

**MINUTES**

**TEHACHAPI PLANNING COMMISSION REGULAR MEETING**  
**Wells Education Center**  
**300 South Robinson Street**  
**Monday, January 9, 2017 – 6:00 P.M.**

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

**ACTION TAKEN**

<b><u>CALL TO ORDER</u></b>	
Meeting called to order by Chairperson Christensen at 6:00 p.m.	
<b><u>ROLL CALL</u></b>	
Roll call by Administrator of the Planning Commission Roxanne Davis.	
Present: Chairperson Christensen, Planning Commissioners White, Williams, Teel and Butler.	
Absent: None.	
<b><u>PLEDGE TO THE FLAG</u></b>	
Led by Commissioner Williams.	
<b><u>AUDIENCE ORAL COMMUNICATIONS</u></b>	
1. General public comments regarding matters not listed as an agenda item. There were none.	
<b><u>APPROVAL OF MINUTES</u></b>	
1. By motion the Commission approved the minutes for the special meeting on 11/14/16.	Approved Minutes of 11/11/16 Bu/Wh Ayes All
<b><u>PUBLIC HEARING</u></b>	
1. Public Hearing, Zone Variance No. 2016-01, proposing to build a monument sign for the entrance to Tehachapi Hospital that is 12 feet in height with a sign face of 65 sq. ft. located at 1100 Magellan Drive.	
A) Opened Hearing at 6:01 p.m.	
B) Notice of Public Hearing was published in the Tehachapi News on December 27, 2016.	
C) There was no correspondence received.	
D) Staff Explanation – Jay Schlosser, Development Services Director reiterated information included in his staff report to the Commission.	
F) Audience Discussion – No public comments were received.	
G) Closed Hearing at 6:05 p.m.	
H) By motion, the Commission adopted Resolution No. 2017-01, a resolution of the Planning Commission of the City of Tehachapi granting Zone Variance No. 2016-01 located on Magellan Drive.	Adopted Res. No. 2017-01, A Resolution of the Planning Commission granting Zone Variance No. 2016-01 located on Magellan Drive Wh/Te Ayes All

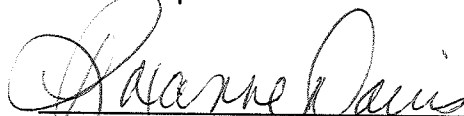
**PLANNING COMMISSION ANNOUNCEMENTS OR REPORTS**

1. Commissioner Teel wished all a Happy New Year.
2. Commissioner Williams asked for a status update on the City's capital projects and the timeline of construction for Walmart.
3. Commissioner White reported on the Mainstreet façade grant and that money was awarded to the applicant that purchased the Masonic Temple.
4. Commissioner White asked for the status of the Pilot Travel Center and what the plans are for the north side of Valley Blvd. between Curry Street and Mill Street.
5. Commissioner White asked if the Tehachapi Hospital portable buildings would be removed once the new hospital opens.
6. Commissioner White asked if there are future plans to update the zoning code in the remaining areas of the City.
7. Commissioner Butler asked for the status on Walmart and if a sign can be installed at a cul-de-sac stating it's not a through street.
8. Chairperson Christensen asked if the City is installing streetlights on the improvements on Valley Blvd.

**ADJOURNMENT**

By motion, the Planning Commission adjourned at 6:40 p.m.

Adj. at 6:40 p.m.  
Wh/Te Ayes All



ROXANNE DAVIS, CMC  
Administrator of the  
Planning Commission

Approved this 13<sup>th</sup> day  
of February, 2017.

  
DARYL CHRISTENSEN, Chairperson