General Plan Advisory Committee Meeting #2: Trade-Offs and Opportunities

City of Shafter

April 22, 2025



Agenda

- Call to Order & Pledge of Allegiance
- Roll Call, Approval of Agenda, & Approval of 2/25 Minutes
- Presentation
- Small Group Discussion
- Trade-offs and Opportunities Activity
- Conclusion and Next Steps

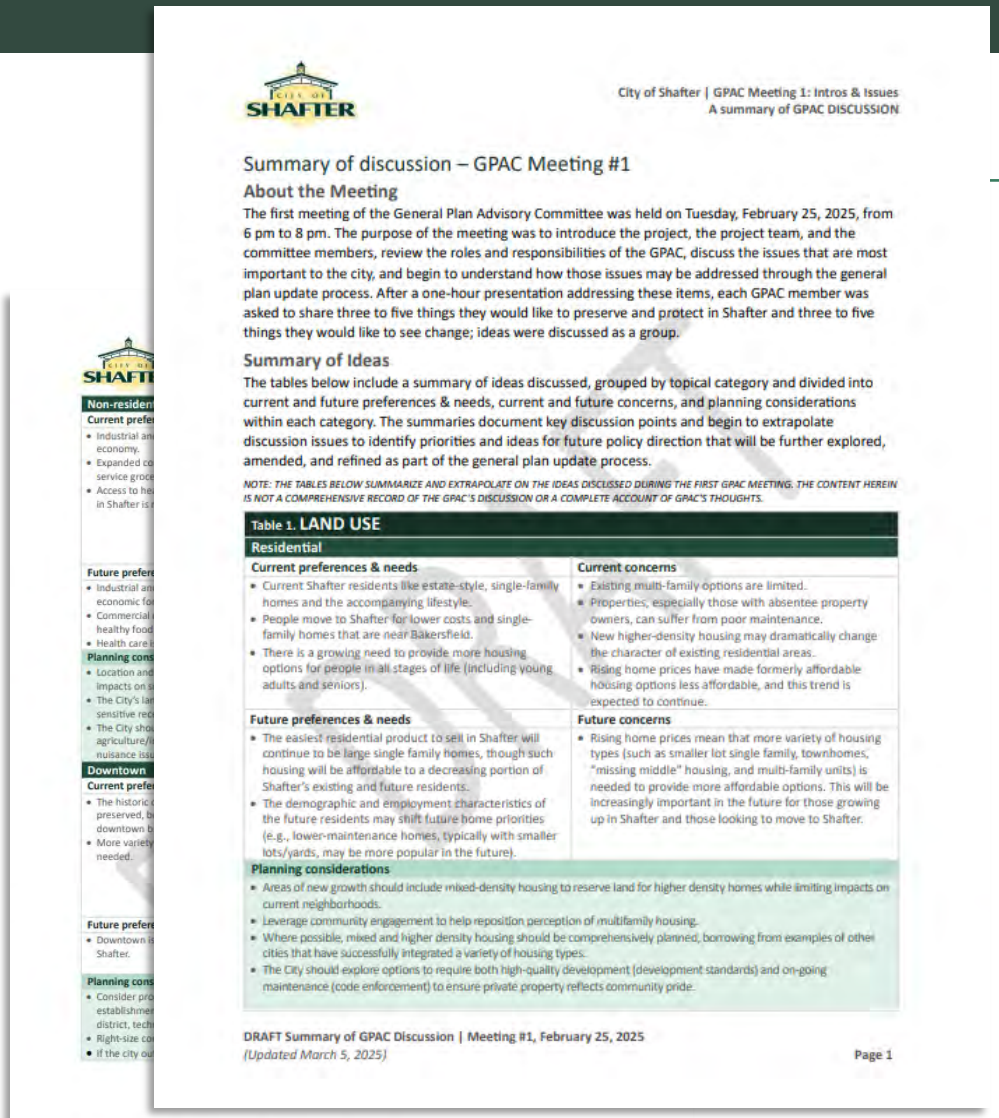
Future GPAC Meetings

4th or 5th Tuesday of the Month.

- **July 22 or 29**
- **Aug 26, Sept 23, or Sept 30**
- **January 27 or February 24**

We will follow up after the meeting to coordinate dates.

GPAC #1



City of Shafter | GPAC Meeting 1: Intros & Issues
A summary of GPAC DISCUSSION

Summary of discussion – GPAC Meeting #1

About the Meeting

The first meeting of the General Plan Advisory Committee was held on Tuesday, February 25, 2025, from 6 pm to 8 pm. The purpose of the meeting was to introduce the project, the project team, and the committee members, review the roles and responsibilities of the GPAC, discuss the issues that are most important to the city, and begin to understand how those issues may be addressed through the general plan update process. After a one-hour presentation addressing these items, each GPAC member was asked to share three to five things they would like to preserve and protect in Shafter and three to five things they would like to see change; ideas were discussed as a group.

Summary of Ideas

The tables below include a summary of ideas discussed, grouped by topical category and divided into current and future preferences & needs, current and future concerns, and planning considerations within each category. The summaries document key discussion points and begin to extrapolate discussion issues to identify priorities and ideas for future policy direction that will be further explored, amended, and refined as part of the general plan update process.

NOTE: THE TABLES BELOW SUMMARIZE AND EXTRAPOLATE ON THE IDEAS DISCUSSED DURING THE FIRST GPAC MEETING. THE CONTENT HEREIN IS NOT A COMPREHENSIVE RECORD OF THE GPAC'S DISCUSSION OR A COMPLETE ACCOUNT OF GPAC'S THOUGHTS.

Table 1. LAND USE

Residential

Current preferences & needs	Current concerns
• Current Shafter residents like estate-style, single-family homes and the accompanying lifestyle. • People move to Shafter for lower costs and single-family homes that are near Bakersfield. • There is a growing need to provide more housing options for people in all stages of life (including young adults and seniors).	• Existing multi-family options are limited. • Properties, especially those with absentee property owners, can suffer from poor maintenance. • New higher-density housing may dramatically change the character of existing residential areas. • Rising home prices have made formerly affordable housing options less affordable, and this trend is expected to continue.
Future preferences & needs	**Future concerns**
• The easiest residential product to sell in Shafter will continue to be large single family homes, though such housing will be affordable to a decreasing portion of Shafter's existing and future residents. • The demographic and employment characteristics of the future residents may shift future home priorities (e.g., lower-maintenance homes, typically with smaller lots/yards, may be more popular in the future).	• Rising home prices mean that more variety of housing types (such as smaller lot single family, townhomes, "missing middle" housing, and multi-family units) is needed to provide more affordable options. This will be increasingly important in the future for those growing up in Shafter and those looking to move to Shafter.

Planning considerations

- Areas of new growth should include mixed-density housing to reserve land for higher density homes while limiting impacts on current neighborhoods.
- Leverage community engagement to help reposition perception of multifamily housing.
- Where possible, mixed and higher density housing should be comprehensively planned, borrowing from examples of other cities that have successfully integrated a variety of housing types.
- The City should explore options to require both high-quality development (development standards) and on-going maintenance (code enforcement) to ensure private property reflects community pride.

DRAFT Summary of GPAC Discussion | Meeting #1, February 25, 2025
(Updated March 5, 2025)
Page 1

DRAFT Summary of GPAC Discussion | Meeting #1, February 25, 2025
(Updated March 5, 2025)
Page 2

February 25, 2025

Discussion about what should be preserved and desired changes

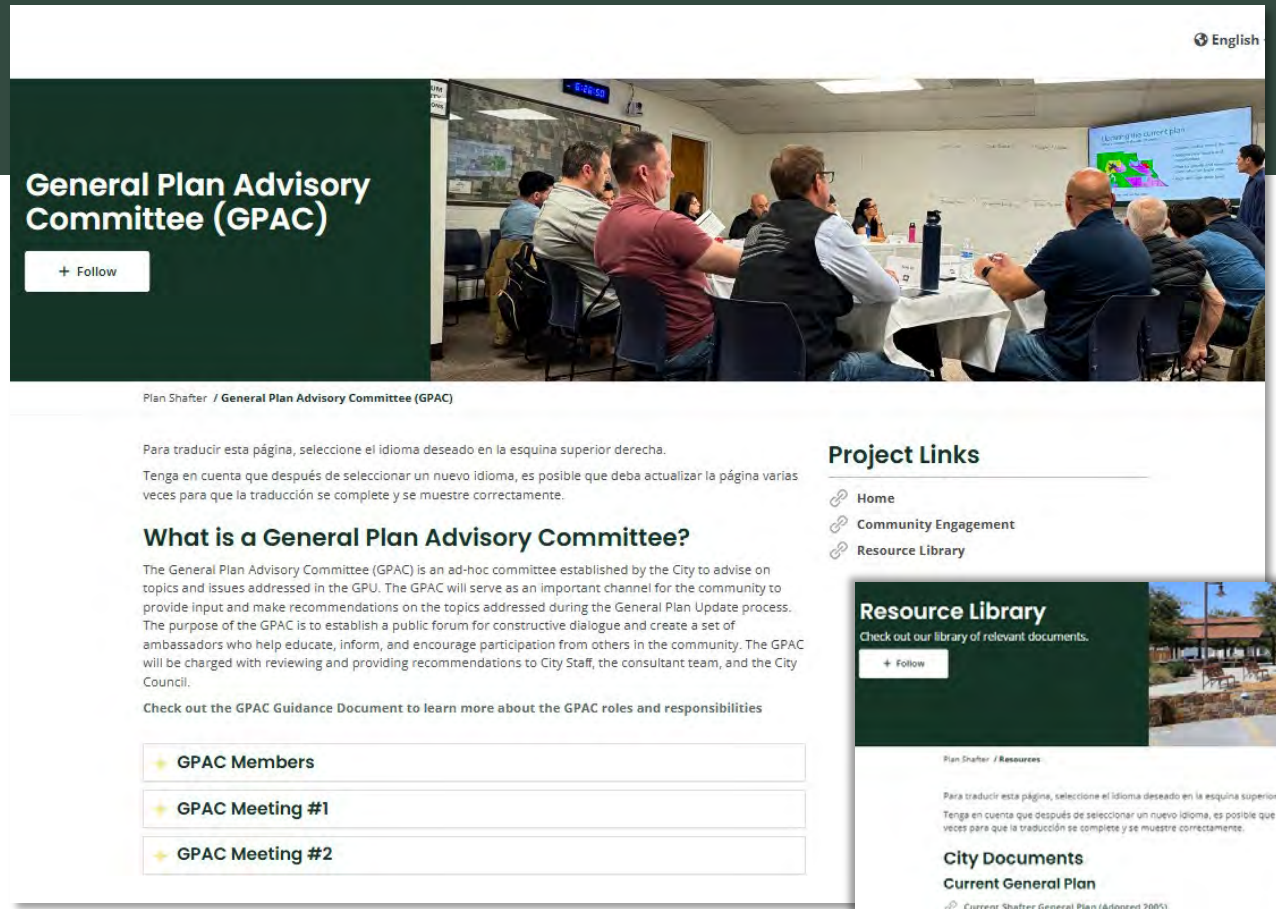
Key Issues: Land Use & Mobility

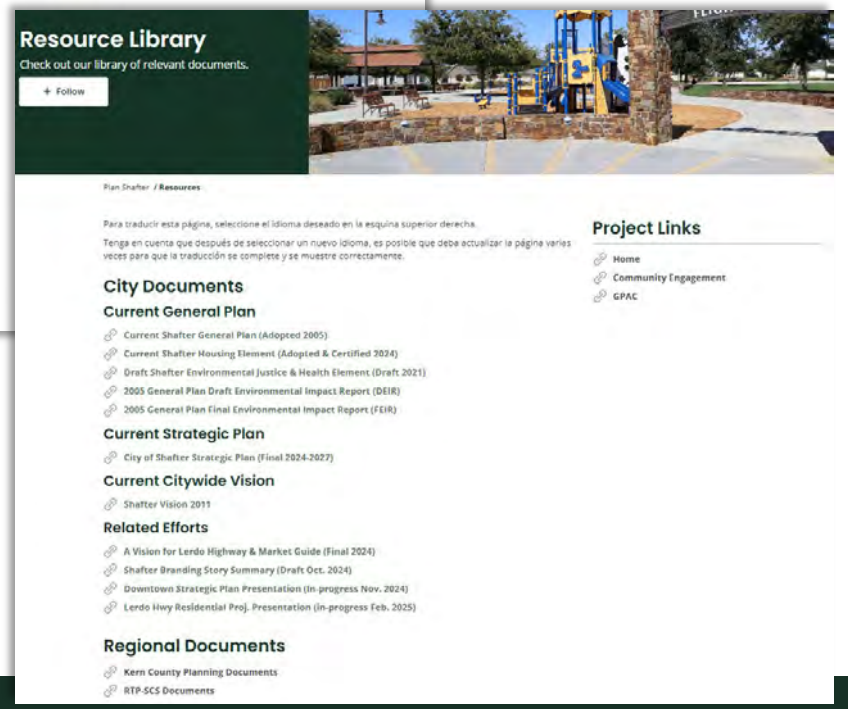
- **Housing**
  How do we integrate higher density housing the right way?
- **Industrial and Ag**
  How do we preserve and expand major economic drivers while proactively minimizing adverse impacts?
- **Downtown**
  How should the city plan to support downtown in the future?
- **Public Facilities**
  How do we improve connectivity, and expand parks/recreational opportunities?

GPAC #1
Requested Materials

Visit the GPU Project Website

PlanShafter.com





Pop-Up | First Friday 4/4/25









Issues, Opportunities, & Values

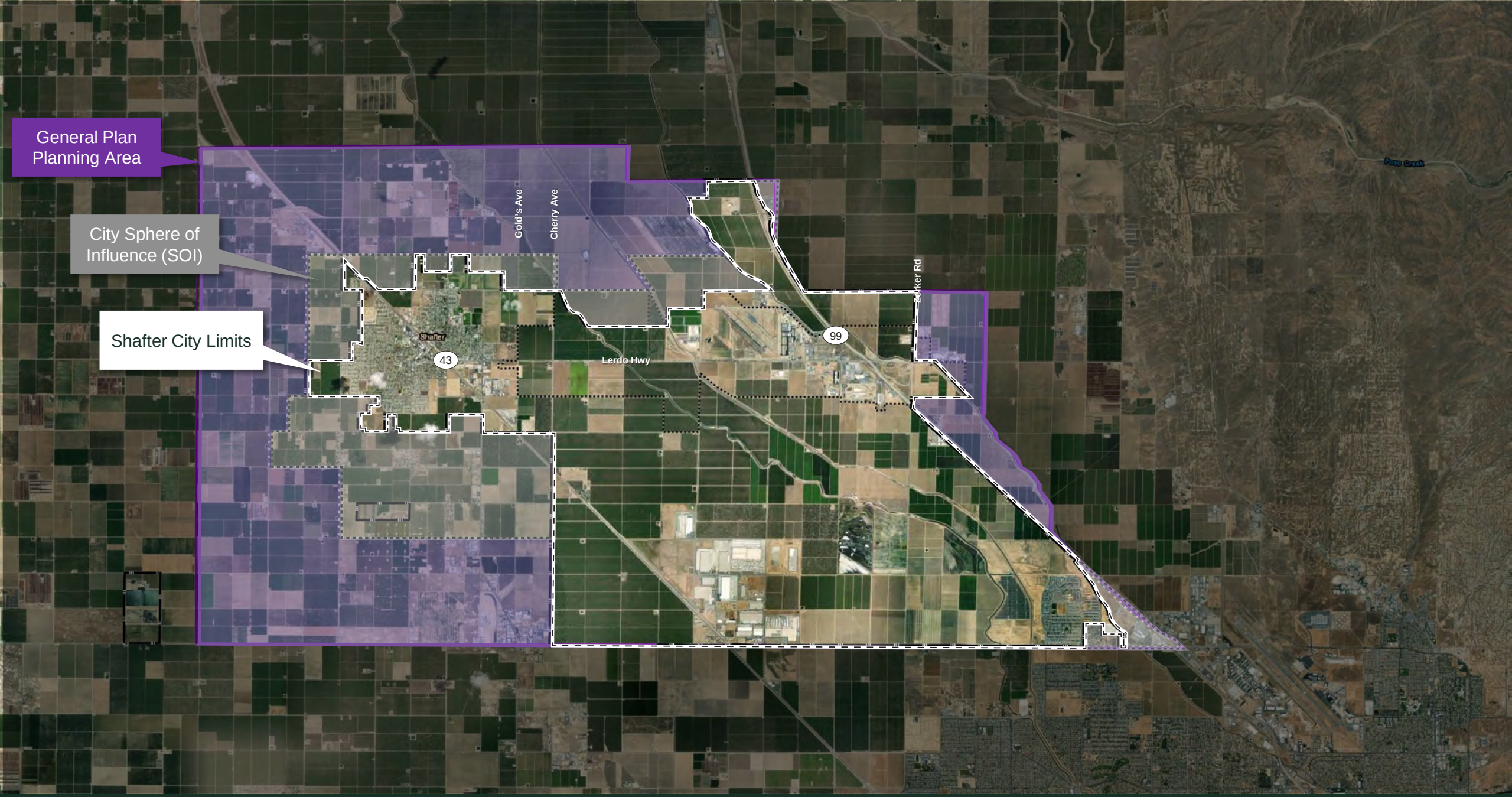
Conclusions

- Where growth occurs and how much will shape the future of the City.
- Planned Infrastructure will have a profound effect on how the community is navigated and perceived.
- Trade-offs need to be considered early to identify growth options that reflect community values.



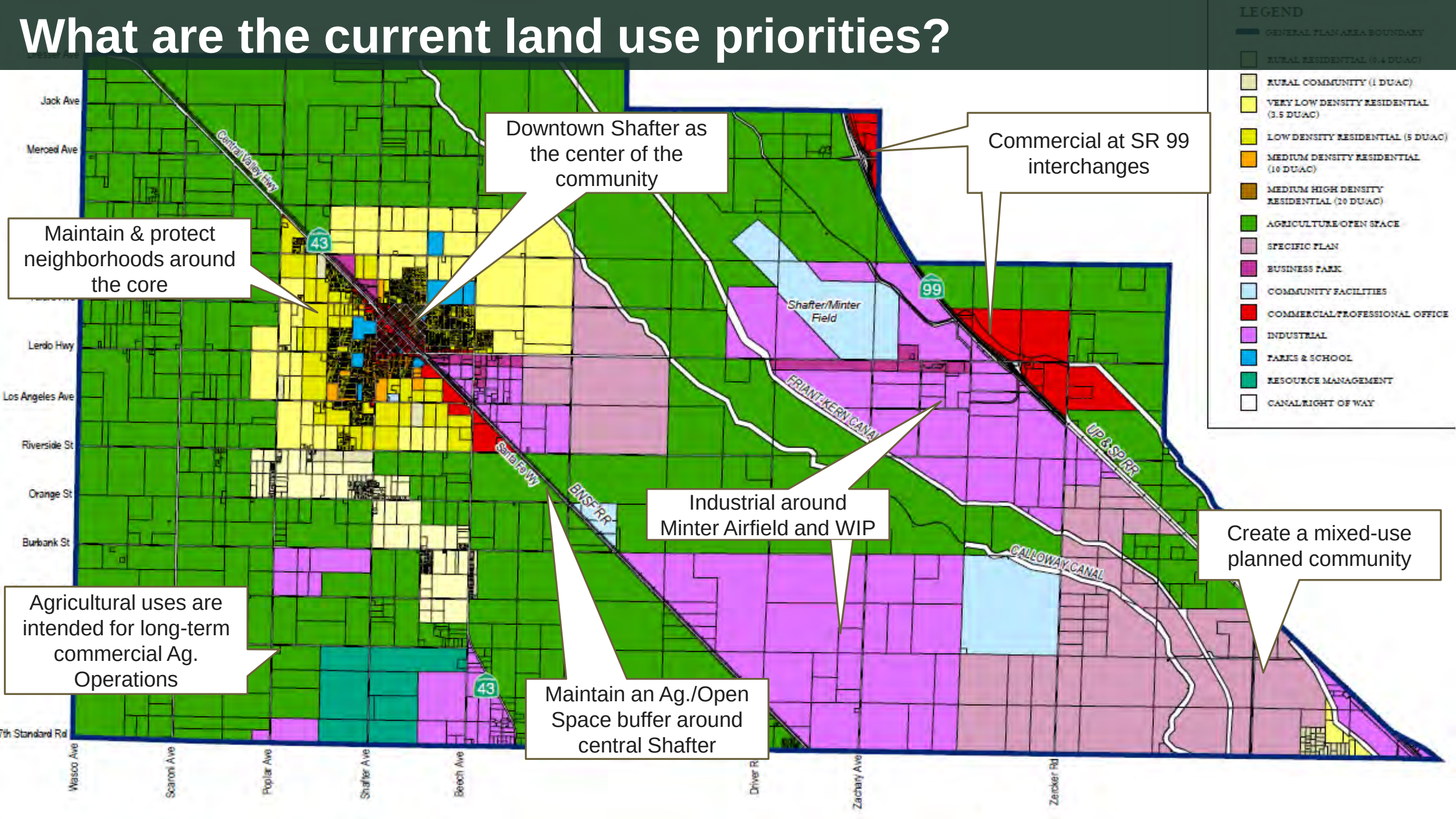
Land Use, Mobility and Economic Growth

Existing Plans / Plans under consideration

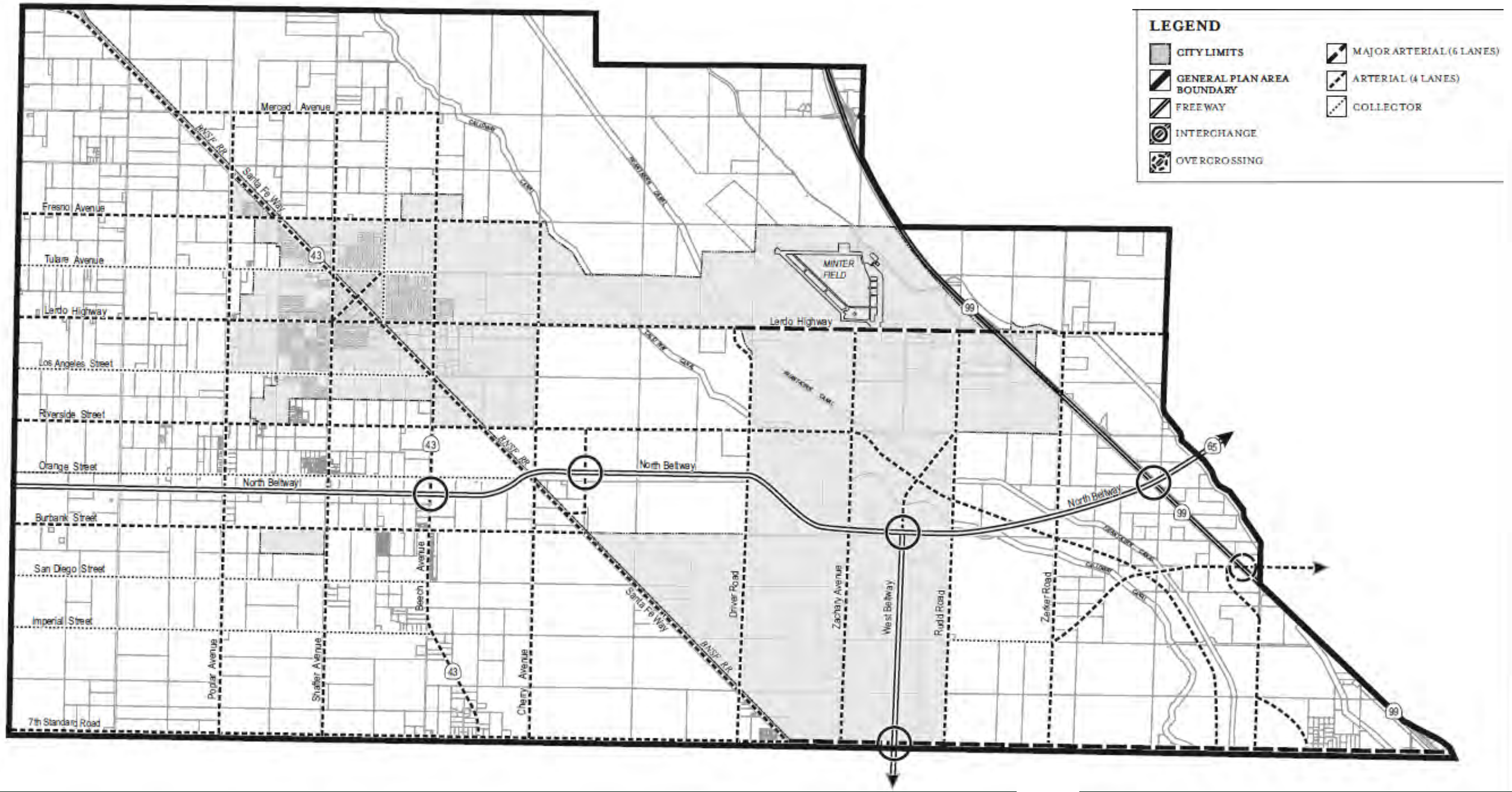


Geographic Scope

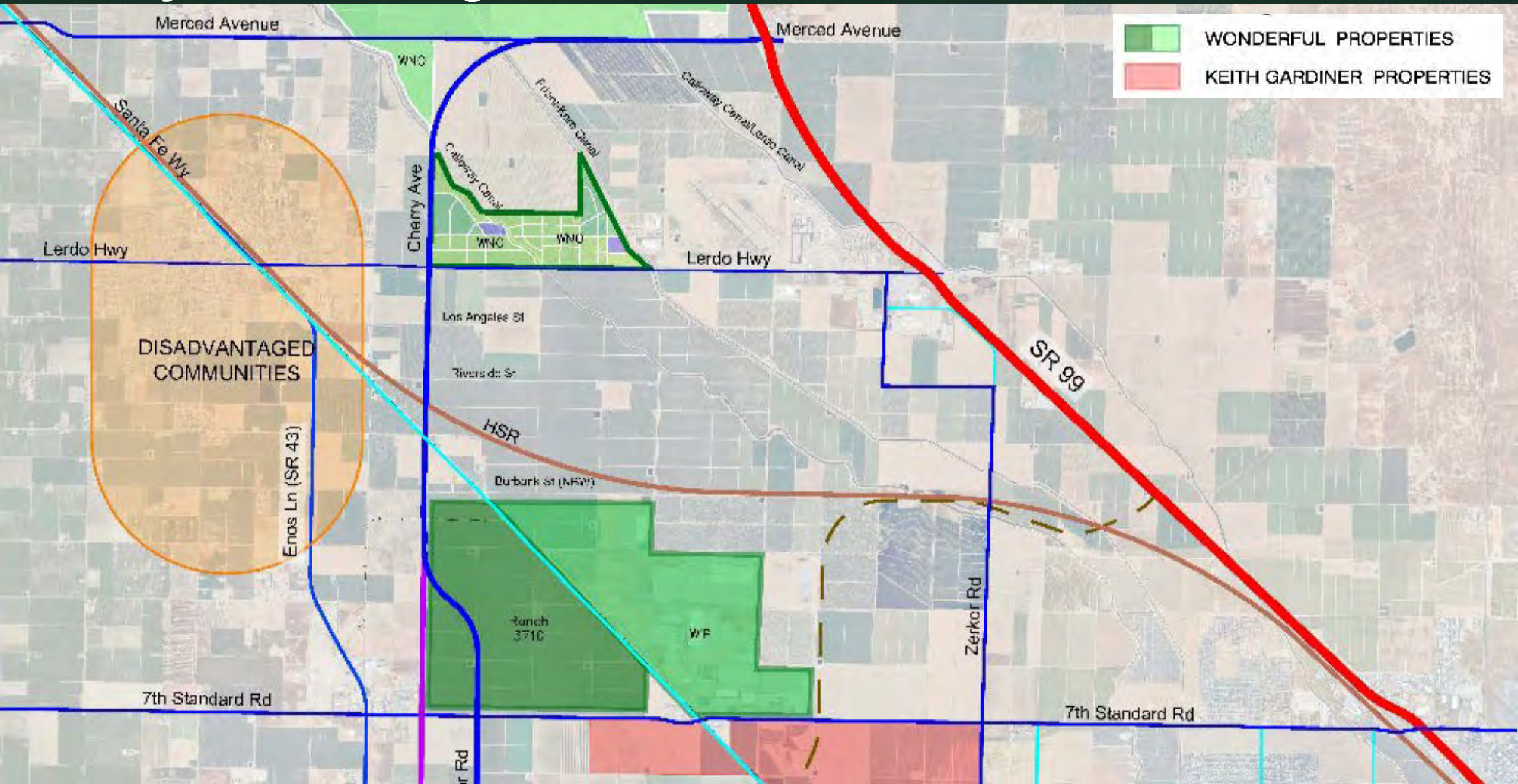
What are the current land use priorities?



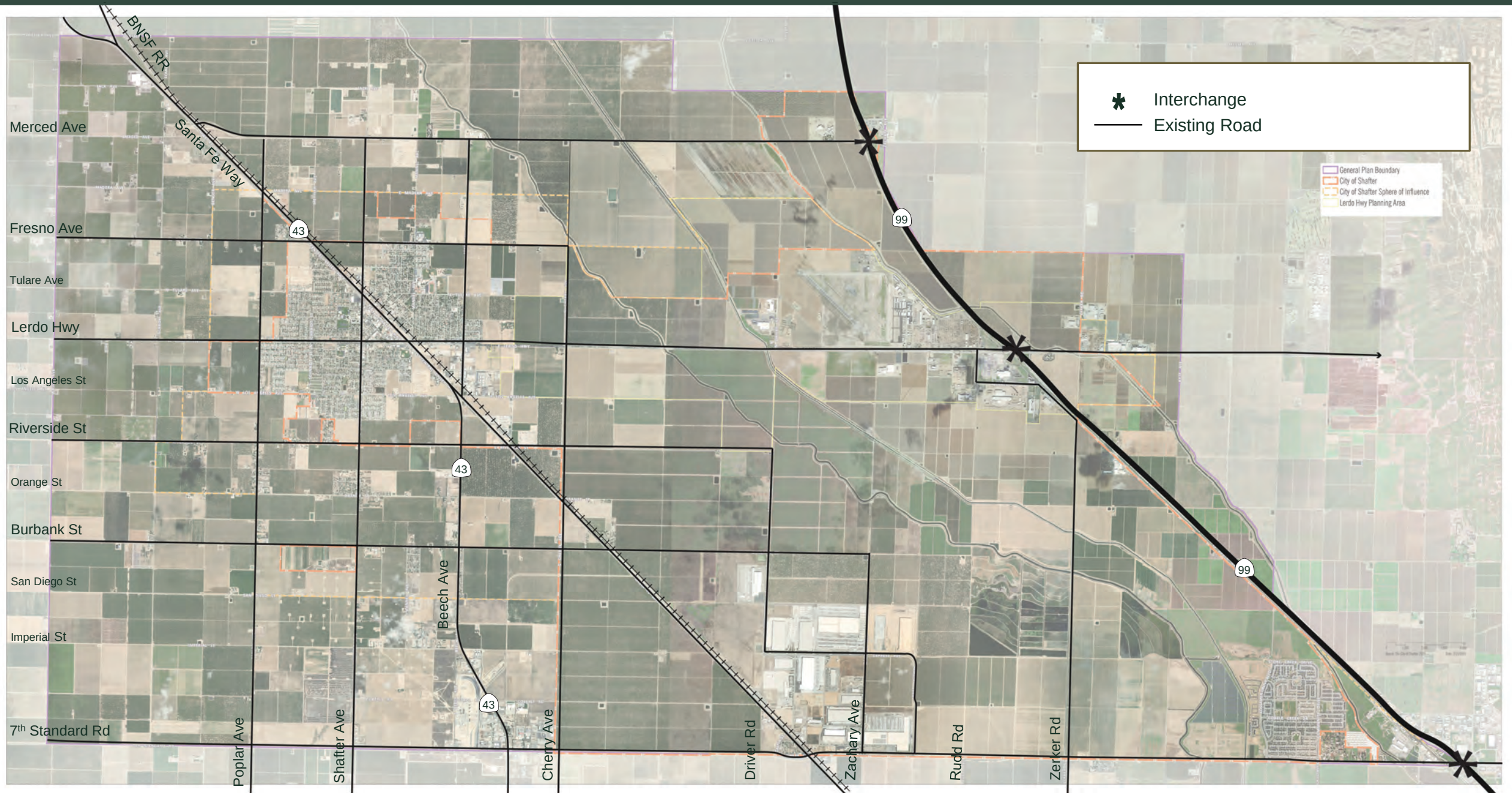
What is the current General Plan street network?



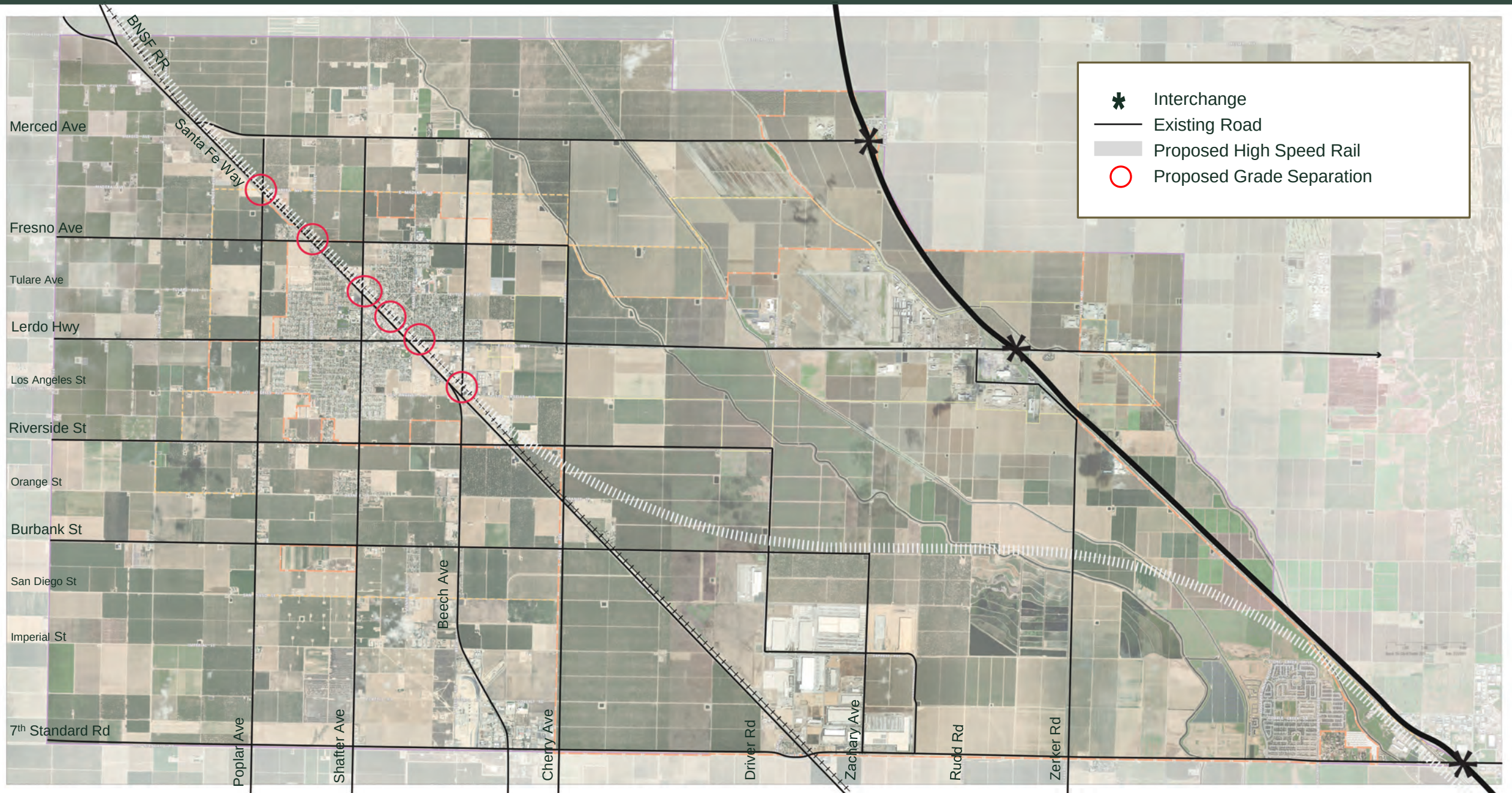
Cherry Avenue Alignment



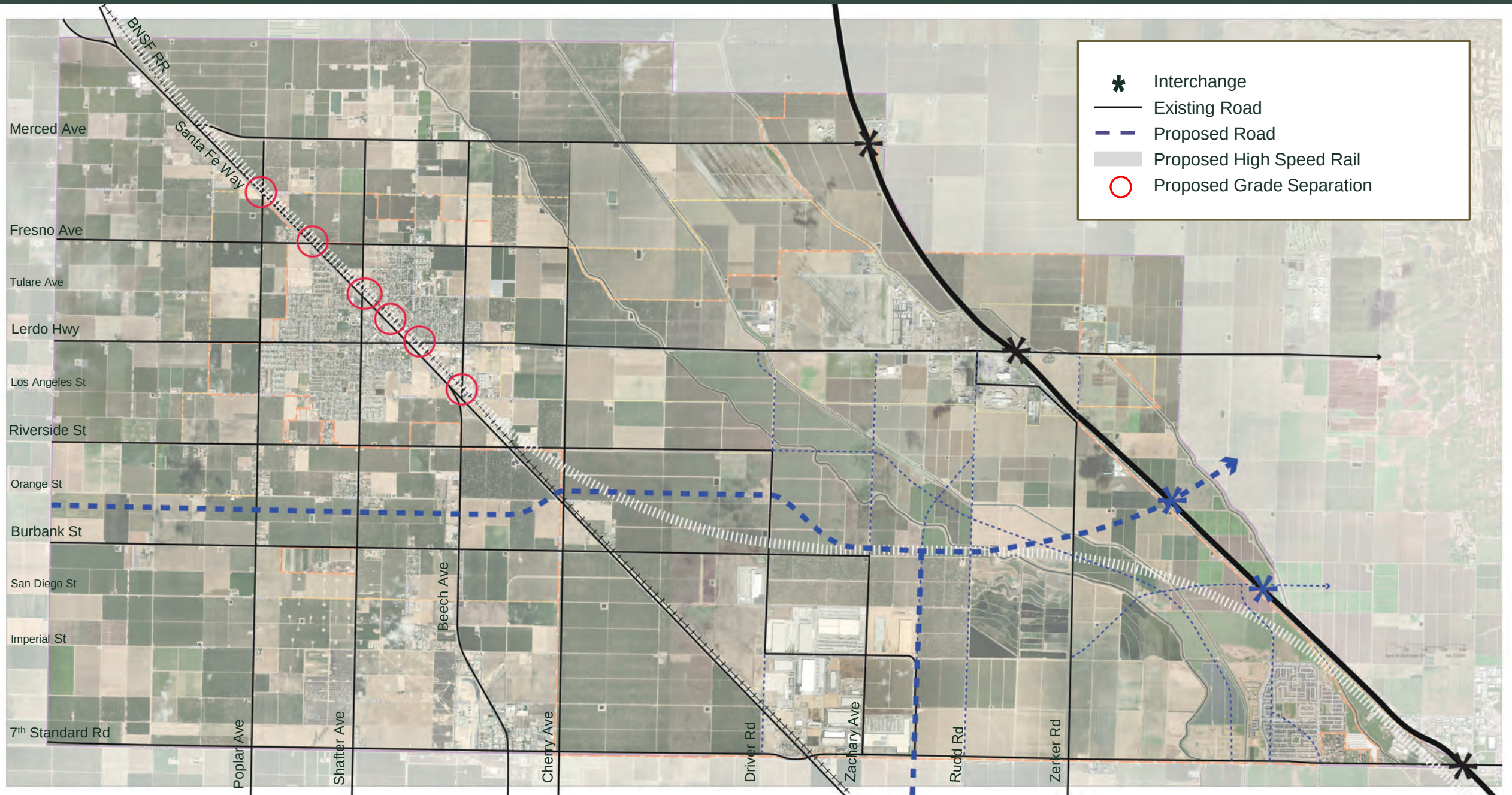
Shafter Today



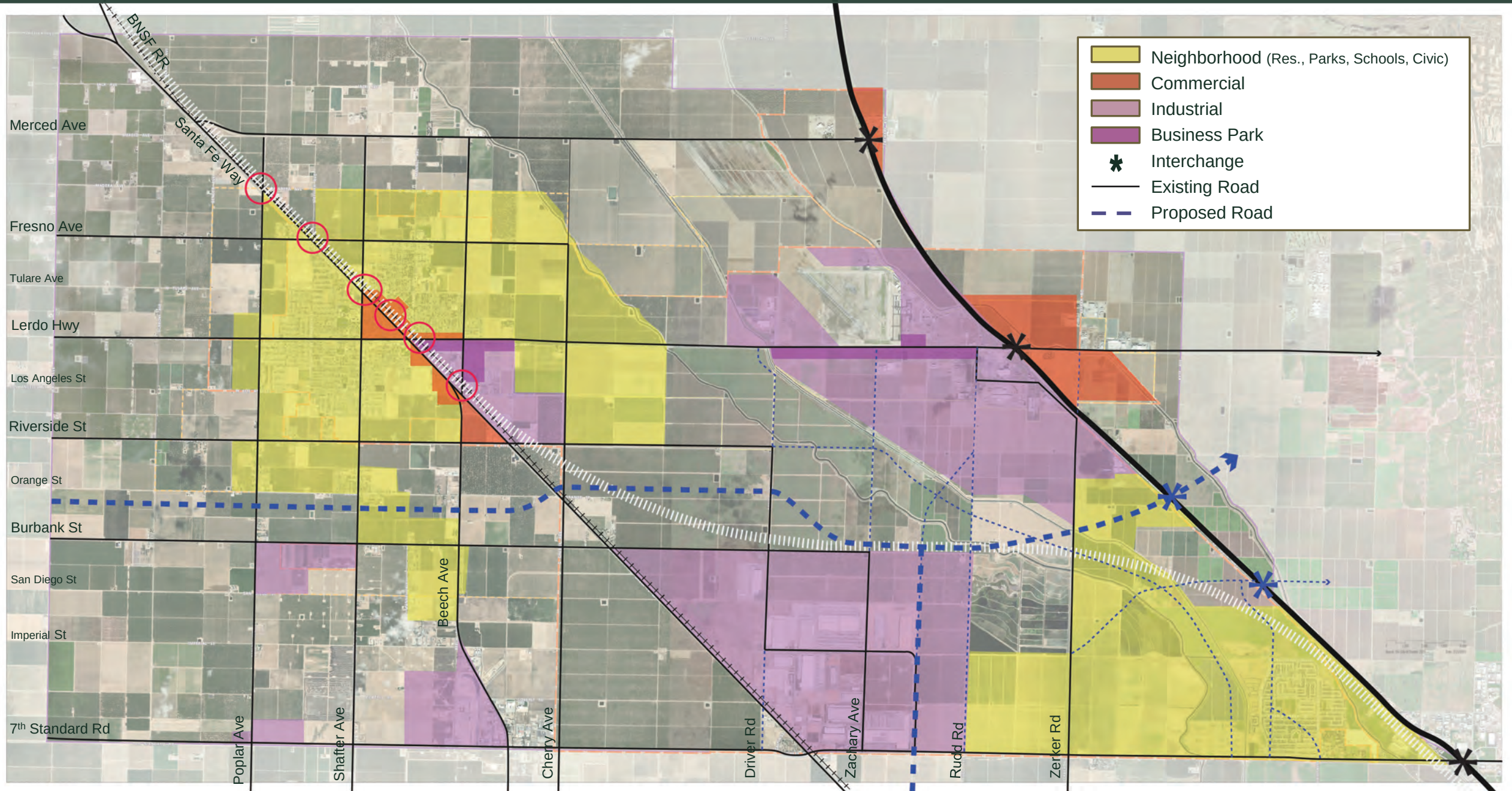
Shafter Today + High Speed Rail



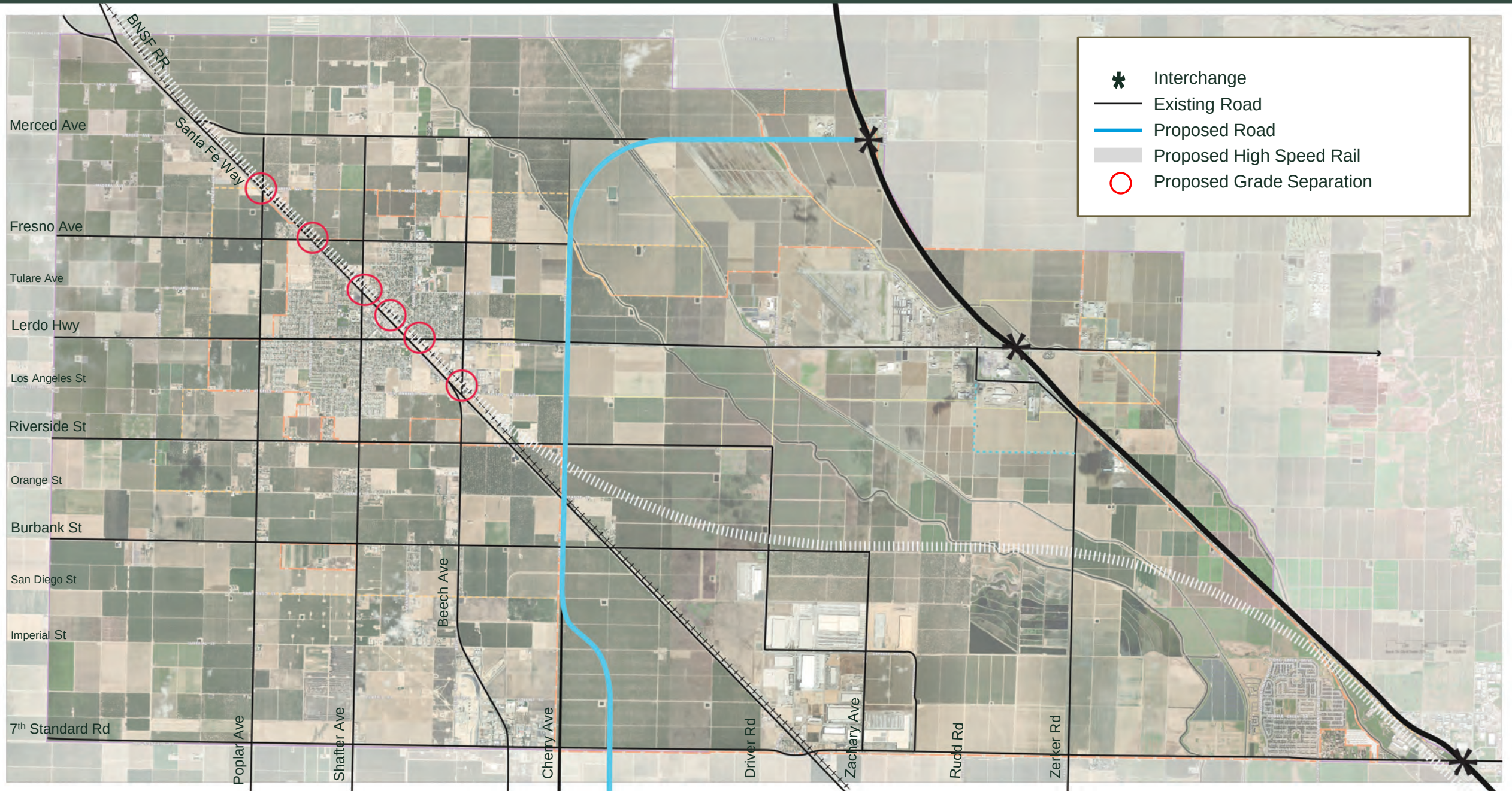
Shafter Today + Current GP Roads + High Speed Rail



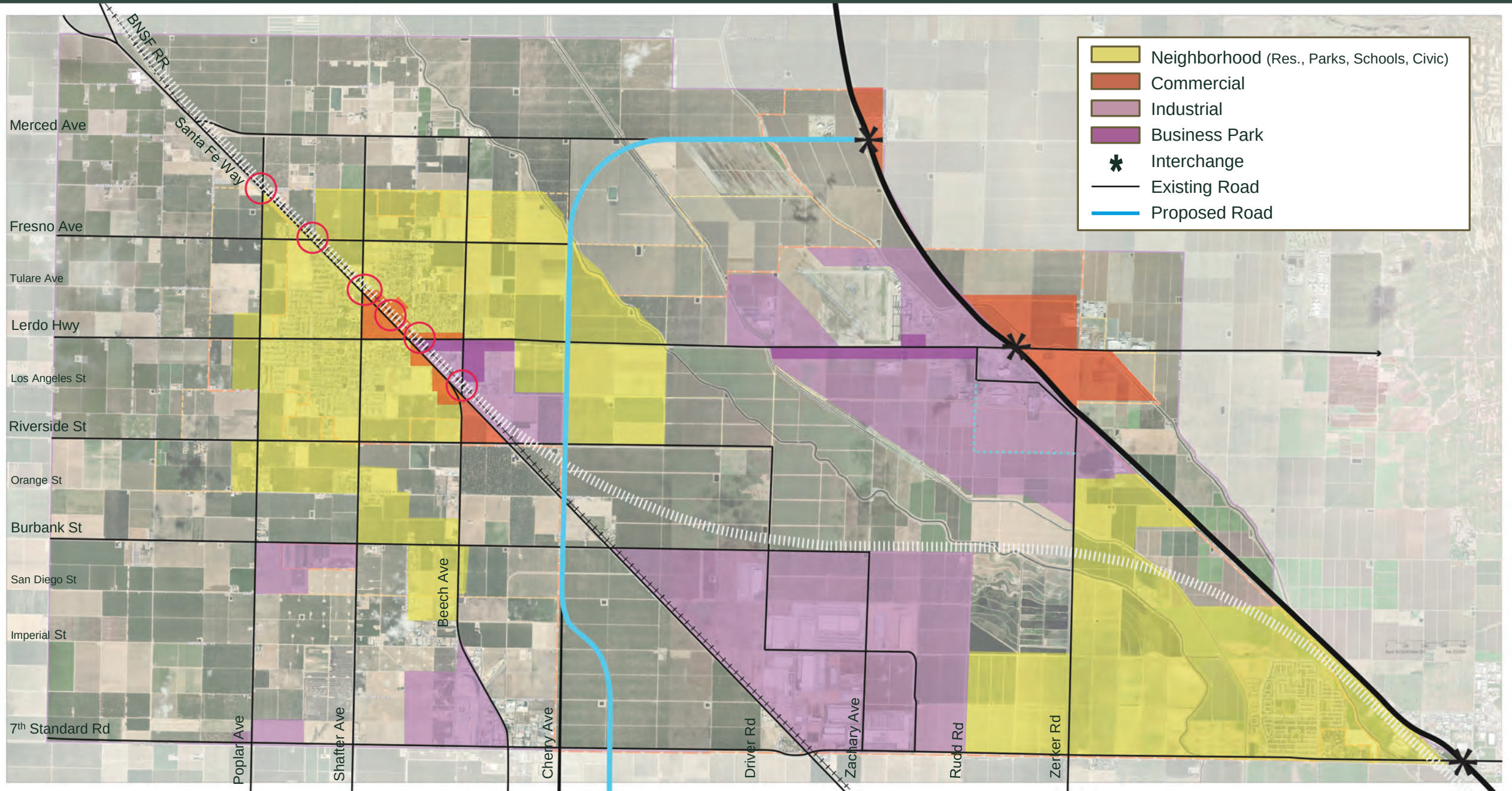
Shafter Today + Current GP Roads + High Speed Rail + Current GP Planned Land Use



Shafter Today + Alternative Expressway + High Speed Rail



Shafter Today + Alternative Expressway + High Speed Rail + Current GP Planned Land Use





What-If?
Scenarios

Ideas to evaluate trade-offs and opportunities

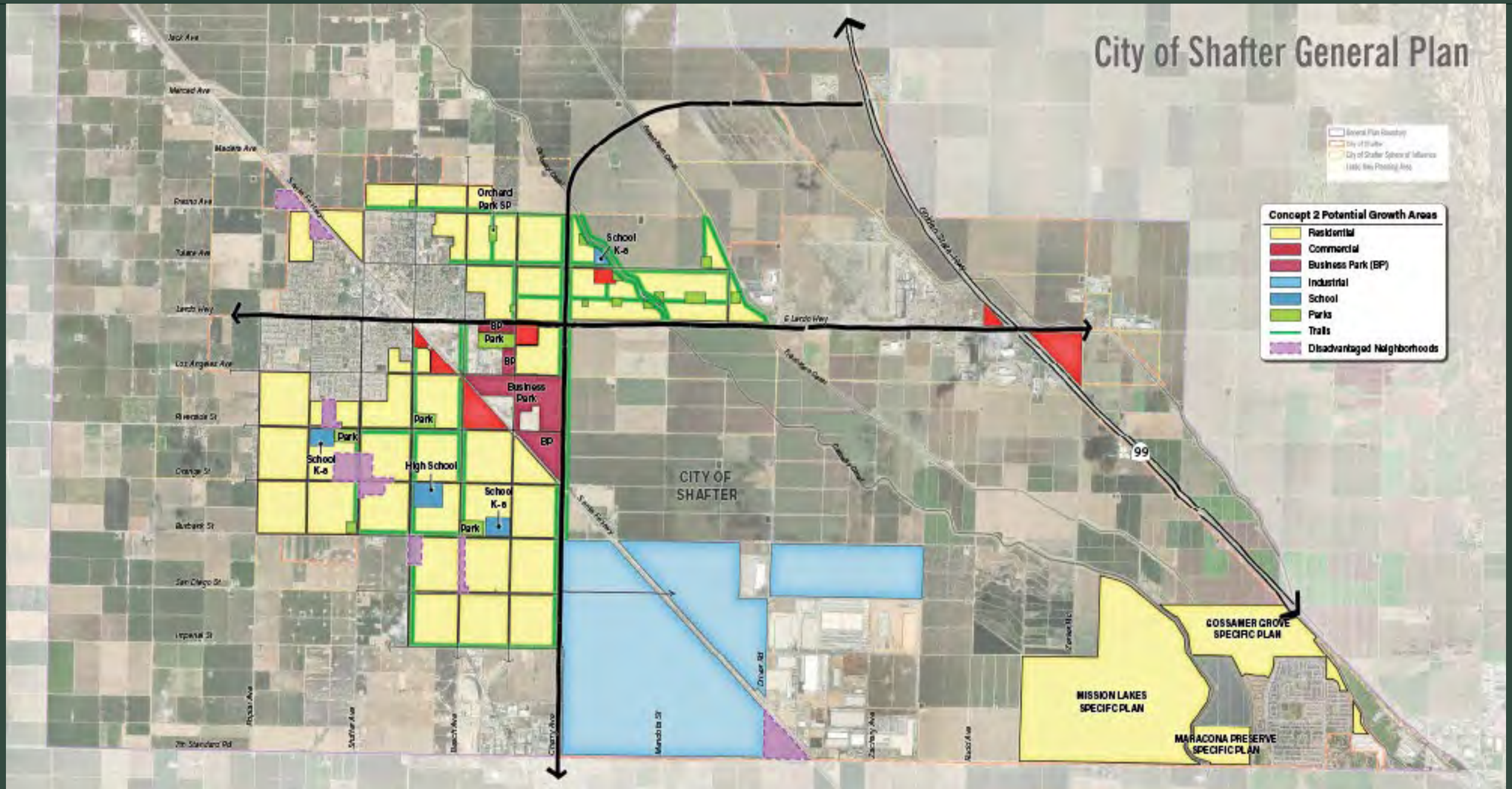
What if...

Grade separations are not built

+

The expressway is built along Cherry Ave

Potential Growth Areas – Concept 1



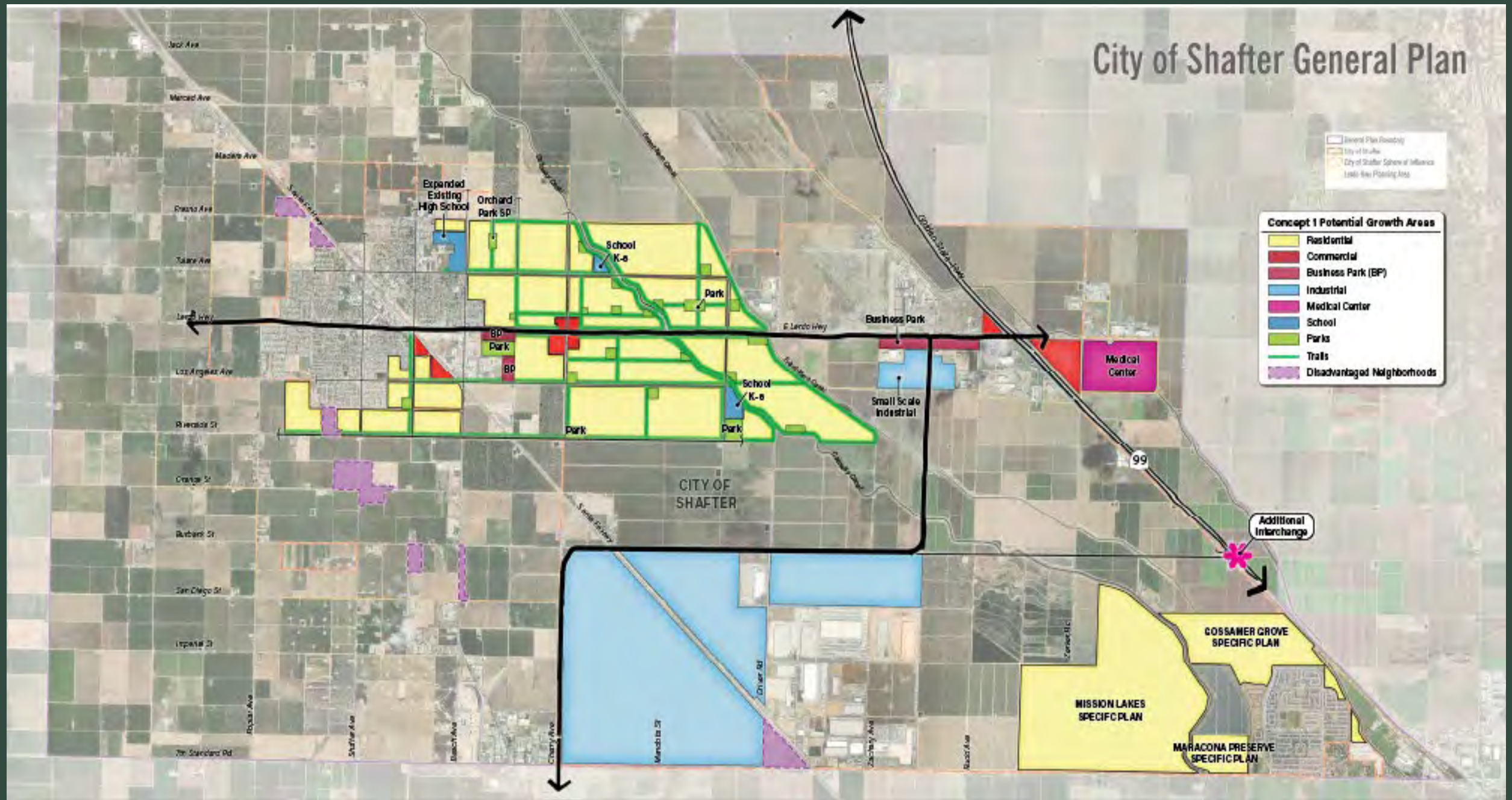
What if...

Grade separations are built

+

The expressway is re-routed

Potential Growth Areas – Concept 2





Small Group Discussion

1. What are our commercial priorities for the city core?

A. **Prioritize downtown as the commercial heart of the City**

- Wait to allow growth of commercial uses that directly compete with downtown businesses until those businesses would not impact the success of downtown.
- Only pursue businesses in other areas that would not locate downtown

B. **Prioritize attraction of new restaurants, shops, and services as soon as possible regardless of the impact on the downtown.**

2. Will industrial be an appropriate use near the core in the future?

A. **Yes, plan for the preservation and expansion of smaller scale light industrial uses near the core of Shafter.**

B. **No, Relocate the existing industrial uses near the core of Shafter along Lerdo Hwy.**

3. Do we intentionally phase where housing growth occurs relative to the city’s core?

A. **Prioritize housing growth in identified growth areas, before housing is allowed in other areas.**

B. **Allow housing growth anywhere based on market and property owner desires.**

4. Which would you want sooner?

A. **Prioritize creating a trail network to serve and connect the core of Shafter**

B. **Prioritize a trail connecting the core of Shafter and southeast Shafter (e.g. continue the regional trail along the Friant-Kern Canal connecting the core of Shafter to the Kern River)**

5. How should the city plan to improve disadvantaged neighborhoods?

A. **Annexation and residential growth that helps bring public facilities and infrastructure to existing disadvantaged neighborhoods.**

B. **Establish a funding mechanism (e.g. tax on industrial uses, grants, etc.) to extend public facilities and infrastructure to existing disadvantaged neighborhoods.**

6. How should the city route regional and local traffic north/south through Shafter?

A. **Establish an expressway along Cherry Ave linking 7th Standard Rd to SR 99 via Merced Ave.**

B. **Establish an expressway along Cherry Ave and Burbank Ave (or another parallel street) linking 7th Standard Rd to SR 99 at a new interchange between 7th Standard and Lerdo Hwy.**

C. **Same as [A] but lower the expressway below grade to reduce noise and allow existing and planned east-west streets at grade crossing.**

D. **Establish two Major Arterial north-south roads w/ signals instead of a regional expressway.**



Trade-Offs and Opportunities Activity

Voting 6 questions



2x – highest priority



2x – medium priority



2x – lowest priority



Next Steps

Project Next Steps

- Pop-up event (5/3 Cinco de Mayo Celebration)
- Initiate EJ advisory committee
- Finalize Existing Conditions Studies
- Draft Preliminary Land Use Concepts
- Prepare Draft Vision
- Initial stakeholder interviews
- GPAC meeting #3 (potentially - July 2025)

GPAC Next Steps

GPAC #1: Intro & Issues	February 2025
GPAC #2: Vision & Opportunities	April 2025
GPAC #3: Land Use Planning	July 2025
GPAC #4: Preferred Alternative	August/September 2025
GPAC #5: Policy Changes	January/February 2026

We are here

5/3 Cinco de Mayo: Opportunity areas

Visit the GPU Project Website

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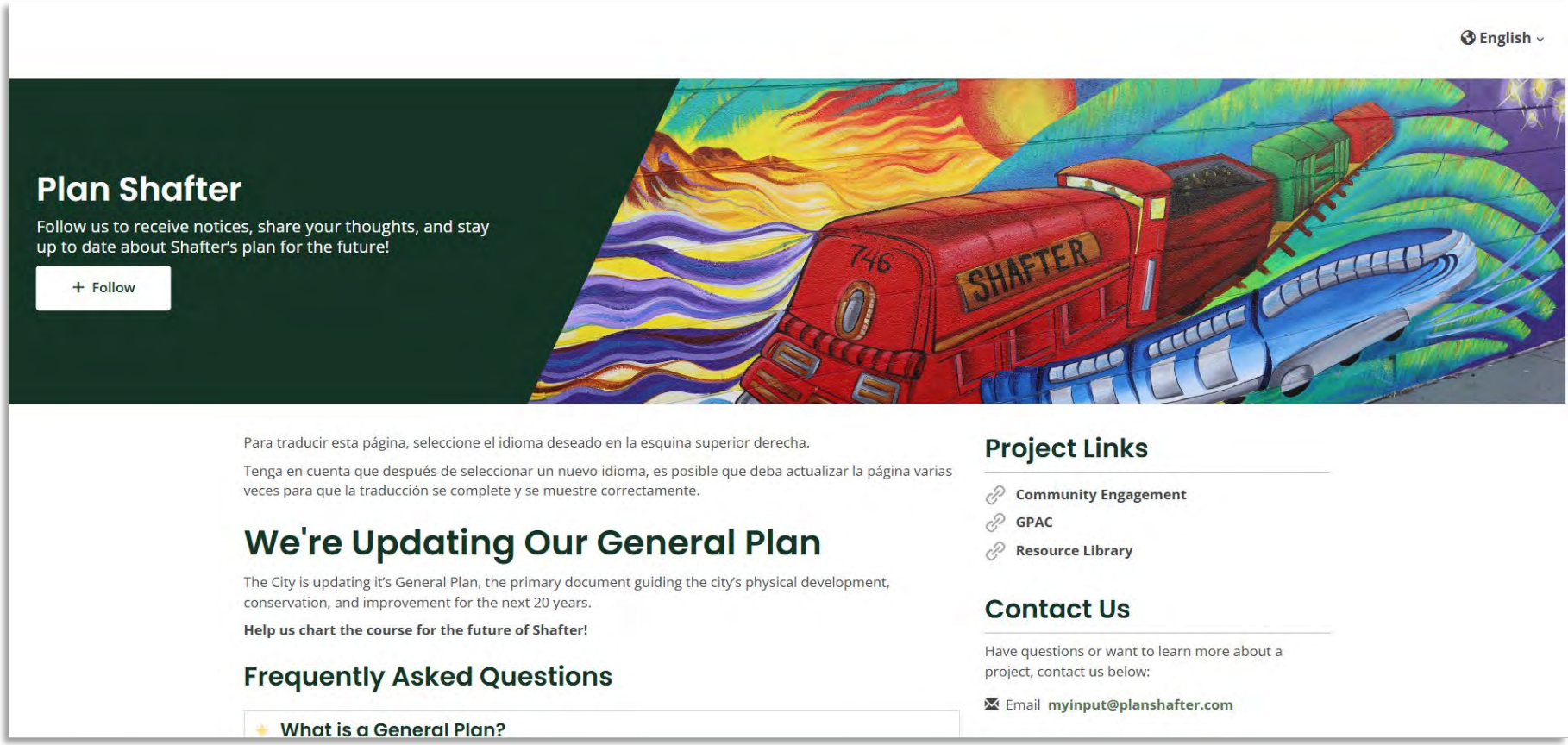


Public Comment


Committee Comment



Thank you!

Questions?