREET, TEHACHAPI, CA 93561**

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

**ACTION TAKEN**

<p><b><u>CALL TO ORDER</u></b></p> <p>Meeting called to order by Chairperson Nixon at 6:00 pm.</p> <p><b><u>ROLL CALL</u></b></p> <p>Roll call by City Clerk, Tori Marsh</p> <p>Present: Chairperson Nixon, Vice-Chairperson Hollinsworth, Commissioner Hamblin, and Commissioner White</p> <p>Absent: Commissioner Christensen</p> <p><b><u>PLEDGE TO THE FLAG</u></b></p> <p>Led by Chairperson Nixon</p> <p><b><u>CONSENT AGENDA/OPPORTUNITY FOR PUBLIC COMMENT</u></b></p> <p>Approved consent agenda</p> <p><b><u>AUDIENCE ORAL AND WRITTEN COMMUNICATIONS</u></b></p> <ol style="list-style-type: none"><li>Public comment</li><li>* Minutes for the regular planning commission meeting held on April 10, 2023 - <b>APPROVED AND FILED</b></li><li>* Sign Application No. 2023-01 – Van Signs for Lucky Fuel at 706 East Tehachapi Boulevard – <b>APPROVED SIGN APPLICATION NO. 2023-01; LUCKY FUEL</b></li><li>* Sign Application No. 2023-05 – J. Walker Signs &amp; Lighting for BMO Bank at 758 Tucker Road – <b>APPROVED SIGN APPLICATION NO. 2023-05; BMO BANK</b></li><li>Architectural Design &amp; Site Plan Review No. 2022-19 and Zone Variance No. 2023-03 – Waste Management Compressed Natural Gas (CNG) Station – <b>DEVELOPMENT SERVICES DIRECTOR JAY SCHLOSSER GAVE STAFF REPORT; ADOPTED RESOLUTION NO. 23-03 OF THE PLANNING COMMISSION OF THE CITY OF TEHACHAPI APPROVING ARCHITECTURAL DESIGN AND SITE PLAN REVIEW NO. 2022-19 AND ZONE VARIANCE NO. 2023-03 – WM CNG STATION, 416 NORTH DENNISON ROAD, SUBJECT TO CONDITIONS OF APPROVAL AND FIND THAT A NOTICE OF EXEMPTION SATISFIES THE CALIFORNIA ENVIRONMENT QUALITY ACT</b></li><li>Architectural Design &amp; Site Plan Review No. 2022-08 - Tesla Supercharger and Zone Variance No. 2023-02 – <b>DEVELOPMENT SERVICES DIRECTOR JAY SCHLOSSER GAVE STAFF REPORT; ADOPTED RESOLUTION NO. 23-04 OF THE PLANNING COMMISSION OF THE CITY OF TEHACHAPI APPROVING ARCHITECTURAL DESIGN AND SITE PLAN REVIEW NO. 2022-08 - TESLA SUPERCHARGER AND ZONE VARIANCE NO. 2023-02, 580 MONOLITH STREET,</b></li></ol>	<p>Approved Ho/Wh Motion Carried Ab Ch</p> <p>Approved And Filed Ho/Wh Motion Carried Ab Ch</p> <p>Approved Sign Application No. 2023-01 Ho/Wh Motion Carried Ab Ch</p> <p>Approved Sign Application No. 2023-05 Ho/Wh Motion Carried Ab Ch</p> <p>Adopted Resolution No. 23-03 Of The Planning Commission Of The City Of Tehachapi Approving Architectural Design And Site Plan Review No. 2022-19 And Zone Variance No. 2023-03 – Wm Cng Station, 416 North Dennison Road, Subject To Conditions Of Approval And Find That A Notice Of Exemption Satisfies The California Environment Quality Act Ho/Wh Motion Carried Ab Ch</p> <p>Adopted Resolution No. 23-04 Of The Planning Commission Of The City Of Tehachapi Approving Architectural Design And Site Plan Review No. 2022-08 - Tesla Supercharger And Zone Variance No. 2023-02, 580 Monolith Street, Subject To The Conditions Of Approval And Find That A Notice Of Exemption</p>
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**SUBJECT TO THE CONDITIONS OF APPROVAL AND FIND THAT A NOTICE OF EXEMPTION SATISFIES THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Satisfies The California Environmental Quality Act  
Ha/Ho Motion Carried  
Ab Ch

**PLANNING COMMISSION ANNOUNCEMENTS OR REPORTS**

**DEVELOPMENT SERVICES DIRECTOR ANNOUNCEMENTS OR REPORTS**

**ADJOURNMENT**

The Planning Commission adjourned at 7:00 pm to a Planning Commission Regular Meeting to be held on Monday, July 10, 2023 at 6:00 pm.

Adjourned At 7:00 pm



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

Approved this 10<sup>TH</sup> day  
Of July 2023



KIM NIXON, Chairperson to  
The Planning Commission  
City of Tehachapi, California