



336 Pacific Avenue
Shafter, CA 93263
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AGENDA

REGULAR MEETING SHAFTER PLANNING COMMISSION TUESDAY, MAY 9, 2006

CALL TO ORDER: 7:00 P.M.

PLEDGE OF ALLEGIANCE: Commissioner Ezell

INVOCATION: Commissioner Gomez

ROLL CALL: Chairman Wiebe
Vice Chairman Mouser
Commissioner Craig
Commissioner Ezell
Commissioner Gomez

APPROVAL OF AGENDA:

MINUTES OF PREVIOUS MEETING:

Approval of minutes - Regular Meeting of April 11, 2006

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. Tentative Parcel Map No. 11493:** A request to subdivide 1.55 acres of land into 3 lots for industrial development. The project site is zoned "BP" (Business Park), and is located on the north side of E. Ash Avenue and east of Beech Avenue, City of Shafter. The project is exempt from the provisions of CEQA pursuant to Section 15305 of the CEQA Guidelines.

2. **Tentative Parcel Map No. 11468:** A request to subdivide 40 acres of land into 14 lots for industrial/business park development. The project site is zoned "BP" (Business Park), and I (Industrial) and is located on the southwest corner of Lerdo Highway and Carsen Way, City of Shafter. The project is exempt from the provisions of CEQA pursuant to Section 15305 of the CEQA Guidelines.
3. **Conditional Use Permit No. 06-30:** A request to allow a 10-foot-high wall and an 8-foot-high wall where a 6-foot-high wall is the maximum height permitted in a GC (General Commercial) zone district. The site is located on the southeast corner of Walker and Central Avenue, City of Shafter. The project is exempt from the requirements of CEQA pursuant to Section 15332.
4. **Conditional Use Permit No. 06-34:** A request to allow a convenience store that sells beer and wine, and a gasoline service station in conjunction with a convenience store. The project site is zoned GC (General Commercial) and is located at 683 Central Valley Highway, City of Shafter. The project is exempt from the requirements of CEQA pursuant to Section 15332.
5. **Tentative Tract No. 6713:** A proposal to subdivide 23.18 acres into 70 single family residential lots and one sump lot. The proposed lot sizes range from 8,514 square feet to 13,974 square feet. The project site is located between Los Angeles Avenue and Elizabeth Avenue, west of Verde Street. The west half of the project site is zoned E (Estate) and the east half is zoned R-1 (Low Density Residential).

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 661-746-2065 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.

This is to certify that this Agenda notice was posted at City Hall and the Police Department by 6:00 p.m., May 4, 2006. 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
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