



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

**AGENDA  
REGULAR MEETING  
SHAFTER PLANNING COMMISSION  
TUESDAY, FEBRUARY 10, 2026**

**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](http://www.shafter.com).*

**CALL TO ORDER:** 6:00 PM

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

**PLEDGE OF ALLEGIANCE:** Chairman Joshan

**INVOCATION:** Commissioner Simmons

**APPROVAL OF AGENDA:**

**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.*

**MINUTES OF PREVIOUS MEETING:**

1. Approval of Minutes: January 13, 2026

**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. Conditional Use Permit No. 25-154 Senior Living Facility:** Planning Commission find the project is exempt from the California Environmental Quality Act; conduct a public hearing and adopt Resolution No. 26-475, a Resolution of the Planning Commission of the City of Shafter approving Conditional Use Permit No. 25-154 to allow an assisting living facility (APN 028-010-73). (Planning Director Esselman)

**ROLL CALL**

- 2. Conditional Use Permit No. 26-156 Retail Wine Sales for Off-Site Consumption at The Wonderful Store:** Planning Commission conduct a public hearing; and adopt Resolution No. 26-156, a Resolution of the Planning Commission of the City of Shafter approving Conditional Use Permit No. 26-156 to permit the retail sale of wine for off-site consumption with occasional wine tastings conducted by a licensed winegrower (ABC Type 02 License Duplicate Filing) at the Wonderful Store located at 4040 7th Standard Road, Suite B, in compliance with California ABC regulations; adopt the above findings; and approve the proposed conditions of approval. (Planning Director Esselman)

**ROLL CALL**

- 3. Conditional Use Permit No. 26-157: ABC License Type 48 at Foxy Lady:** Planning Commission conduct a public hearing and adopt Resolution No. 26-477, a Resolution of the Planning Commission of the City of Shafter approving Conditional Use Permit No. 26-157 for On-Sale General – Public Premises (ABC Type 48) license at the Foxy Lady at 308 State Avenue, to allow the sale of beer, wine, and distilled spirits; adopt the above findings; and approve the proposed conditions of approval. (Planning Director Esselman)

**ROLL CALL**

- 4. Commercial Tentative Tract Map No. 7523:** Planning Commission open public hearing; and adopt Resolution No. 26-478, a Resolution of the Planning Commission of the City of Shafter recommending approval of Tentative Tract No. 7523, as depicted in Exhibit "A" with conditions of approval as shown in Exhibit "B", to the City Council of the City of Shafter. (Planning Director Esselman)

**ROLL CALL**

#### **MANAGEMENT REPORT:**

- 1. General Plan Conformity Determination – 1351 E. Ash Avenue:** Planning Commission adopt Resolution No. 26-479, a Resolution of the Planning Commission of the City of Shafter, finding that the purchase of real property located at 1351 E. Ash Avenue (APN 089-140-13) conforms with the City of Shafter General Plan in accordance with Government Code Section 65402 and finding the adoption of the Resolution in Compliance with CEQA Requirements. (Planning Director Esselman)

**ROLL CALL**

#### **COMMISSIONER REPORTS:**

#### **ADJOURNMENT:**

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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., February 6, 2026. Yazmina Pallares, S/S, City Clerk

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**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 February 10, 2026** to the City Clerk at [CityClerk@shafter.com](mailto: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.