



336 Pacific Avenue • Shafter, CA 93263

**AGENDA
REGULAR MEETING
SHAFTER PLANNING COMMISSION
TUESDAY, FEBRUARY 10, 2015**

CALL TO ORDER: 7:00 P.M.

PLEDGE OF ALLEGIANCE: Commissioner Nunlist

INVOCATION: Chairman Wiebe

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

APPROVAL OF AGENDA:

MINUTES OF PREVIOUS MEETING:

1. Approval of Minutes: Regular Meeting of January 13, 2015.

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. **ZONING CODE AMENDMENT NO. 15-10:** To implement the adopted programs of the City of Shafter 2010 Housing Element Update, the City of Shafter is proposing to amend Title 17 (Zoning Ordinance) of the City of Shafter Municipal Code as follows: 1.) amend Chapter 4 (Residential Districts) to allow second dwelling units without a conditional use permit and reduce the minimum lot size requirement; 2.) amend Chapter 2 (Permits and Approvals) and Chapter 4 (Residential Districts) to allow multi-family residential units without a conditional use permit; 3.) amend Chapter 10 (Section 10.80) to increase the maximum

allowable density bonus over the general plan land use density; 4.) amend Chapter 13 (Parking Regulations) to remove the enclosed garage requirement for multi-family dwelling units; 5.) amend Chapter 5 (Commercial Districts) to create an emergency shelter overlay zone for the Downtown Commercial District; 6.) amend Chapter 6 (Employment Districts) to allow emergency shelters with a conditional use permit in the Industrial District; 7.) amend Chapter 1 (Administration), Chapter 2 (Permits and Approvals), and Chapter 4 (Residential Districts) to remove constraints on the production of housing for persons with disabilities and persons with special needs; and 8.) amend Chapter 7 (Agricultural District) to allow farm labor housing without a conditional use permit. An addendum to the Certified Final Program Environmental Impact Report for the 2005 General Plan Update and related actions (SCH 2004101029) has been prepared for the amendment.

MANAGEMENT REPORTS:

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., February 6, 2015. Yazmina Pallares, S/S, Deputy City Clerk.