



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

336 Pacific Avenue  
Shafter, CA 93263  
(661) 746-5002  
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**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, July 10, 2007. The meeting will convene at 5:30 p.m. in the Council Chambers of Shafter City Hall, 336 Pacific Avenue, Shafter, California, for the following purpose:

**GATEWAY ESTATES SPECIFIC PLAN WORKSHOP**

Marilyn J. Bergman,  
Planning Department Secretary

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**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., Friday, July 7, 2007. Further information regarding this special meeting notice is available at City Hall, 336 Pacific Avenue, Shafter, California.

Marilyn J. Bergman, Planning Department Secretary

Dated: July 7, 2007

Time: 5:00 p.m.

cc: Shafter City Council  
Shafter Planning Commission  
Shafter Press  
Posted

**AGENDA  
SPECIAL MEETING**

**SHAFTER PLANNING COMMISSION  
TUESDAY, JULY 10, 2007  
5:30 p.m.**

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

**CALL TO ORDER: 5:30 P.M.**

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

**APPROVAL OF AGENDA:**

**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.*

**WORKSHOP:**

**Gateway Estates Specific Plan (No. 06-5)**

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

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**AGENDA  
REGULAR MEETING  
SHAFTER PLANNING COMMISSION  
TUESDAY, JULY 10, 2007**

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

**PLEDGE OF ALLEGIANCE:** Commissioner Gomez

**INVOCATION:** Commissioner Nunlist

**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 June 12, 2007 and Special Meeting of June 26, 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. Development Agreement No. 07-09:** proposed for the completion of Tentative Tract Map No. 6777. The approved tentative tract map contains 139 residential lots on 40.24 acres. 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.

2. **Conditional Use Permit No. 07-42:** a request to permit a drive-up service window in conjunction with a bank facility, located at the northeast corner of Lerdo Highway and Beech Avenue, Shafter, California, 93263.
3. **Tentative Parcel Map 11265:** a request for a two-year extension of time for this map proposing to subdivide an approximate 8½ acre parcel into 3 parcels for general commercial/light industrial development. The site is generally located on the south side of Lerdo Highway, east of Elm Street (extended) within the City of Shafter.
4. **Zone Change No. 07-50; Tentative Tract No. 7072:** (a) a proposal to amend the zoning on an approximate 20 acre area located on the east side of Beech Avenue between East Tulare Avenue and State Avenue from R-1 (Low Density Residential) to PUD (Planned Unit Development) to allow the development of a gated senior community with recreational facilities including a recreation hall, indoor swimming pool, game courts, and a putting green, and (b) a proposal to subdivide an approximate 40 acre portion of an 80-acre parcel into (1) 46 single-family residential lots ranging from 8,090 square-feet to 14,458 square-feet and a sump lot within the existing R-1 zoned area, and; (2) 90 single-family residential lots ranging from 5,100 square-feet to 9,583 square-feet, a recreation lot including a recreation hall, indoor swimming pool, game courts, and a putting green, a private street lot, and four landscape lots within the proposed PUD zoned area, and; (3) an approximate 37 acre designated remainder.
5. **General Plan Amendment No. 06-19; Zone Change No. 06-45; Tentative Tract No. 6613:** (a) an amendment to the General Plan of the City of Shafter changing the land use map designation from RC (Rural Community) to LVR (Low-Density Residential) on 20.03 acres of land, and; (b) a proposal to change the zoning from E (Estate – Large Lot) to E (Estate) on 20.03 acres of land, and; (c) a request to subdivide a 20.03 acre parcel into 36 single-family residential lots ranging in size from 13,500 square feet to 22,000 square feet, located south of Los Angeles Street, approximately 1/3 mile east of Shafter Avenue.
6. **Continued Public Hearing for 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. **Letter from Don Loveless to Planning Commission**

#### COMMISSIONER REPORTS:

**ADJOURNMENT:**

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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., July 5, 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