



Council Chamber, 336 Pacific Avenue • Shafter, CA 93263

**AGENDA
REGULAR MEETING
SHAFTER PLANNING COMMISSION
TUESDAY, NOVEMBER 8, 2016**

- CALL TO ORDER:** 7:00 p.m.
- PLEDGE OF ALLEGIANCE:** Commissioner Wiebe
- INVOCATION:** Commissioner Mestaz
- ROLL CALL:** Chairman Mouser
Vice Chairman Gonzalez
Commissioner Mestaz
Commissioner Nunlist
Commissioner Wiebe

APPROVAL OF AGENDA:

MINUTES OF PREVIOUS MEETING:

1. Approval of Minutes: Regular Meeting of October 11, 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. **Tentative Tract Map No. 7315:** a request to adopt Resolution No. 16-282, a Resolution of the Planning Commission of the City of Shafter Recommending Approval of Tentative Tract No. 7315, as Depicted in Attachment “A”, to the City Council of the City of Shafter. The proposal is to subdivide approximately 18 acres (gross) into 78 single-family residential lots, three paseo lots and a drainage easement lot a within the 957 acre Gossamer Grove Specific Plan (previously the Coberly West Specific Plan). The proposed residential lot sizes range from 4,000 square feet to 6,842 square feet. The

project site is located approximately 1,000 feet north of Seventh Standard Road, between Gossamer Grove Boulevard and Soaring Heights Way. The project is exempt from the California Environmental Quality Act, i.e., exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code, pursuant to California Government Code §65457. (Planning Director Clausen)

2. **Conditional Use Permit No. 16-81:** a request to adopt Resolution 16-284, a Resolution of the Planning Commission of the City of Shafter Approving Conditional Use Permit No. 16-81 to establish a new church on property located at 720 East Lerdo Highway, Suite A, City Of Shafter. The project is categorically exempt from CEQA under Section 15301 of the CEQA Guidelines in that the project will utilize an existing structure with no expansion. (Planning Director Clausen)
3. **City of Shafter Subdivision Ordinance Update:** a request to adopt Resolution 16-283, a Resolution of the Planning Commission of the City of Shafter Recommending approval of an Update to the Subdivision Ordinance, Title 16 of the Shafter Municipal Code, attached as Exhibit "A", to the City Council of the City of Shafter. (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., November 4, 2016. Yazmina Pallares, S/S, Deputy City Clerk.