



336 Pacific Avenue
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AGENDA

REGULAR MEETING SHAFTER PLANNING COMMISSION TUESDAY, JUNE 12, 2007

CALL TO ORDER: 7:00 P.M.

PLEDGE OF ALLEGIANCE: Commission Chair Mouser

INVOCATION: Commissioner Gomez

ROLL CALL: Commission Chair Mouser
Commission Vice Chair Craig
Commissioner Gomez
Commissioner Nunlist
Commissioner Wiebe

APPROVAL OF AGENDA:

MINUTES OF PREVIOUS MEETING:

Approval of minutes - Regular Meeting of May 8, 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. Tentative Tract 6479:** a request for a two-year extension of time for this map proposing to subdivide an approximate 10-acre parcel into 37 parcels for single-family residential development. This site is generally located on the north side of Los Angeles Street between Mannel Avenue and Birch Street (extended) within the City of Shafter.
- 2. Tentative Parcel Map No. 11720:** proposing to subdivide an approximate six-acre parcel into five parcels ranging from 0.85 acres to 1.48 acres in size for industrial use. The project site is generally located at the northwest corner of Beech Avenue and East Ash Avenue, within the City of Shafter.

3. **Zone Change No. 07-49:** a proposal to change the zoning on 1.28 acres located along the west side of Central Valley Hwy, north of Voth Lane, from CF (Community Facilities) to GC (General Commercial), consistent with the existing Commercial/Professional Office land use designation of the City of Shafter General Plan.
4. **Conditional Use Permit No. 07-41:** The project is for a 5.5 acre oil and gas production drill island within the Mission Lakes Specific Plan Area. The proposed drill island is located approximately one-half mile north of 7th Standard Road and a quarter mile east of Zerker Road. The proposed drill island contains one existing oil well and five proposed oil exploration well sites. The project site is zoned SP (Specific Plan).
5. **General Plan Amendment No 06-18; Zone Change No. 06-44; Gateway Estates Specific Plan (No. 06-5):** The project is a proposal to (a) amend the City's General Plan from VLR (Very Low Density Residential) to SP (Specific Plan); (b) change the zoning from E (Estate Residential) to SP (Specific Plan); and c) adopt a mixed use specific plan (by ordinance) on approximately 320 acres of land located on the north side of Lerdo Hwy between Cherry Avenue and Golds Avenue. The proposed development would result in the development of approximately 911 single-family residences and an approximate 15-acre commercial site.

MANAGEMENT REPORTS:

1. **June 13th KCOG Blueprint Meeting in Shafter**

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., June 7, 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