



336 Pacific Avenue  
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## AGENDA

### REGULAR MEETING SHAFTER PLANNING COMMISSION TUESDAY, MARCH 13, 2007

**CALL TO ORDER:** 7:00 P.M.

**PLEDGE OF ALLEGIANCE:** Commissioner Wiebe

**INVOCATION:** Chairman Mouser

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

**APPROVAL OF AGENDA:**

**MINUTES OF PREVIOUS MEETING:**

Approval of minutes - Regular Meeting of February 13, 2007, and Adjourned Meeting of February 20, 2007

**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. Conditional Use Permit No. 07-39:** a request to allow a U-Haul rental yard and a vehicle storage/towing yard in conjunction with an existing transmission repair shop, located at 877 E. Lerdo Highway. A Categorical Exemption has been prepared for the project.
- 2. Conditional Use Permit No. 06-36:** a request to allow a concrete batch plant in conjunction with a cementitious board manufacturing operation at 1351 E. Ash Avenue. A Categorical Exemption has been prepared for the project.
- 3. Continued Public Hearing for Tentative Parcel Map No. 11696:** a proposal to subdivide an approximate two-acre parcel into two approximate one-acre parcels. The

project site is generally located on the south side of Lerdo Highway, approximately 1/8 mile east of Beech Avenue, within the city of Shafter. A Categorical Exemption has been prepared for the project.

4. **Tentative Tract No. 6490:** a request for a two-year extension of time for this map proposing to subdivide a 30-acre parcel into 99 parcels for single-family residential development. The site is generally located on the northeast corner of Los Angeles Avenue and Mannel Avenue. The project is exempt from CEQA in accordance with Section 15061(b)(3).
5. **Development Agreement No. 06-07:** to fulfill Condition No. 98 of City Council Resolution No. 05-1776, which requires the developer of Tentative Tract No. 6447 to enter into a development agreement with the City of Shafter prior to recordation of the tentative tract map. The Development Agreement addresses 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. 6447 for Development Agreement No. 06-07 has been prepared for the project.
6. **Development Agreement No. 07-01:** to fulfill Condition No. 99 of City Council Resolution No. 16-1810, which requires the developer of Tentative Tract No. 6540 to enter into a development agreement with the City of Shafter prior to recordation of the tentative tract map. The Development Agreement addresses 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. 6540 for Development Agreement No. 07-01 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.*

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This is to certify that this Agenda notice was posted at City Hall and the Police Department by 6:00 p.m., February 8, 2007. 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