



336 Pacific Avenue  
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**AGENDA  
REGULAR MEETING  
SHAFTER PLANNING COMMISSION  
TUESDAY, MAY 12, 2009**

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

**PLEDGE OF ALLEGIANCE:** Vice Chairman Wiebe

**INVOCATION:** Commissioner Trujillo

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

**APPROVAL OF AGENDA:**

**MINUTES OF PREVIOUS MEETING:**

Approval of minutes - Regular Meeting of March 14, 2009

**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. 09-49:** a request to allow the development of a church within an existing building located in the GC (General Commercial) District at 730 E. Lerdo Highway, Shafter.
- 2. Development Agreement No. 09-12:** Amendment No. 1 to the ITTC Development Agreement, as adopted by the City of Shafter on September 14, 1998, to change (1) the name of the ITTC Development Agreement "Owner", (2) increase the required Metropolitan Bakersfield Habitat Conservation Plan fee, (3) increase the required traffic impact fee, (4) revise the ITTC Master Plan Boundary exhibit to include a conceptual development plan, (5) revise the required street improvements for 7<sup>th</sup> Standard Road to provide for six lane expressway, and (6) extend the ITTC Development Agreement for an additional five (5) years. An addendum to the adopted Declaration for the ITTC Development Agreement has been prepared for the project.

- 3. Amendment No. 1 to Development Agreement No. 07-01 for Tentative Tract No. 6540:** changing the minimum dwelling unit size requirement for the 84 lot subdivision from a minimum average of 1,575 sq. ft., with no dwelling unit smaller than 1,400 sq. ft., to a minimum average maintained at 1,500 sq. ft. with thirteen dwelling units permitted at 1,351 sq. ft.
- 4. Amendment No. 2 to Development Agreement No. 06-07 for Tentative Tract No. 6447:** changing the minimum dwelling unit size requirement for the 50 lot subdivision from a minimum average of 1,600 sq. ft., with no dwelling unit smaller than 1,400 sq. ft., to a minimum average maintained at 1,500 sq. ft. with eight (8) dwelling units permitted at 1,351 sq. ft.

**MANAGEMENT REPORTS:**

- 1. AB 170 Air Quality Amendment Requirements**

**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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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 Department by 6:00 p.m., May 7, 2009. Further information regarding this Agenda notice is available at City Hall, 336 Pacific Avenue, Shafter, California.

Yázmina Cortinas S/S

Yázmina Cortinas, Planning Department Secretary