



Council Chamber, 336 Pacific Avenue • Shafter, CA 93263

**AGENDA
REGULAR MEETING
SHAFTER PLANNING COMMISSION
TUESDAY, JULY 12, 2016**

CALL TO ORDER: 7:00 p.m.

PLEDGE OF ALLEGIANCE: Commissioner Wiebe

INVOCATION: Vice Chairman Gonzalez

ROLL CALL: Chairman Mouser
Vice Chairman Gonzalez
Commissioner Mestaz
Commissioner Nunlist
Commissioner Wiebe

APPROVAL OF AGENDA:

MINUTES OF PREVIOUS MEETING:

1. Approval of Minutes: Special Meeting of February 29, 2016.

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 HEARING:

Should anyone challenge any proposed action which is the subject of a public hearing listed on this agenda, that person challenging any action taken after the public hearing may be limited to raising only those issues addressed at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to this public hearing.

1. **Tentative Tract 7244 Extension of Time:** a request to receive public testimony; and adopt Resolution 16-270, a Resolution of the Planning Commission of the City of Shafter Recommending to the City Council approval of a Two Year Extension of Time for Tentative Tract Map 7244 located on the North side of Seventh Standard Rd between the Calloway Canal and the Friant-Kern Canal. The project is within the scope of the Program Environmental Impact Report (EIR) that was certified for the 2005 City of Shafter General Plan Update and related actions (SCH No. 2004101029) and the Addendum to the Certified Final Program Environmental Impact Report for the 2005 General Plan Update that was certified for the Heritage Ranch Specific Plan per

Resolution 06-1813. The certified Program EIR and addendum adequately describe the activity of the residential development proposed in Tentative Tract 7244 as adopted in the Heritage Ranch Specific Plan per Ordinance 06-574. (Planning Director Clausen)

2. **Development Agreement No. 16-14:** a request to receive public testimony; and adopt Resolution 16-271, a Resolution of the Planning Commission of the City of Shafter recommending to the City Council of the City of Shafter Recommending the City Council Adopt Development Agreement No. 16-14 as Set Forth In Exhibit “1”; and adopt the addendum to the Negative Declaration that was adopted for Tentative Tract 7033.; The City Council of the City of Shafter adopted a Negative Declaration and approved Tentative Tract 7033, with conditions of approval, on June 3, 2008, under Resolution 08-1984. No mitigation measures were proposed or adopted for Tentative Tract Map 7033. The approved tentative tract map contains 87 residential lots on 36.61 acres. Condition 10 of Resolution 08-1984 requires the developer of Tentative Tract 7033 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 for Tentative Tract 7033. (Planning Director Clausen)

3. **Conditional Use Permit No. 16-77:** a request to receive public testimony; and adopt Resolution 16-272, a Resolution of the Planning Commission of the City of Shafter Approving Conditional Use Permit 16-77 to allow the Use of an Outdoor Smoker and Open-Air Bar-B-Q at 189 East Lerdo Hwy. The site is zoned GC (General Commercial). The project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines. A Categorical Exemption has been prepared for the proposal. (Planning Director Clausen)

COMMISSIONER REPORTS:

ADJOURNMENT:

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a meeting, please contact the Planning Director's office at 661-746-5002 at least three (3) working days prior to the meeting or time when special services are needed to allow City staff in making reasonable arrangements to provide you with access to the meeting. Should anyone challenge any proposed action which is the subject of a public hearing listed on this agenda, that person may be limited to raising those issues addressed at the public hearing described in this notice, or in a written correspondence delivered to the City Council at or prior to this public hearing. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at Shafter City Hall, 336 Pacific Ave., Shafter, CA 93263. This is to certify that this Agenda notice was posted at City Hall and the Police Dept. by 5:00 p.m., July 8, 2016. *Yazmina Pallares, S/S*, Deputy City Clerk.