



Wednesday, August 22, 2018 Meeting Summary – DRAFT  
Steering Committee

David Pena, <i>Chairperson</i>	Deep Singh, <i>Vice Chairperson</i>	Dennis Gaab	Joseph Martinez
Tiffany Mangum	Cathy Caples	Jeff Roberts	John Kashian
Bill Nijjer	Eric Payne	Gurdeep Shergill	
Tina McCallister – Boothe, <i>Alternate</i>			

**The Steering Committee met on Wednesday, August 22, 2018, 6:00 p.m. at Glacier Point Middle School, Cafeteria/Multipurpose Room, 4055 N. Bryan Avenue, Fresno, CA 93723.**

**Voting Session.**

**1. CALL TO ORDER:**

Chairperson Pena called the Steering Committee meeting to order at 6:15 p.m. An announcement of translation services in Hmong, Punjabi, and Spanish was made by Orchid Interpreting, Inc.

**2. MASTER ROLL CALL:**

MEMBERS:

**PRESENT 8** – Chairperson David Pena, Vice Chairperson Deep Singh, Bill Nijjer, Cathy Caples, Eric Payne, Gurdeep Shergill, Jeff Roberts, and Tiffany Mangum (via telephone – not voting)

**ABSENT 3** – Dennis Gaab, John Kashian, and Joseph Martinez

CITY STAFF PRESENT:

Jennifer K. Clark, *Director, DARM*

Talia Kolluri, *Supervising Deputy City Attorney, City Attorney's Office*

Andrew Benelli, *Assistant Director, Public Works*

Sophia Pagoulatos, *Planning Manager, DARM*

Michael Andrade, *GIS Specialist, DARM*

Leonor Ayala, *Engineer, Public Works Department*

Kevin Gray, *Supervising Engineer Tech, Public Utilities*

Kara Hammerschmidt, *Service Aide, DARM*

Rodney Horton, *Planner, DARM*

**3. APPROVAL OF MEETING SUMMARY**

Moved by Member Caples, seconded by Member Payne to approve the meeting summary of July 25, 2018. No discussion was held. At the request of Chairperson Pena, City staff conducted a roll call vote:

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER CAPLES	AYE
MEMBER MANGUM (via telephone)	NOT VOTING
MEMBER NIJER	AYE
MEMBER PAYNE	AYE
MEMBER ROBERTS	NOT VOTING
MEMBER SHERGILL	AYE

ROLL CALL TALLY: 6 – AYES, 0 – NOES, 2 – NOT VOTING

**4. MEETING PROTOCOL AND OVERVIEW OF PLAN PROCESS**

The public and the Steering Committee was informed that the purpose of the meeting was to select one of the three conceptual land use options that was presented at the July 25, 2018 Steering Committee meeting. The conceptual land use option will help form the draft land use map and specific plan. Meeting attendees were provided an overview of the plan process and the work that was completed to this point. The public was informed of the next steps for the project. Finally, City staff provided a brief review of the meeting protocol to the public and Steering Committee.

**5. CONCEPTUAL LAND USE OPTIONS**

City staff provided a brief overview of the land use designations and three conceptual land use options. The public was informed that the difference between the conceptual land use options focused on more change, moderate change, or less change in potential land use designations.

Chairperson Pena opened the floor to the public and received the following comments:

Lee Ayres, CEO  
Tree Fresno

Mr. Ayres announced that Tree Fresno will be completing a Community Landscapes Plan that will incorporate a significant portion of the West Area Specific Plan area. The Community Landscapes Plan project area will be located west of Highway 99 to Garfield Avenue and extend from Highway 180 to West Shaw Avenue. The plan will recommend trees and vegetation that will be appropriate for the area to reduce air pollution. He also mentioned the land use policy for the area can also help reduce air pollution by lowering vehicle miles travelled.

Tina McCallister – Booth  
Grantland/Roberts

Ms. McCallister – Boothe inquired as to why the map showing the City’s Sphere of Influence was not similar to the map showing the area of police department coverage.

Bill Robinson

Development Consultant

Mr. Robinson felt that parcelization needs to be addressed in the plan. He mentioned that a developer needs to acquire significant land in order to effectively build a project.

Unnamed Speaker

The speaker does not want to see additional development occur in the West Area. The speaker would like for agriculture and open space to remain.

Jason Hall

Property Owner

Mr. Hall stated that he lives outside of the plan area. The property owner inquired about transportation planning for the West Area.

Felipe Arballo

6109 N. Caspian Avenue

Mr. Arballo doesn't support the conceptual land use option with less change. He would like to see more commercial development so that people would not need to cross Highway 99 for goods and services.

Terry Cox

Resident

Ms. Cox mentioned that this area should have housing that goes beyond starter homes. People should be able to purchase a home in this area that will meet all of their needs without having to move somewhere else. The goal of this plan is to build a strong community.

Chairperson Pena closed public comments and returned the discussion to the Steering Committee:

**Member Shergill**

Member Shergill felt the West Area needs to positively change. This area deserves to have planned trails, parks, and greenspace. He mentioned that he has spoken to individuals in the community as to what they envision for the plan area, and he said that people have told him that they liked conceptual land use option number 2.

**Member Roberts**

Member Roberts mentioned that development is focused primarily north of West Clinton Avenue. He stated he is in favor of Option No. 2. He believes single-family homes are important and there should be a variety of options for the development of single-family homes.

### **Member Caples**

Member Caples stated she also spent time speaking with members of the community and reviewed other plans around the city. She liked how the Steering Committee members of other plans spent a significant amount of time communicating the vision for their community. She believes the West Area is a residential-based area. She mentioned that she struggles with all of the conceptual land use options. She wants to see future development that may occur to respect agriculture, and have a greater discussion on improving the environment. Member Caples explained her proposal to modify conceptual land use option number 3.

### **Vice Chairperson Singh**

Vice Chairperson Singh asked questions in regards to the relationship of the West Area Specific Plan to the General Plan. Planning Manager Sophia Pagoulatos mentioned that the General Plan is likely to be amended to be consistent with the Specific Plan. She also clarified that existing entitlement applications may proceed if permitted before the adoption of the Specific Plan. Vice Chairperson Singh mentioned that this plan must correct the historic injustices to the West Area.

### **Member Nijjer**

Member Nijjer wanted clarification on the conceptual land use options. He would like to preserve agriculture and promote agri-tourism. Staff clarified that the selection of a conceptual land use option would not be the end of the plan process.

### **Member Roberts**

Member Roberts asked questions to Member Caples in regards to the location of a regional park in her modified conceptual land use option number 3 proposal. Assistant Director Andrew Benelli clarified that Veterans Boulevard matches grade before arriving at Barstow Avenue. Member Roberts said he liked the idea of a regional park, but would like to see it occur through a dual designation.

### **Member Payne**

Member Payne stated that based on public comment and his discussion with members of the community, he is inclined to support conceptual land use option number 3.

### **Motions**

Member Payne moved to recommend conceptual land use option number 3. The motion died for a lack of a second.

Moved by Member Shergill, seconded by Member Nijjer to select conceptual land use option number 2, and to plan for a regional park in the West Area through dual designation. After discussion among the members of the Steering Committee a roll call vote was conducted:

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER CAPLES	AYE
MEMBER MANGUM (via telephone)	NOT VOTING
MEMBER NIJER	AYE
MEMBER PAYNE	AYE
MEMBER ROBERTS	AYE
MEMBER SHERGILL	AYE

ROLL CALL TALLY: 7 – AYES, 0 – NOES, 1 – NOT VOTING

**6. STEERING COMMITTEE COMMENTS**

Member Roberts wants to be sure that the land use changes incorporated in the West Area Specific Plan do not negatively impact homeowners who do not intend to sell or develop their property.

Member Caples would like to see better sidewalk connectivity within the plan area.

Member Shergill appreciated everyone providing feedback at the meetings. He mentioned that this is a historical moment for the West Area.

Member Payne thanked everyone for being involved in the plan process, and encouraged everyone to continue to be in the process.

Chairperson Pena reminded everyone that the plan process is not over and he thanked the Steering Committee members for their input.

**7. UNSCHEDULED COMMUNICATIONS**

Naomi Hernandez  
3279 N. Berlin Avenue

Ms. Hernandez wanted to thank the Steering Committee members for seeking public comment and involvement on behalf of the West Area community.

**8. ADJOURNMENT**

The meeting adjourned at 7:35 p.m. on an adjournment motion offered by Member Roberts, with a second by Member Caples. (VOICE VOTE TALLY 7 – AYES, 0 – NOES, 0 – ABSTENTIONS).

Respectfully Submitted,



Rodney Horton  
Staff Representative