

CITY OF WASCO
PLANNING COMMISSION MINUTES
June 9th 2014 – 6:00 P.M.
City Council Chambers
746 8th Street Wasco, California

1. **CALL TO ORDER** Chairman Drescher called the meeting to order at 6:00 p.m.
2. **FLAG SALUTE** Chairman Drescher led the flag salute
3. **INVOCATION** Chairman Drescher offered the invocation
4. **ROLL CALL**

Present: Chairman Drescher, Commissioners: Ramirez, Tapia, Pallares, Holtermann

Absent: None

Staff Present: Planning Director Mobley, Assistant Anson Lihosit, Administrative Assistant Debra Andreotti

5. **AWARDS AND PRESENTATIONS:** None
6. **HEARING FROM PUBLIC ON ITEMS NOT ON AGENDA** –This portion of the meeting is reserved for persons desiring to address the Commission on any matter not on this agenda and over which the Commission has jurisdiction. Speakers are limited to two (2) minutes.

The Planning Commission will receive your comments but NO ACTION WILL BE TAKEN AT THIS MEETING. Should your comments require further consideration by the Planning Commission; the item will be agendaized for a report and discussed at a future Planning Commission meeting. Please state your name and address for the record before making presentation.

7. **CONSENT CALENDAR** - The Consent Calendar consists of items that in staff's opinion are routine and non-controversial. These items are approved in one motion unless a Commissioner or member of the public removes a particular item.
 - a) Approval of Minutes from April 14th, 2014 Planning Commission Meeting.
 - b) Approval of Minutes from April 28th Special Planning Commission Meeting.
 - c) Community Development Department Project Report for the Month of April and May 2014
 - d) Code Enforcement Report for the Month of April and May 2014
 - e) Building Reports for the Month of April and May 2014.

Commissioner Ramirez moved to approve the Consent Calendar as submitted. Seconded by Commissioner Holtermann, all in favor, motion carried.

AYES: Chairman Drescher, Commissioners: Ramirez, Pallares, Holtermann, Tapia
NOES: NONE
ABSENT: NONE

8. REPORT AND POSSIBLE MINUTE ACTION, RE: Parcel Map Waiver 14-01. A proposal to divide an existing 156.56 acre parcel into two (2) parcels.

Director Mobley gave staff report. Staff is recommending approval with 4 conditions that must be met.

Chairman Drescher asked if there would be any problems if it was divided for services going to each parcel.

Director Mobley stated that it would depend on what will end up on the development site.

Commissioner Ramirez moved to approve Parcel Map Waiver 14-01. A proposal to divide an existing 156.56 acre parcel into two (2) parcels. Seconded by Commissioner Tapia, all in favor, motion carried.

AYES: Chairman Drescher, Commissioners: Ramirez, Pallares, Holtermann

NOES: None

ABSENT: None

9. CONTINUED PUBLIC HEARING FROM MAY 12TH MEETING:

- a) Zone Variance 14-02. Poplar Point Off-site Tract Directional Signs. A Proposal to allow sign exception to permit four off-site directional signs. The signs are meant to help market and provide directional assistance to the subdivision.

Chairman Drescher opened public hearing at 6:18 p.m.

Assistant Planning Tech Lihosit gave staff report.

Chairman Drescher asked when did the sign ordinance go into effect.

Director Mobley said it went into effect three or four years ago.

Commissioner Holtermann asked about signs that are currently on Highway 46.

Director Mobley said that they were there before the new sign ordinance took effect.

Ken Topper, Evergreen Communities stated that Highway 46 is the main course in Wasco to get the public to notice. The signs that staff recommends would work but they do not get enough exposure. Driving sales to our project is what helps us. We would like our proposal to be approved or tell us what we could do to help get noticed.

Chairman Drescher asked if you could put signs on private property and if the signs really are that effective. That the biggest problem is that they do not remove the signs when they are not needed anymore.

Ken Topper stated that they are effective for people that live out of town like Bakersfield so they can see where the developments are.

Director Mobley stated that we have asked people to take down their signs where they don't belong so we can make it fair for everyone.

Commissioner Pallares asked how often is the General Plan updated.

Director Mobley stated there was no time limit on General Plan except housing element must be updated every 5 years. The Zoning Ordinance is consistent with the General Plan.

Chairman Drescher closed public hearing at 6:48 p.m.

Commissioner Ramirez moved to Deny Zone Variance 14-02. Poplar Point Off-site Tract Directional Signs. Proposal to allow sign exception to permit four off-site directional signs. Seconded by Commissioner Holtermann, motion carried.

AYES: Commissioners: Ramirez, Pallares, Holtermann, Tapia

NOES: Chairman Drescher

ABSENT: None

10. REPORTS FROM STAFF

Director Mobley said that the former Fresh and Easy will be occupied as a 99 cent store. We have received the plans and are in plan check for the Walmart store. The Sierra Club has filed a suit against the City. The state has not approved the HECCA Plant yet.

Commissioner Ramirez asked is we have heard anything about the day care issue.

Director Mobley said no but will be checking on that issue.

Director Mobley talked about the meeting that Commissioner Holtermann attended concerning the Planning Commission Workshop and gave the other Commissioners information that Director Holtermann brought back.

Director Mobley stated that City Manager Allen has resigned and July 1st will be his last day.

11. REPORTS FROM COMMISSIONERS: None

12. ADJOURNMENT

Commissioner Ramirez moved to adjourn the meeting. Seconded by Commissioner Pallares. All in favor, motion carried.

AYES: Chairman Drescher, Commissioners: Ramirez, Pallares, Holtermann, Tapia

NOES: None

ABSENT: None

Meeting adjourned at 6:56 p.m.



Debra Andreotti
Secretary to the Planning Commission



Jill Drescher
Chairman