



Council Chamber, 336 Pacific Avenue • Shafter, CA 93263

**AGENDA
REGULAR MEETING
SHAFTER PLANNING COMMISSION
TUESDAY, SEPTEMBER 13, 2016**

CALL TO ORDER: 7:00 p.m.

PLEDGE OF ALLEGIANCE: Commissioner Mestaz

INVOCATION: Commissioner Wiebe

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 August 16, 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. **Conditional Use Permit No. 16-78:** a request to receive public testimony; permit a 1,985 square foot drive-in/drive-through restaurant (Taco Bell) and a sign program for property located at the northwest corner of North Shafter Avenue and West Lerdo Highway. A categorical exemption pursuant to the California Environmental Quality Act (CEQA) has been prepared for the project. (Planning Director Clausen)

2. **General Plan Amendment No. 16-28 and Zone Change No. 16-63:** a request to receive public testimony; adopt Resolution 16-275, a Resolution of the Planning Commission of the City of Shafter Recommending Approval of General Plan Amendment No. 16-28, as depicted in Exhibit “A”, to the City Council of the City of Shafter; adopt Resolution 16-276, a Resolution of the Planning Commission of the City of Shafter Recommending approval of Zone Change No. 16-63, as depicted in Exhibit “A” to the City Council of the City of Shafter; and approve to change the land use designation under the City of Shafter General Plan from Very Low Density Residential (3.5 du/ac) to Low Density Residential (5.0 du/ac) and change the zoning under Title 17 of the Shafter Municipal Code from Estate (E) to Residential Low Density (R-1) on 38.37 acres of land located on the north side of West Tulare Avenue, a quarter mile east of Poplar Avenue and a half mile west of State Route 43. A Mitigated Negative Declaration for the project is proposed for adoption. (Planning Director Clausen)

3. **Zoning Code Amendment No. 16-12 to Regulate the Personal, Medical, and Commercial Use of Marijuana in the City of Shafter:** a request to receive public testimony; adopt Resolution 16-277, a Resolution of the Planning Commission of the City of Shafter Recommending the City Council adopt Zone Code Amendment No. 16-12 under the City’s Zoning Ordinance (Title 17 of the City of Shafter Municipal Code) to Regulate the Personal, Medical, and Commercial Use of Marijuana in the City of Shafter; Chapters 1, 4, 5, 6, 7, and 11 of the Zoning Ordinance is proposed for amendment to establish the regulation. The proposed amendment is in response to Proposition No. 64 (The Control, Regulate, and Tax Adult Use of Marijuana Act). A categorical exemption pursuant to the California Environmental Quality Act (CEQA) has been prepared for the project. (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., September 9, 2016. *Yazmina Pallares, S/S*, Deputy City Clerk.