



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

**AGENDA
REGULAR MEETING
SHAFTER PLANNING COMMISSION
TUESDAY, JANUARY 14, 2025**

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: Commissioner Piuser

INVOCATION: Chairman Sanchez

ROLL CALL: Chairman Sanchez
Commissioner Camacho
Commissioner Joshan
Commissioner Piuser
Commissioner Simmons

OATH OF OFFICE FOR NEWLY APPOINTED PLANNING COMMISSIONERS:

1. Planning Commissioners Armando Camacho, John Sanchez, and Joseph Simmons

ORGANIZATIONAL BUSINESS:

1. Election of Chairman and Vice Chairman

APPROVAL OF AGENDA:

MINUTES OF PREVIOUS MEETING:

1. Approval of Minutes: December 10, 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.

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., January 9, 2025. 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 January 14, 2025** 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.

DATE: January 14, 2025
TO: Planning Commission
FROM: Planning Department
SUBJECT: Election of Chairman and Vice Chairman

RECOMMENDATION:

RECOMMENDATION:

Nominate and elect new Planning Commission Chairman and Vice Chairman for calendar year 2025.

APPLICANT
N/A

OWNER
N/A

LOCATION: N/A

PROJECT ANALYSIS:

At the beginning of each calendar year, the Planning Commission elects a new Chair and Vice Chair. Currently the Chair is Commissioner Sanchez and the Vice Chair was former Commissioner Frantz. Staff has no recommendation on who should fill these positions for calendar year 2025 and defers to the Planning Commission.

CEQA:

Per Section 157378(b)(5) of the California Environmental Quality Act (CEQA) Guidelines, the action is not considered a “project” under CEQA because the action is an administrative activity of the City that would not result in direct or indirect physical changes to the environment and therefore, the action is not subject to CEQA.

ATTACHMENTS
None

EXHIBIT

**MINUTES OF THE REGULAR MEETING OF THE
SHAFTER PLANNING COMMISSION
COUNCIL CHAMBER, 336 PACIFIC AVENUE
MEETING HELD IN-PERSON AND VIA ZOOM AND LIVESTREAM TO YOUTUBE
TUESDAY, DECEMBER 10, 2024**

CALL TO ORDER: 6:00 PM

PLEDGE OF ALLEGIANCE: Chairman Sanchez

INVOCATION: Commissioner Wiebe

ROLL CALL:

PRESENT(In-Person): Chairman Sanchez, Vice Chairman Frantz, and Commissioners Joshan, Piuser, and Wiebe. Also present: Planning Director Esselman, Senior Planner Cazares, IT Specialist Rogers, and Deputy City Clerk Uribe.

APPROVAL OF AGENDA:

*MOVED (FRANTZ) AND SECONDED (WIEBE) COMMISSIONERS APPROVED THE AGENDA AS PRESENTED.
MOTION CARRIED BY THE FOLLOWING VOTE:*

AYES: FRANTZ, JOSHAN, PIUSER, SANCHEZ, AND WIEBE.

NAYS: NONE.

ABSENT: NONE.

ABSTENTIONS: NONE.

MINUTES OF PREVIOUS MEETING:

1. Approval of Minutes: November 12, 2024.

MOVED (PIUSER) AND SECONDED (JOSHAN) COMMISSIONERS APPROVED THE MINUTES OF THE REGULAR MEETING OF NOVEMBER 12, 2024, AS PRESENTED. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FRANTZ, JOSHAN, PIUSER, SANCHEZ, AND WIEBE.

NAYS: NONE.

ABSENT: NONE.

ABSTENTIONS: NONE.

PUBLIC COMMENT:

There were no members of the public wishing to speak.

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: Senior Planner Cazares made introductory comments. A

notice of public hearing was properly advertised.

Chairman Sanchez opened the public hearing.

Being no members of the public wishing to speak, the public hearing was closed.

MOVED (WIEBE) AND SECONDED (PIUSER) COMMISSIONERS CONTINUED CONDUCTING PUBLIC HEARING; AND ADOPTED 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. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FRANTZ, JOSHAN, PIUSER, SANCHEZ, AND WIEBE.
NAYS: NONE.
ABSENT: NONE.
ABSTENTIONS: NONE.

2. Zone Code Amendment No. 24-20: Planning Director Esselman made introductory comments. A notice of public hearing was properly advertised.

Chairman Sanchez opened the public hearing.

Being no members of the public wishing to speak, the public hearing was closed.

MOVED (WIEBE) AND SECONDED (PIUSER) COMMISSIONERS CONDUCTED A PUBLIC HEARING; AND ADOPTED 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". MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FRANTZ, JOSHAN, PIUSER, SANCHEZ, AND WIEBE.
NAYS: NONE.
ABSENT: NONE.
ABSTENTIONS: NONE.

3. Tentative Tract Map No. 7483: Senior Planner Cazares made introductory comments. A notice of public hearing was properly advertised.

Chairman Sanchez opened the public hearing.

Being no members of the public wishing to speak, the public hearing was closed.

MOVED (PIUSER) AND SECONDED (WIEBE) COMMISSIONERS CONDUCTED THE PUBLIC HEARING; AND ADOPTED 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. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FRANTZ, JOSHAN, PIUSER, SANCHEZ, AND WIEBE.
NAYS: NONE.
ABSENT: NONE.
ABSTENTIONS: NONE.

- 4. Conditional Use Permit No. 24-150:** Senior Planner Cazares made introductory comments. A notice of public hearing was properly advertised.

Chairman Sanchez opened the public hearing.

Being no members of the public wishing to speak, the public hearing was closed.

MOVED (JOSHAN) AND SECONDED (PIUSER) COMMISSIONERS CONDUCTED A PUBLIC HEARING; AND ADOPTED 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). MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FRANTZ, JOSHAN, PIUSER, SANCHEZ, AND WIEBE.

NAYS: NONE.

ABSENT: NONE.

ABSTENTIONS: NONE.

COMMISSIONER REPORTS: There were no Commissioner Reports.

ADJOURNMENT:

MOVED (PIUSER) AND SECONDED (WIEBE) COMMISSIONERS ADJOURNED THE MEETING AT 6:23 P.M. MOTION CARRIED WITH NO OPPOSITION.

John Sanchez, Chairman

ATTEST:

Vanessa Uribe, Deputy City Clerk