



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

**AGENDA
SPECIAL MEETING
SHAFTER CITY COUNCIL
TUESDAY, MAY 6, 2025**

NOTICE TO THE PUBLIC:

Any documents produced by the City and distributed to a majority of the City Council 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: 4:30 PM

ROLL CALL: Mayor Givens
Mayor Pro Tem Olvera
Council Member Alvarado
Council Member Espinoza
Council Member Prout

APPROVAL OF AGENDA:

PUBLIC COMMENT:

Those persons wishing to speak on any item included on the agenda, or on any matter within the subject matter jurisdiction of the City Council, are invited to speak from the podium and address the City Council. 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.

MANAGEMENT REPORT:

- 1. LERDO RESIDENTIAL PROJECT PRESENTATION:** Council receive and file. This item is for discussion purposes only.

ROLL CALL

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., May 1, 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 City Council 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 **4:30 PM on May 6, 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 City Council 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 City Council 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 City Council meeting.



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**NOTICE OF
SPECIAL MEETING OF THE SHAFTER CITY COUNCIL**

NOTICE IS HEREBY GIVEN that a special meeting of the City Council of the City of Shafter will be held on **May 6, 2025**. The meeting will convene at **4:30 PM**, in the Council Chamber at Shafter City Hall, 336 Pacific Avenue, Shafter, California and via teleconference and Livestream on YouTube. Said special meeting shall be for the following purpose:

MANAGEMENT REPORT:

- 1. LERDO RESIDENTIAL PROJECT PRESENTATION:** Council receive and file.
This item is for discussion purposes only. **ROLL CALL**

Yazmina Pallares, City Clerk

Affidavit of Posting Special Meeting Notice

This is to certify that this Special Meeting Notice was posted at City Hall and the Police Department by 5:00 p.m., May 1, 2025. Further information regarding this Agenda Notice is available at City Hall, 336 Pacific Ave., Shafter, CA.

Yazmina Pallares, S/S, City Clerk

Dated: May 1, 2025



CITY OF SHAFTER CITY COUNCIL REPORT

MEETING DATE: May 6, 2025

DEPARTMENT: Lance Lippincott, City Manager

SUBJECT: LERDO RESIDENTIAL PROJECT PRESENTATION

RECOMMENDATION

Council receive and file. This item is for discussion purposes only.

BACKGROUND

The Wonderful Company is currently anticipating a residential buildout that could total more than 3,000 homes north of Lerdo, between Cherry and approximately Driver Roads. After the first joint meeting between City Council and the Planning Commission to receive an overview of the project, it was requested that this project be brought back for additional discussion. The Wonderful Company will present their vision on the project, and be available to answer questions from Council.

FISCAL IMPACT

There is no fiscal impact related to this informational item.

CEQA ANALYSIS

This item does not require discretionary action as it is for informational purposes only. Therefore, it does not trigger CEQA review.

APPROVED BY THE CITY ATTORNEY

Not Applicable

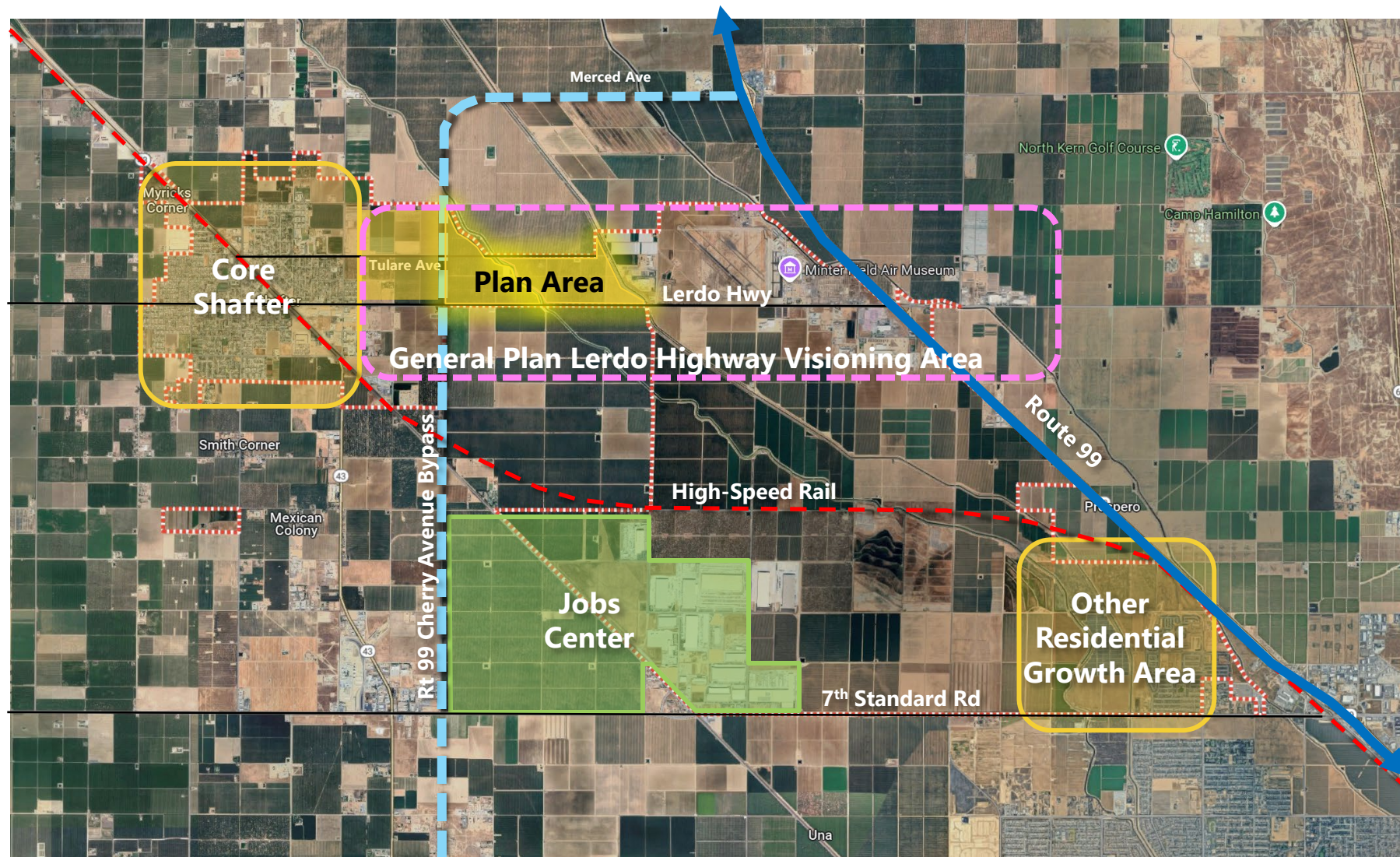
ATTACHMENTS

1. CC Pres Wonderful_May6_2025 SENT

Lerdo Residential Project

*Shafter City Council Session
May 6, 2025*

Lerdo Residential Project / Proyecto residencial de Lerdo

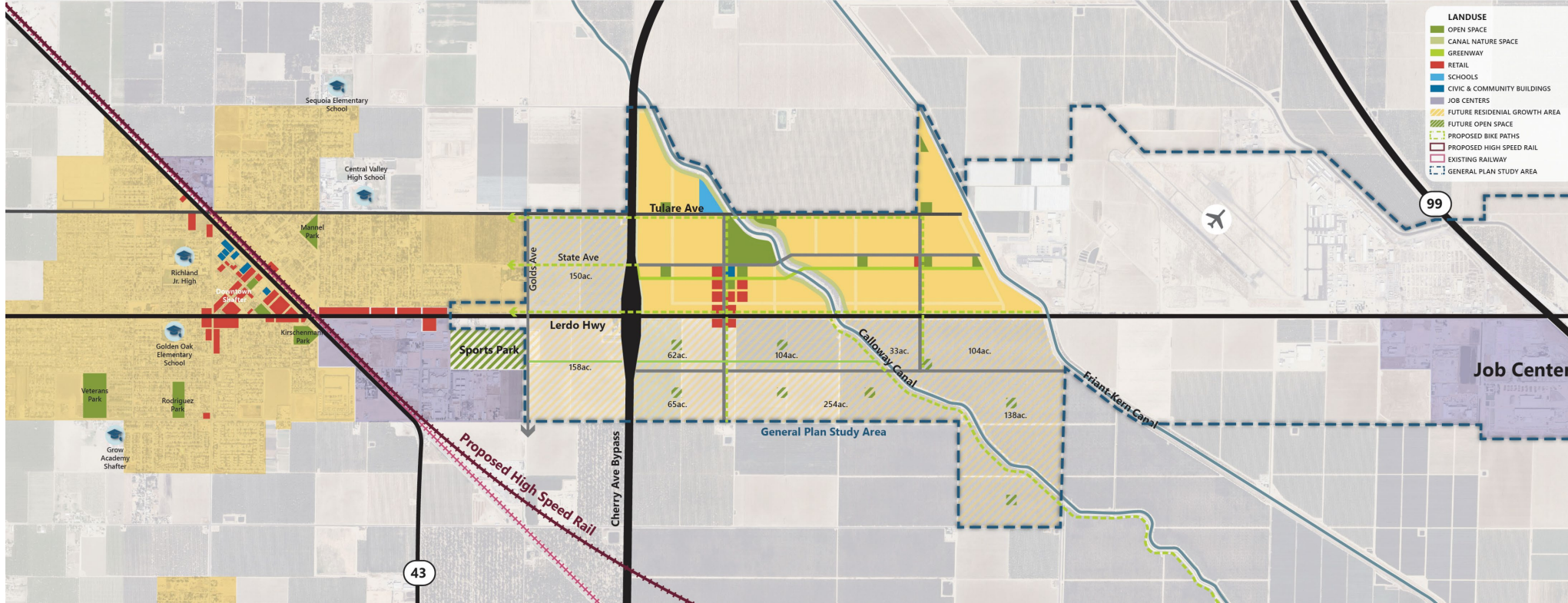


~600 Acres

**1 mile east of
Downtown Shafter**

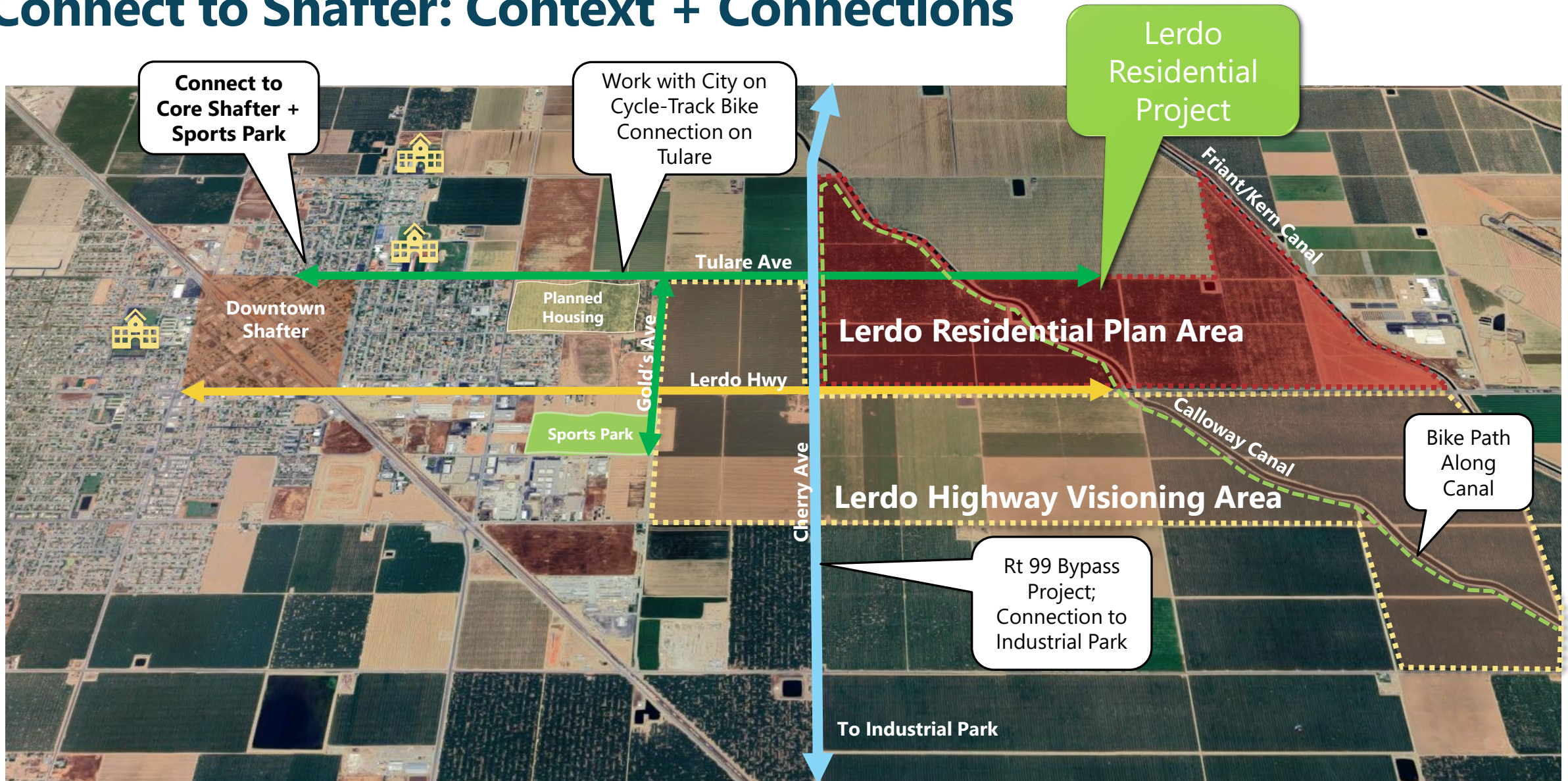
*1 milla al este del
centro de Shafter*

Ensuring the Future Wellbeing of Shafter



- Creating a future growth area that is an extension of core Shafter
- Provide direct connections to core Shafter
- Complement existing retail and businesses with community focused retail and services
- Provide a diversity of housing types for all stages of life and different levels of affordability

Connect to Shafter: Context + Connections



Address Diverse Community Needs

My fiancé and I are not ready to buy our forever home but would like to get into the market and buy a small home near restaurants

We are looking for a home we can grow into, we can afford a 2-3 bedroom now but would like the option to expand later. Someplace safe where our kids are free to bike around to nearby parks

We are a family of four with my grandparents living with us. We would like a place with two separate homes and kitchens.

As a single parent, I need a home that is safe, affordable, and close to schools and childcare. I'm looking for a place where my kids can play safely outside, and I can manage work and family without a long commute.

I am ready to be in a smaller home and be around friends that are my age, but I want to be close to my family and friends. I am looking for a small apartment in a senior community.

I just got my first job, I'm looking for a 2-bedroom apartment to rent with a friend

I love Shafter but don't want to own a home or take care of a yard. My priorities are being near restaurants and shopping. I also love being able to walk and to be near nature



Recent Graduate



Young Couple



Working Family with Young Kids



Family with Grandparents Living with them



Single Parent with Kids



Mid-career Person with No Kids



Senior Citizens

Approach to Housing Affordability

- Diversity of Housing Types
 - Large lots, Medium Lots, Small Lots, Duplexes, Four-plex, Multifamily
- Opportunity for Multigenerational Housing
 - ADUs (accessory dwelling units)
 - Multiple Homes Allowed on Lot
- Small Lot Housing
 - Smaller lots with minimum private open space
 - Smaller houses with less floor area
- Creative Financing
 - Down payment assistance
 - Deferred land and profit costs
- Rental Housing
- Senior Housing



Project Vision and Goals



1. Connect to and Integrate with Shafter

Create a safe pedestrian and bike connection to downtown, schools, and sports complex.

2. Community-Oriented Gathering Places

Create public spaces like a central plaza and neighborhood parks to promote cultural expression through social gathering, art, and events.

3. Neighborhood Serving Retail

Provide space for retail, restaurants, grocery stores, entertainment, small businesses, and other neighborhood serving services.

4. Community Services

Offer community spaces and services such as a senior center, youth center, daycare, health care, school, community gardens, and spaces for gathering for religious and social meetings.

5. Access to Shade

To reduce the heat island effect and create a walkable, healthy, and resilient community, provide an extensive tree canopy along streets, sidewalks, pathways, and throughout public spaces.

6. Access to Nature

Create new natural spaces and integrate nature into the landscape design of streets and open spaces.

7. Access to Recreation

Create spaces for sports and gathering like soccer, volleyball, pickleball, tennis, and playgrounds.

8. Plan for Walkability and Biking

Create a shaded network of sidewalks, walking paths, and bikeways that easily connect people to shared community spaces and downtown.

9. Safe, Resilient, Healthy

Create a safe, resilient, healthy with slow streets, shade, eyes on the street, city services, access to healthcare, and community services.

10. Diversity of Housing

Offer a variety of housing types for different life stages and affordability levels, with options for homeowners to expand their homes as needed.

11. Cultural Expression and Individual Creativity

Allow for cultural expression and individual creativity in landscape design, building facades, color-use, and ornamentation.

Village Center

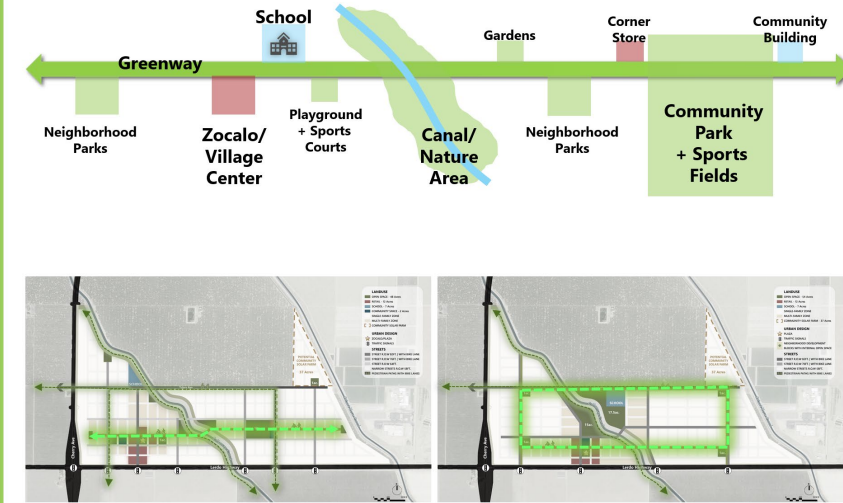
A place for community gathering and cultural expression

- Plaza/Zocalo
- Neighborhood Serving Retail + Restaurants
- Community Building
- Parking
- Connected to Street and Open Space Network
- Activity Park with Covered Playgrounds and Sport Courts



Greenway

- Greenway loop or central spine that connects the village center to other open spaces
- Pedestrian and bike path, free of cars
- Includes small open spaces
- Connects to multi-use pathway connecting to downtown Shafter along Tulare Ave



Lerdo Residential Project | 21

Walkable Street Network

- Grid of pedestrian-oriented streets with shaded sidewalks
- Traffic Calming
- Greenway Network connecting to Open Spaces
- Safe and Connected Bike Network



Diversity of Housing Types

- Housing for different stages of life (from young adult to retirement ages)
- Different levels of affordability (rental and ownership)
- Properties that can grow over time for expanding families and rental opportunities



Design Concepts

Draft Urban Design Framework Plan



Program

Retail/Commercial

40,000-80,000 sf
Up to 150,000 sf

Residential:

3,000-3,500 units

Large-Lot (>8,000 sf)

200-300 homes

Medium Lot (4,500 - 8,000 sf)

1,400-1,800 homes

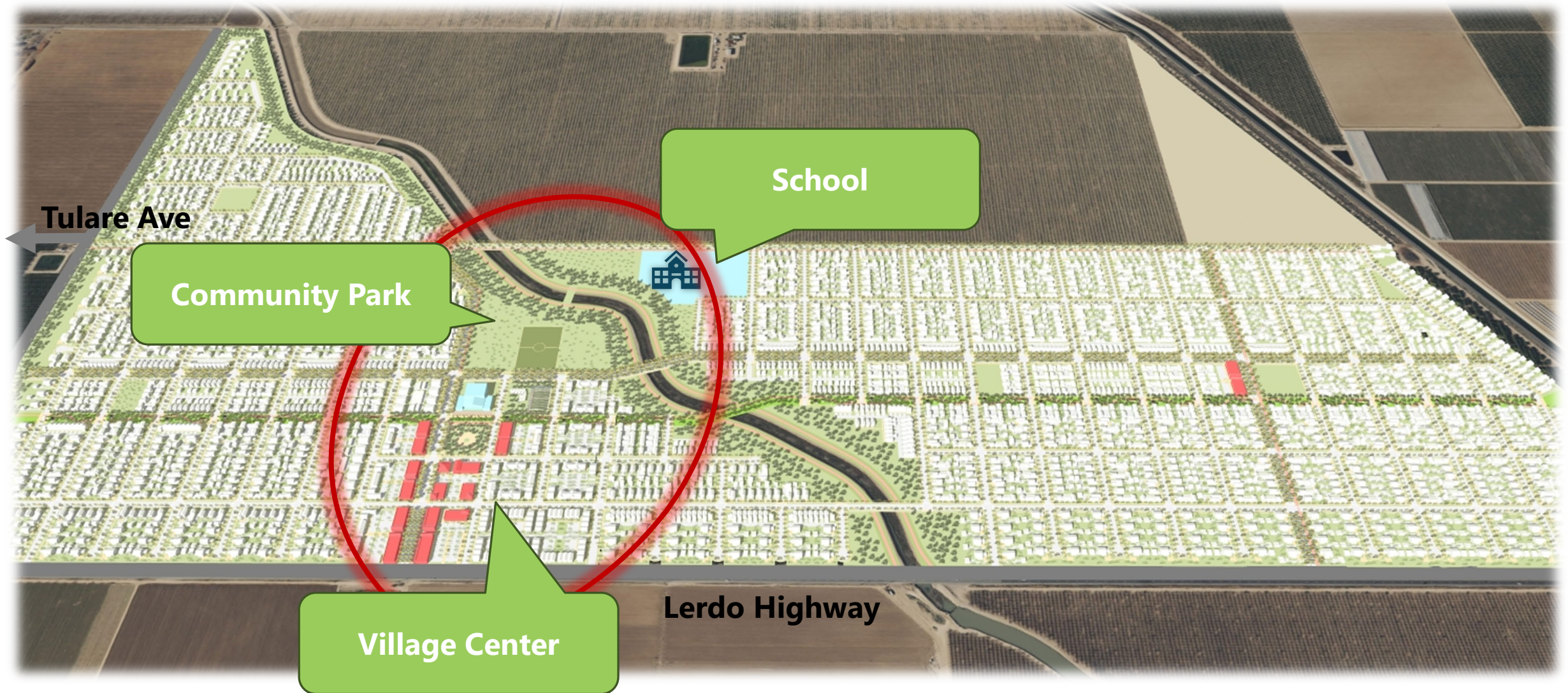
Small Lot (2,000 - 4,500 sf)

600-900 homes

Multifamily

300-600 homes

Centralized Community Amenities and Village Center/Zocalo



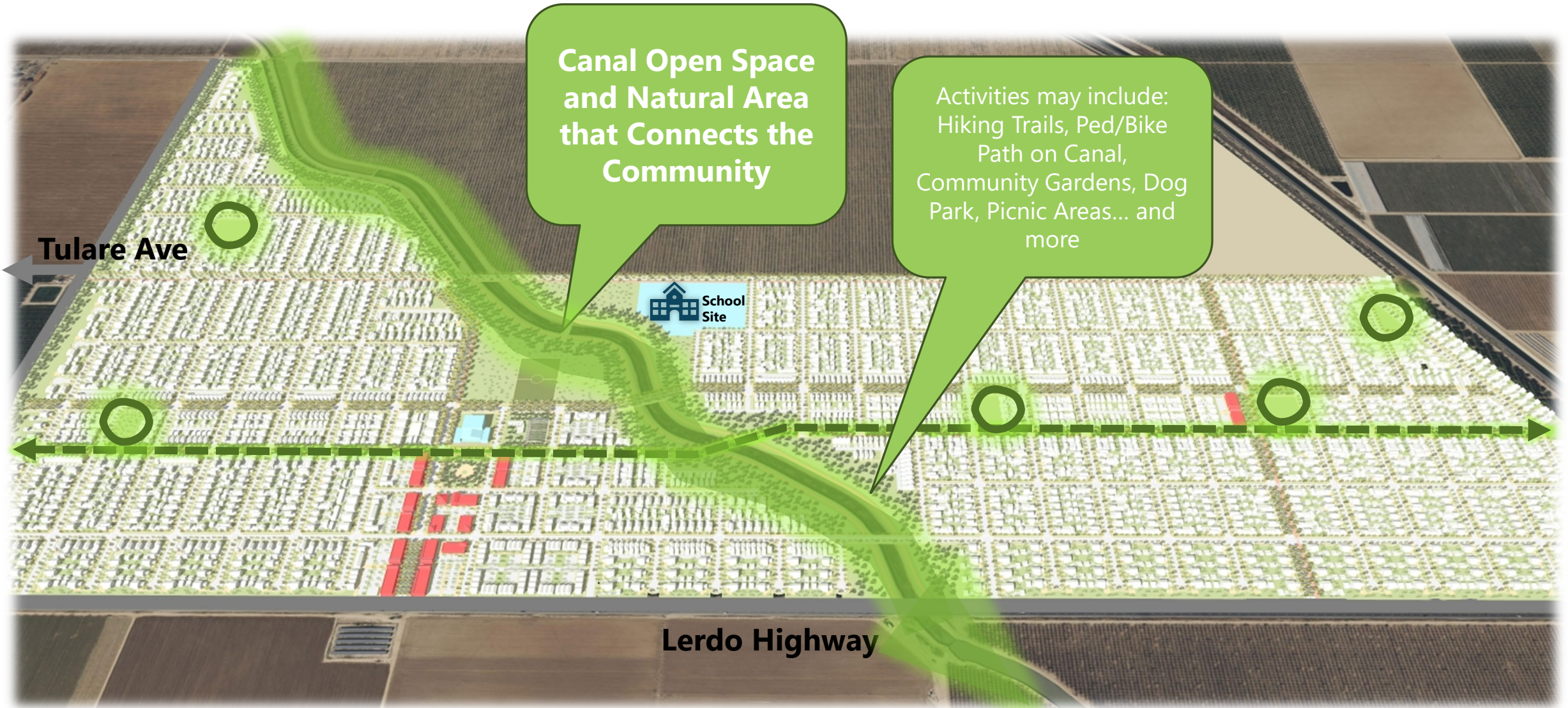
Greenway Connection and Open Space



Neighborhood Parks



Canal Open Space and Natural Area



Community Park

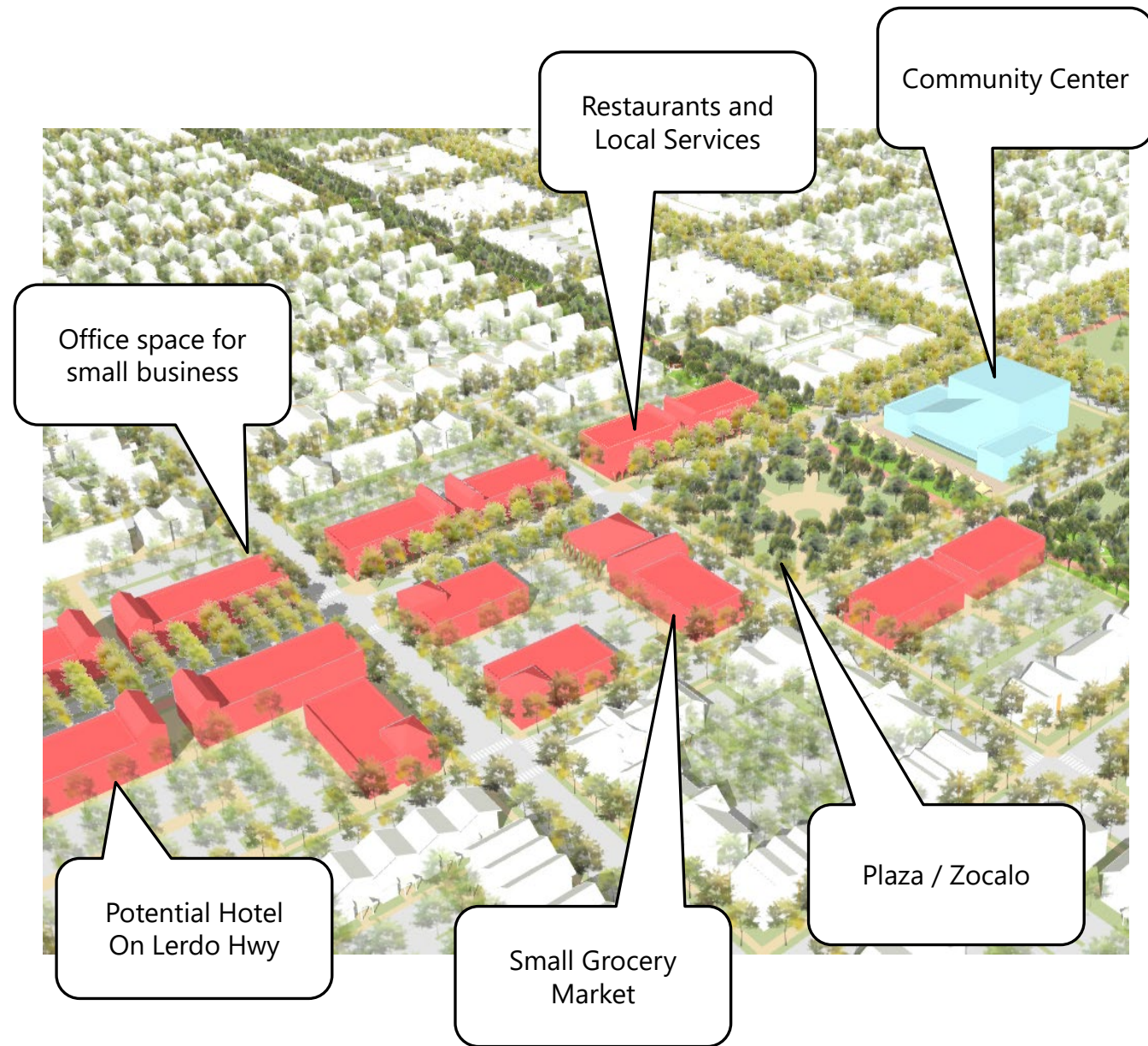


Village Center: Town Plaza (Zocalo) + Community Park

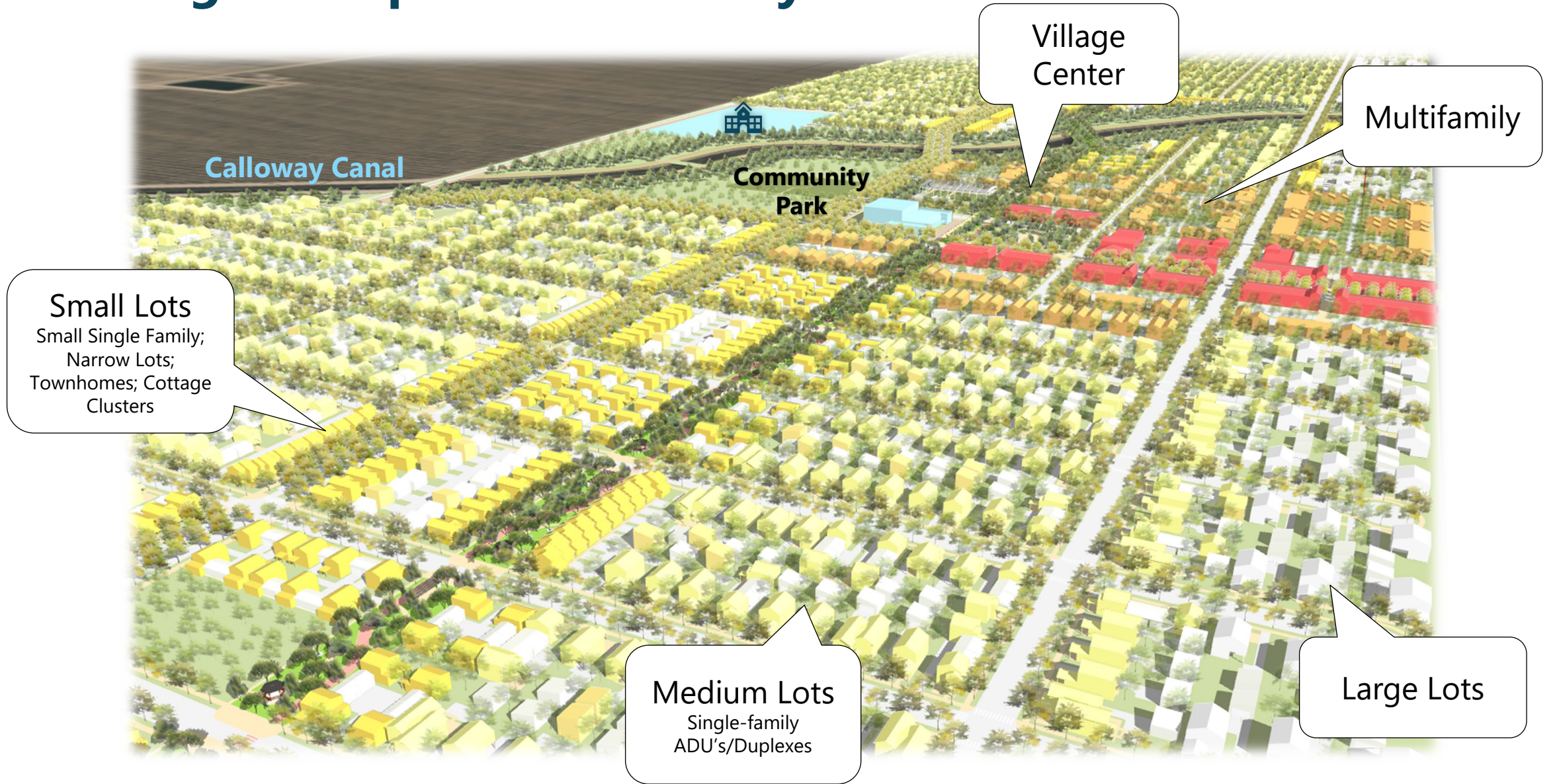


Retail Strategy

- Estimated Commercial: 40,000-80,000 sf
 - Up to 150,000 sf being studied in specific plan
 - Potential for hotel or larger grocer store
- Neighborhood focused retail and services
 - Restaurants
 - Small Grocery/Bakery/Butcher
 - Personal Services (salon, nails, cleaners, etc.)
 - Daycare
- Right-size retail to compliment existing commercial in Shafter
- Opportunities for office spaces for small businesses
- Opportunities for Hotel



Creating a Complete Community



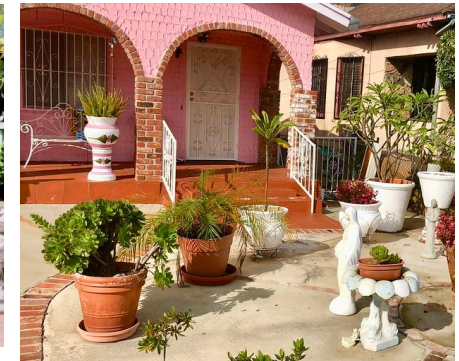
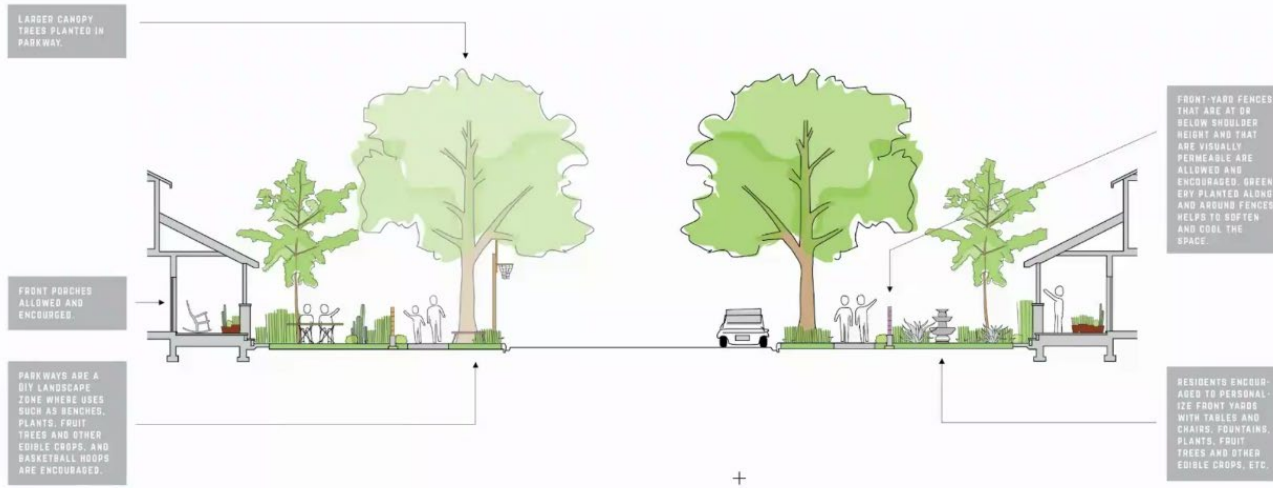
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Community Focused Design

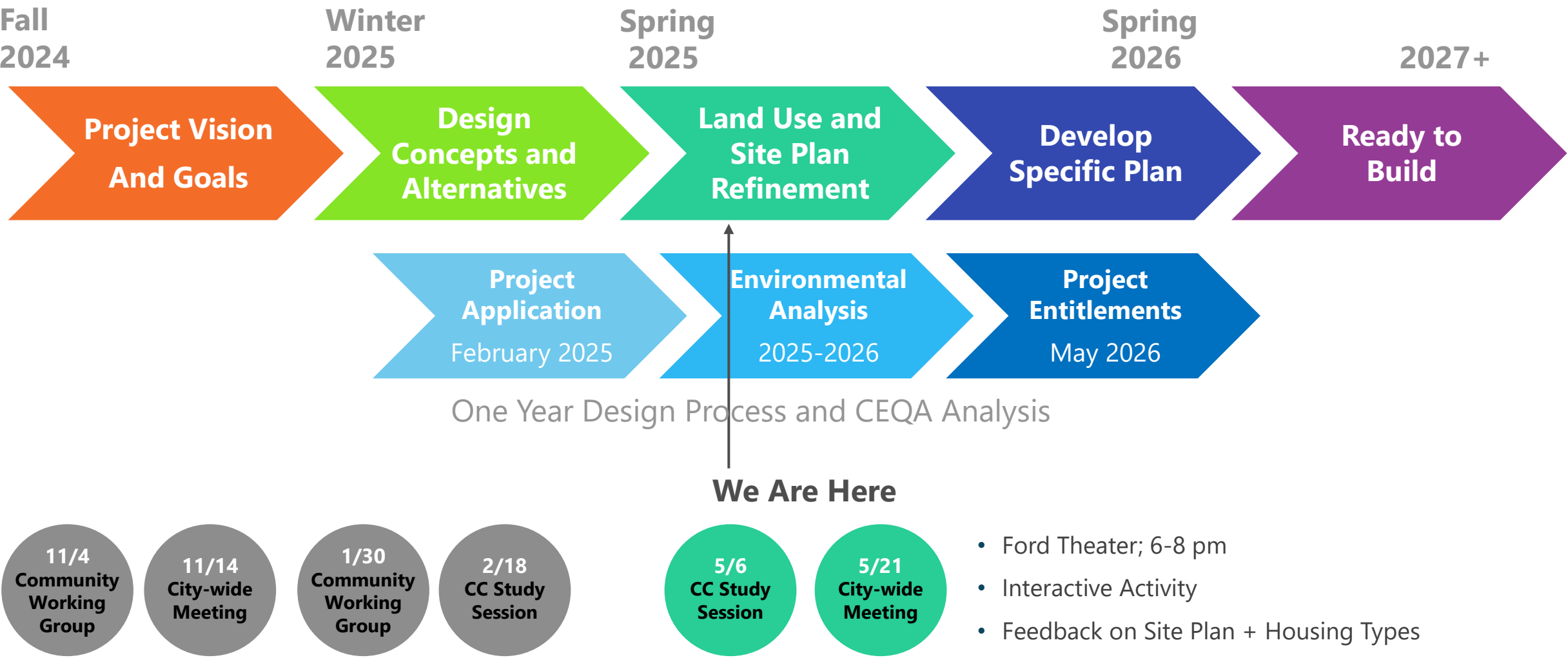
- Front Yards
- Porches
- Shared Spaces
- Detached garages to create front yards



Plan Overview



Project Timeline



Thank you!

Lerdo Residential Draft Land Use Plan

April 2025

Draft Land Use Plan



Legend

-  LR-1: Lowest Density
 - Medium and Large Lots
-  LR-2: Medium Density 1
 - Medium and Small Lots
-  LR-3: Medium Density 2
 - Small and Medium Lots
-  LR-CM: Multifamily
-  LR-MU: Commercial/Mixed-use
-  LR-P: Public/Community
-  SF: Solar Farm or LR-1
-  CB: Calloway Canal Parcel
-  Plazas and Neighborhood Parks