



336 Pacific Avenue
Shafter, CA 93263
Ph: (661) 746-5002
Fax: (661) 746-9125

AGENDA

REGULAR MEETING SHAFTER PLANNING COMMISSION TUESDAY, DECEMBER 12, 2006

CALL TO ORDER: 7:00 P.M.

PLEDGE OF ALLEGIANCE: Commissioner Nunlist

INVOCATION: Commissioner Craig

ROLL CALL: Chairman Wiebe
Vice Chairman Mouser
Commissioner Craig
Commissioner Nunlist

APPROVAL OF AGENDA:

MINUTES OF PREVIOUS MEETING:

Approval of minutes - Regular Meeting of November 14, 2006

ORGANIZATIONAL BUSINESS:

Oath of Office: Re-appointed Commissioner Lou Gomez

ROLL CALL: Chairman Wiebe
Vice Chairman Mouser
Commissioner Craig
Commissioner Gomez
Commissioner Nunlist

PUBLIC COMMENT:

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 five minutes. Please state your name and address for the record before making your presentation.

PUBLIC HEARINGS:

Should anyone challenge any proposed action which is the subject of a Public Hearing listed on this Agenda or otherwise, that person may be limited to raising those issues addressed at the Public Hearing, or in written correspondence delivered to the Planning Commission at or prior to this Public Hearing.

- 1. General Plan Amendment 06-19/Zone Change 06-45/Tentative Tract No. 6613:** a proposal to amend the General Plan of the City of Shafter by changing the land use map designation from RC (Rural Community) to LVR (Low-Density Residential) and change the zoning from E (Estate – Large Lot) to E (Estate) on 20.03 acres of land located south of Los Angeles Avenue, approximately 1/3 mile east of Shafter Avenue; and a request to subdivide

said parcel into 36 single-family residential lots ranging in size from 13,500 square feet to 22,000 square feet.

2. **Annexation No. 82/General Plan Amendment 06-20/Pre-Zone No. 06-46:** a proposal to annex, amend the City's General Plan, and pre-zone approximately 39 acres north of Tulare Avenue, approximately 100 feet west of Vera Cruz Way. The project will amend the Land Use Map of the City's General Plan from Low Density Residential (LR) to Very Low Density Residential (VLR), and to pre-zone 39.27 acres for E (Estate) development. An Addendum to the Certified Final Environmental Impact Report for the 2005 General Plan Update has been prepared for the project.
3. **Tentative Tract No. 6936:** a proposal to subdivide 4.55 acres into 13 single family residential lots and one park lot. The project site is located on the west side of South Schnaidt Street, south of the alignment of West Ash Avenue. The subject property is zoned for Estate (E) development.
4. **Development Agreement No. 06-06:** a proposal for the completion of Tentative Tract Map No. 6738. The City Council of City of Shafter adopted a Negative Declaration and approved Tentative Tract No. 6738, with conditions of approval, on February 21, 2006, under Resolution No. 06-1821. No mitigation measures were proposed or adopted for Tentative Tract Map No. 6738. The approved tentative tract map contains 36 residential lots on 10.23 acres. Condition No. 97 of Resolution No. 06-1821 requires the developer of Tentative Tract No. 6738 to enter into a development agreement with the City of Shafter prior to recordation of the tentative tract map. The purpose of the development agreement is to address minimum dwelling unit size requirements, park fees, traffic fees, other fees and requirements established by the City of Shafter. An Addendum to the adopted Negative Declaration for Tentative Tract No. 6738 for Development Agreement No. 06-06 has been prepared for the project.

COMMISSIONER REPORTS:

ADJOURNMENT:

In compliance with the AMERICANS WITH DISABILITIES ACT, if you need special assistance to participate in a Planning Commission meeting, please contact the Planning Director's office at 661-746-5002 at least three (3) working days before the meeting or time when special services are needed. This notification will help City staff in making reasonable arrangements to provide you with access to the meeting.

This is to certify that this Agenda notice was posted at City Hall and the Police Department by 6:00 p.m., December 7, 2006. Further information regarding this Agenda notice is available at City Hall, 336 Pacific Avenue, Shafter, California.

Marilyn J. Bergman S/S
Marilyn J. Bergman, Planning Department Secretary