



**COMMUNITY DEVELOPMENT DEPARTMENT**  
*BUILDING • ENGINEERING • PLANNING • PUBLIC WORKS*

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

**CALL AND NOTICE OF SPECIAL MEETING OF THE  
SHAFTER PLANNING COMMISSION**

A special meeting of the Shafter Planning Commission has been called and set for Tuesday, August 29, 2006. The meeting will convene at 6:00 p.m., at the Shafter City Hall in the Council Chambers, 336 Pacific Avenue, Shafter, California, for the following purpose:

**PUBLIC HEARINGS**

**Tentative Tract No. 6614  
Development Agreement No. 06-05  
Conditional Use Permit No. 06-35**

Marilyn Bergman,  
Deputy City Clerk / Secretary  
Shafter Planning Department

---

---

**Affidavit of Posting Special Meeting Notice**

This is to certify that this special meeting notice was posted at City Hall and the Police Department by 5:00 p.m., Thursday, August 24, 2006. Further information regarding this special meeting notice is available at City Hall, 336 Pacific Avenue, Shafter, California.

Marilyn Bergman, Deputy City Clerk  
Dated: August 24, 2006  
Time: 5:00 p.m.

cc: Shafter City Council  
Shafter Planning Commission  
Shafter Press  
Posted

**AGENDA  
SPECIAL MEETING**

**SHAFTER PLANNING COMMISSION  
TUESDAY, AUGUST 29, 2006  
6:00 p.m.**

**Shafter City Hall  
336 Pacific Avenue  
Shafter, California 93263**

**CALL TO ORDER: 6:00 P.M.**

**PLEDGE OF ALLEGIANCE:** Vice Chairman Mouser

**INVOCATION:** Commissioner Craig

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

**APPROVAL OF AGENDA:**

**MINUTES OF PREVIOUS MEETING:**

Approval of minutes - Regular Meeting of August 8, 2006

**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 6614:** A request to subdivide approximately 140 acres of land into 430 buildable lots for development of single family dwellings, a approximately 5 acre public park, 2 sump lots, linear lots for paseos, and a oil well site. The project site is zoned SP (Specific Plan) and is generally located on the east side of Beech Avenue between Fresno and Tulare Avenue, within the City of Shafter. An Addendum to the Certified Final Program Environmental Impact Report for the 2005 General Plan Update has been prepared for the project.

2. **Development Agreement 06-05:** A Development Agreement between the City of Shafter and Sage Communities, which will address development requirements associated with the Orchard Park Specific Plan which was approved by the Shafter City Council in July of 2006, and Tentative Tract 6614. An Addendum to the Certified Final Program Environmental Impact Report for the 2005 General Plan Update has been prepared for the project.
3. **Conditional Use Permit No. 06-35:** A request to allow construction of a 5,026 square foot expansion to an existing retirement home. The project site is zoned R-1 (Residential Low Density), and is located at 250 E. Tulare Avenue, City of Shafter. The project is exempt from the requirements of CEQA pursuant to Section 15332.

#### 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., August 24, 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