



336 Pacific Avenue, Shafter, CA 93263
Meeting Held In-Person and Via Zoom and Livestream on YouTube.

**AGENDA
REGULAR MEETING
SHAFTER PLANNING COMMISSION
TUESDAY, DECEMBER 10, 2024**

NOTICE TO THE PUBLIC:

Any documents produced by the City and distributed to a majority of the Planning Commission regarding any item on this agenda will be made available in the City Clerk's Office during normal business hours at City Hall located at 336 Pacific Avenue, Shafter CA. In addition, such documents will be posted on the City's website at www.shafter.com.

CALL TO ORDER: 6:00 PM

PLEDGE OF ALLEGIANCE: Chairman Sanchez

INVOCATION: Commissioner Wiebe

ROLL CALL: Chairman Sanchez
Vice Chairman Frantz
Commissioner Joshan
Commissioner Piuser
Commissioner Wiebe

APPROVAL OF AGENDA:

MINUTES OF PREVIOUS MEETING:

1. Approval of Minutes: November 12, 2024.

PUBLIC COMMENT:

This portion of the meeting is reserved for persons wanting to address the Commission only on matters not listed on this agenda. Speakers are limited to five minutes unless additional time is needed for translation. 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. 7461:** Planning Commission continue conducting public hearing; and adopt Resolution No. 24-449, a Resolution of the Planning Commission of the City of Shafter recommending the City Council of the City of Shafter approve Tentative Tract No. 7461, with findings and conditions of approval. (Planning Director Esselman)

ROLL CALL

- 2. Zone Code Amendment No. 24-20:** Planning Commission conduct public hearing; and adopt Resolution No. 24-453, a Resolution of the Planning Commission of the City of Shafter, recommending the City Council approve Zone Code Amendment No. 24-20, a proposal to Amend Title 17 of the Shafter Municipal Code (Zoning Ordinance) to increase the threshold for Council approval of a Special Event Permit from 50 expected people to 500 expected people at any given time as shown in Exhibit "A". (Planning Director Esselman)

ROLL CALL

- 3. Tentative Tract Map No. 7483:** Staff recommends that the Planning Commission conduct the public hearing; and adopt Resolution No. 24-455, a Resolution of the Planning Commission of the City of Shafter recommending approval of Tentative Tract No. 7483, as depicted in Exhibit "A", to the City Council of the City of Shafter. (Planning Director Esselman)

ROLL CALL

- 4. Conditional Use Permit No. 24-150:** Staff recommends that the Planning Commission conduct a public hearing; and adopt Resolution No. 24-454, a Resolution of the Planning Commission of the City of Shafter, approving Conditional Use Permit No. 24-150 to allow for the construction and operation of a ground-mounted commercial solar array at 1651 Zerker Rd (portion of APN 091-120-05). (Planning Director Esselman)

ROLL CALL

COMMISSIONER REPORTS:

ADJOURNMENT:

Pursuant to the Americans with Disabilities Act, if you need special assistance to participate in a City Council Meeting, please contact the City Clerk at (661) 746-5000 at least three (3) days prior to the meeting or time the special services are needed to allow City staff in making reasonable arrangements to provide you with access to the meeting. 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 in the City Clerk's Office at Shafter City Hall, 336 Pacific Ave., Shafter, CA 93263. This is to certify that this Agenda notice was posted at City Hall and Police Dept. by 5:00 p.m., December 6, 2024. Yazmina Pallares, S/S, City Clerk

REMOTE PUBLIC PARTICIPATION IS ALLOWED IN THE FOLLOWING WAYS, SEE

BELOW FOR INSTRUCTIONS.

1. You are strongly encouraged to observe the Planning Commission meetings live via YouTube <https://www.youtube.com/user/CityofShafter/>
2. If you wish to make a comment on a specific agenda item or public comment, please submit your comment via email by **6:00 PM on December 10, 2024** to the City Clerk at CityClerk@shafter.com
3. If you wish to make a written comment to the City Clerk, 336 Pacific Avenue, Shafter, CA 93263.
4. If you wish to make a comment during the live meeting, callers must first register with the City Clerk at 661-746-5012 before the meeting begins to receive instructions and the call- in number and code. Please call by 5:00pm on the Monday prior to the Planning Commission meeting to allow ample time for sign up. You will need to provide your name, phone number and the item number you wish to address.
5. All public comments are provided to the Planning Commission and applicable Staff, for review and consideration by the Board prior to taking action on any matters listed on the agenda and are incorporated into the official record of the Planning Commission meeting.