Public advisory: Face masks are recommended. The City Council chamber is open and accessible to the public.

**ACCESSIBILITY:** In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in the Planning Commission meeting, please contact the Deputy City Clerk Department at 661-758-7250 or via email at yotinajero@cityofwasco.org within 48 hours of the meeting or sooner.

The following is provided to assist with public participation:

**AGENDA AVAILABILITY:** The Planning Commission Agenda is posted on the bulletin board at the entry of City Hall 746 8th Street, Wasco, and at the entrance of 764 E Street Wasco. The agenda packet, meeting minutes, and archived Planning Commission meetings are available on the City’s website at www.cityofwasco.org.

**Agenda Materials:** Planning Commission agenda materials are released no later than 72 hours prior to a meeting and are available to the public at the City Clerk’s Office, 746 8th Street, Wasco, CA, in a public binder at each Planning Commission meeting, and on the City’s website at https://www.cityofwasco.org/AgendaCenter.

**PUBLIC COMMENTS:** All public comments are subject to a 2-minute limit, and a maximum of Thirty (30) minutes will be allowed for any subject. To provide your comments to the Planning Commission members regarding matters, not on the agenda or a specific item on the agenda, you may address your comments IN PERSON. Before making your presentation, you will be asked to state your name for the record. If you would like to submit a written public comment, please email the Deputy City Clerk at yotinajero@cityofwasco.org no later than 4:00 p.m. June 12, 2023. Please clearly indicate which agenda item number your comments pertain to. Every effort will be made to read your comment into the record; If a comment is received after the specific time mentioned above, but before the meeting is adjourned, the comment will still be included as a part of the record of the meeting. Still, it will not be read into the record.

Please be advised that communications directed to the Planning Commission are public records and are subject to disclosure pursuant to the California Public Records Act and Brown Act unless exempt from disclosure under the applicable law.
Communications will NOT be edited for redactions and will be printed/posted as submitted.

**SPANISH INTERPRETATION:** If you need an interpretation of your communications to the Planning Commission from Spanish into English, please contact the Deputy City Clerk Department at 661-758-7250 or via email at yotinajero@cityofwasco.org. **Subject to availability,** notifying at least 48 hours will usually enable the City to make arrangements.

**INTERPRETACIÓN EN ESPAÑOL:** Si necesita una interpretación de sus comunicaciones a la Comisión de Planificación del español al inglés, comuníquese con el Departamento del Secretario de la Ciudad al 661-758-7250 o por correo electrónico a yotinajero@cityofwasco.org. La notificación de al menos 48 horas generalmente permitirá a la Ciudad hacer arreglos. **Sujeto a disponibilidad.**

**GETTING TO KNOW YOUR AGENDA**

**Agenda Sections:**

**CONSENT CALENDAR** Items are routine items that are not expected to prompt discussion. All items are considered for approval at the same time with one vote. Planning Commission members, staff, and the public may request items be removed, and members of the public may comment on an item. Items removed from the Consent Calendar are discussed after the vote on the remaining Consent Calendar items.

**PUBLIC COMMENT** provides the public with an opportunity to address the Planning Commission on any matter not listed on the agenda that is within the jurisdiction of the Planning Commission. In compliance with the Brown Act, the Planning Commission cannot take action on matters not listed on the agenda.

**PUBLIC HEARINGS** are held on matters specifically required by law. The Chairman will ask for presentations from the staff, the proponent, or the applicant involved (if applicable) in the matter under discussion. Following the Chairman will open the public hearing and ask for public comments. Following the questions from the Planning Commission members. The Chairman closes the hearing, and the Planning Commission may discuss and take action.

**DEFERRED ITEMS:** these are items that were postponed or delayed for specific reasons and are brought back to the Planning Commission for consideration. These items are expected to cause discussion and/or action by the Planning Commission. Staff may make a presentation, and Planning Commission may ask questions of staff and involved parties before the Chairman invites the public to provide input.

**NEW BUSINESS:** these are items that are expected to cause discussion and/or action by the Planning Commission but do not legally require a Public Hearing. Staff may make
a presentation, and Planning Commission members may ask questions of staff and the involved parties before the Chairman invites the public to provide input.

**CLOSED SESSION**: may only be attended by members of the Planning Commission, support staff, and/or legal counsel. The most common purpose of a Closed Session is to avoid revealing confidential information that may prejudice the legal or negotiation position of the City or compromise the privacy interests of employees. Closed sessions may be held only as specifically authorized by law.

**Planning Commission Actions:**
**RESOLUTIONS** are formal expressions of opinion or intention of the Planning Commission and are usually effective immediately.

**ORDINANCES** are laws adopted by the City Council. The Planning Commission makes recommendations to the Wasco City Council on certain Planning and Zoning Related Ordinances.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS**: CEQA is intended to inform government decision-makers and the public about the potential environmental effects of proposed activities and to prevent significant, avoidable environmental damage.

**PROCLAMATIONS** and **RECOGNITIONS** are issued by the City to honor significant achievements by community members, highlight an event, promote awareness of community issues, and recognize City employees.

**REGULAR MEETING – 6:00 pm**

1) **CALL TO ORDER**: Chairman Pallares

2) **ROLL CALL**: Chairman Pallares, Vice Chairman Clendenen, Commissioners: Rueda, Skeels, Torres

3) **FLAG SALUTE**: Chairman Pallares

4) **INVOCATION**: 

5) **PRESENTATIONS AND AWARDS**: NONE

6) **PUBLIC COMMENTS**: 

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 two (2) minutes.
BROWN ACT REQUIREMENTS: The Brown Act does not allow action or Discussion on items, not on the agenda (subject to narrow exceptions). This will limit a Commissioner’s response to questions and requests made during this comment period.

Should your comments require further consideration by the Planning Commission; the item will be agendized for a report and discussed at a future Planning Commission meeting. Please state your name for the record before making a presentation.

PLANNING COMMISSION BUSINESS:

7) CONSENT CALENDAR:
The Consent Calendar consists of items that, in the staff’s opinion, are routine and non-controversial. These items are approved in one motion unless a Commissioner or member of the public requests removal of a particular item.

   a. Approval of Planning Commission Regular Meeting Minutes for May 8, 2023

8) PUBLIC HEARINGS:
   a. Report and continuation of public hearing for Conditional Use Permit 23-01, a proposal for a drive-through addition at 727 6th Street and find that this project is exempt under the California Environmental Quality Act of 1970 (CEQA) and State CEQA Guidelines Section 15301 Existing Facilities Class 1 (Murillo).

9) DEFERRED BUSINESS: NONE

10) NEW BUSINESS: NONE

11) REPORTS FROM THE DIRECTOR:

12) REPORTS FROM COMMISSIONERS:

13) ADJOURNMENT:
This is to certify that this agenda was posted at Wasco City Hall on June 9, 2023, on/or before 6:00 p.m. The agenda is also available on the City website at www.cityofwasco.org

Yolanda Tinajero, Deputy City Clerk

All agenda item supporting documentation is available for public review in the city website www.cityofwasco.org and the office of the Community Development Department, 764 E Street, Wasco, CA 93280 during regular business hours, 8: am – 4:30 pm Monday through Thursday and 8:30 am–4:30 pm Friday (closed alternate Friday’s), following the posting of the agenda. Any supporting documentation related to an agenda item for an open session of any regular meeting that is distributed after the agenda is posted and prior to the meeting will also be available for review at the same location and available at the meeting. Please remember to turn off all cell phones, pagers, or electronic devices during Planning Commission meetings.
The City of Wasco does not discriminate on the basis of disability in the access to, provision of, or employment in its programs and activities pursuant to 29 United States Code Section 12132 and California Civil Code Section 54. Information regarding the rights provided under the Americans with Disabilities Act (ADA) may be obtained from the City Clerk’s Office.

If you need special assistance to participate in this meeting, please contact the Deputy City Clerk's Office at (661) 758-7250 to make reasonable arrangements to ensure accessibility to this meeting. Telephone (661) 758-7250 Requests for assistance should be made at least two (2) days in advance whenever possible.
MINUTES
City of Wasco
Planning Commission
Monday, May 8, 2023
Regular Meeting – 6:00 p.m.
City Council Chambers
746 8th Street, Wasco, CA 93280

REGULAR MEETING – 6:00 pm

1) CALL TO ORDER:
Chairman Pallares called the meeting at 6:00 pm.

2) ROLL CALL:
   Present: Chairman Pallares, Vice-Chairman Clendenen, Commissioners: Rueda, Skeels, Torres

   Staff present: Deputy City Clerk Tinajero, Administrative Assistant Castro, Assistant Planner Murillo

3) FLAG SALUTE: Led by Chairman Pallares

4) INVOCATION: Observed a moment of silence led by Chairman Pallares

5) PRESENTATIONS AND AWARDS: NONE

6) PUBLIC COMMENTS: NONE
   Deputy City Clerk Tinajero stated that there were no email comments received for this item or any other items on this agenda.

PLANNING COMMISSION BUSINESS:

7) CONSENT CALENDAR:
The Consent Calendar consists of items that, in the staff’s opinion, are routine and non-controversial. These items are approved in one motion unless a Commissioner or member of the public request removal of a particular item.

   a. Approval of Planning Commission Regular Meeting Minutes for April 10, 2023

   Motion was made by Vice-Chairman Clendenen, Seconded by Commissioner Skeels, to approve the consent calendar by the following roll call vote:

   AYES:           PALLARES, CLENDENEN, RUEDA, SKEELS, TORRES
   NOES:           NONE
   ABSTAIN:        NONE
   ABSENT:         NONE
8) PUBLIC HEARINGS:
   a. Modification and extension of Tentative Parcel Map 12398, subdivision of 36.57 acres into 4 parcels and a designated remainder on existing Rural Residential zoned land in the City of Wasco and find that this project is exempt under the California Environmental Quality Act of 1970 (CEQA) and State CEQA Guidelines Section 15315 Minor Land Divisions (Murillo).  
   Reso#2023-0005

   Oral presentation by Assistant Planner Murillo.

   Chairman Pallares opened the public hearing at 6:09 pm

   Public Comments: Francisco Sanchez

   Chairman Pallares closed the public hearing at 6:12 pm

   Motion was made by Chairman Pallares, Seconded by Vice-Chairman Clendenen, to adopt the Resolution approving the modification and extension of Tentative Parcel Map 12398, subdivision of 36.57 acres into 4 parcels and a designated remainder on existing Rural Residential zoned land in the City of Wasco and find that this project is exempt under the California Environmental Quality Act of 1970 (CEQA) and State CEQA Guidelines Section 15315 Minor Land Divisions by the following roll call vote:

   AYES: PALLARES, CLENDENEN, RUEDA, SKEELS, TORRES
   NOES: NONE
   ABSTAIN: NONE
   ABSENT: NONE

9) DEFERRED BUSINESS: NONE

10) NEW BUSINESS: NONE

11) REPORTS FROM THE DIRECTOR:

   Assistant Planner Murillo updated the commissioners of the possible upcoming planning commission meeting for June and the Housing Element Workshop will be an item to be discussed for July's planning commission meeting.

12) REPORTS FROM COMMISSIONERS:

   Vice-Chairman Clendenen
   No reports

   Commissioner Rueda
   No reports
Commissioner Skeels
No reports

Commissioner Torres
No reports

13) ADJOURNMENT:
Chairman Pallares adjourned the meeting at 6:16 pm.

Yolanda Tinajero, Deputy City Clerk

John P. Pallares, Chairman
PLANNING COMMISSION STAFF REPORT
June 12, 2023

TO: Chair and Planning Commissioners
FROM: Evelyn Murillo – Assistant Planner
       Keri Cobb – Community Development Director
DATE: June 12, 2023
PROJECT NAME: Conditional Use Permit 23-01 – Proposal of Drive-Through Addition
PROJECT DESCRIPTION: A Conditional Use Permit to allow an existing fast food restaurant to add a drive-through
APPLICATION(S): Conditional Use Permit 23-01
ENVIRONMENTAL REVIEW: Find that this project is exempt under the California Environmental Quality Act of 1970 (CEQA) and State CEQA Guidelines Section 15301 Existing Facilities Class 1
APPLICANT: Zakaria Ali
OWNER: Zakaria Mohamed Ali Alkatamy and Ala Abodo Mohammed Al Gumaei
APN: 030-061-12 & 030-061-13
ADDRESS/LOCATION: 727 6th Street Wasco, CA 93280
GENERAL PLAN DESIGNATION: Central Business District
ZONE DISTRICT: C-D (Central Business District)
STAFF RECOMMENDATION

The project was routed to outside agencies for comment and since then, the site plan has been updated. The comment closing date was June 8 which did not provide adequate time for the applicant to respond to comments if necessary, or for staff to prepare a complete and thorough staff report.

Staff recommends the Chair open the public hearing, accept any public comments and continue this item to the regularly scheduled July 10th meeting at 6:00pm.

PROJECT DESCRIPTION

City staff received a Conditional Use Permit application on May 9, 2023 where the applicant is proposing to add a drive-through to his existing fast food restaurant at 727 6th Street. The lot in question is zoned C-D Central Business District. Based on recent Zoning Code Amendments approved by the Planning Commission and City Council, Drive-throughs are now allowed with an approved Conditional Use Permit in the Central Business District zoning.
STATE OF CALIFORNIA

County of Kern

I, the undersigned, am a citizen of the United States and a resident of the County aforesaid: I am over the age of eighteen years, and not a part of or interested in the above entitled matter. I am the chief clerk/publisher of the Wasco Tribune, a newspaper of general circulation, published weekly, in the City of Wasco, County of Kern, and which newspaper has been adjudged a newspaper of general circulation and published by the Superior court order number 183950, of the county of Kern; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and in any supplement thereof on the following dates, to-wit:

June 1, 2023
I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Diane Givens, J.M.  
(Signature)

Executed on June 1, 2023  
at Shafter, California

The Wasco Tribune  
PO Box 789  
Shafter, CA 93263

Phone (661)292-5100