MEMORANDUM

TO: STEERING COMMITTEE CHAIRPERSON AND MEMBERS
FROM: RODNEY HORTON, PLANNER III
Development and Resource Management Department
DATE: January 16, 2019
SUBJECT: AGENDA ITEM #1: CALL TO ORDER

ANNOUNCEMENT OF TRANSLATION SERVICES
The meeting is scheduled to be called to order at 6:00 p.m., or as soon as there is a quorum of at least (6) Steering Committee members. The chairperson will call the meeting to order and request Hmong, Punjabi, and Spanish translators to make an announcement of translation services. Each of the three translators will make an announcement in the language they are translating for.

MASTER ROLL CALL
At the direction of the Chairperson, staff will conduct a master roll call to determine quorum immediately after the announcement of translation services.

REVIEW OF MEETING PROTOCOL
After the master roll call is completed and at the direction of the Chairperson, staff will provide a brief review of the meeting agenda and protocol.

APPROVAL OF MEETING SUMMARY
For the information of the members, the draft meeting summary for the August 22, 2018, October 24, 2018, and November 28, 2018 Steering Committee meetings are included in your packet for review. The chairperson will call for a motion to accept the draft meeting summary for the abovementioned meetings, as presented. A motion and a second are required.

Process:
Chairperson: Is there a motion to accept the draft meeting summary for the August 22, 2018, October 24, 2018, and November 28, 2018 Steering Committee meetings, as presented?

Member A: I move to accept the draft meeting summary for the August 22, 2018, October 24, 2018, and November 28, 2018 Steering Committee meetings, as presented.

Member B: I second the motion.

Chairperson: Is there any discussion? (If no discussion, the Chairperson may proceed to a vote).
Wednesday, August 22, 2018 Meeting Summary – DRAFT
Steering Committee

David Pena, Chairperson
Tiffany Mangum
Bill Nijjer
Tina McCallister – Boothe, Alternate

Deep Singh, Vice Chairperson
Cathy Caples
Eric Payne

Dennis Gaab
Jeff Roberts
Gurdeep Shergill

Joseph Martinez
John Kashian

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:
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 – Bothe 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
Wednesday, October 24, 2018 Meeting Summary – DRAFT
Steering Committee

David Pena, Chairperson                                      Deep Singh, Vice Chairperson
Tiffany Mangum                                               Cathy Caples
Bill Nijjer                                                   Eric Payne
Tina McCallister – Boothe, Alternate

The Steering Committee met on Wednesday, October 24, 2018, 6:00 p.m. at Fresno City Hall, 3rd Floor – Conference Room 3078, 2600 Fresno Street, Fresno, CA 93721.

Orientation Session: The Development Code (Non-voting Meeting)

1. CALL TO ORDER:
   City staff started the orientation session at 6:21 p.m.

2. MASTER ROLL CALL:
   Members:
   PRESENT 4 – Chairperson David Pena, Cathy Caples, Gurdeep Shergill, and Jeff Roberts
   ABSENT 7 – Vice Chairperson Deep Singh, Tiffany Mangum, Bill Nijjer, Eric Payne, Dennis Gaab, John Kashian, and Joseph Martinez
   OTHERS – Assistant Director Dan Zack, GIS Specialist Michael Andrade, Service Aide Kara Hammerschmidt, Public Works Engineer Leonor Ayala, and Planner Rodney Horton

3. PRESENTATION:
   Assistant Director Zack started the presentation by providing a handout to all attendees that provided a general overview of the Development Code prior to the release of the draft land use map. He mentioned that the Development Code is an implementation goal from the General Plan. Assistant Director Zack provided a brief overview of the General Plan planned land use designations that included imagery to further describe the difference between density and land use intensity. He described how each zoning district is divided into its own article within the Development Code that provides for permitted uses and design regulations. All attendees asked questions related to the presentation.

4. UNSCHEDULED COMMUNICATIONS:
   No comment from the public was heard.

5. ADJOURNMENT:
   The orientation session adjourned at 7:35 p.m.

   Respectfully Submitted,

   [Signature]
   Rodney Horton
   Staff Representative

Enclosure:
EXHIBIT B – Presentation by Assistant Director Zack
WHAT IS A DEVELOPMENT CODE... AND HOW DOES IT HELP YOU?

Like nearly every city in the United States, Fresno has a Development Code. This document, also known as the Zoning Ordinance, is the DNA of the city. It contains rules for development which ensure that Fresno's growth will take place in an attractive, orderly manner. What parts of the city should have housing, and where are retail businesses allowed? Where can they be mixed together? How tall can buildings be? How much parking must be provided? The Development Code establishes these rules.

In December of 2014, the City Council adopted a new General Plan, which is the big picture vision for Fresno's next twenty years. The Development Code is an essential tool for turning this vision into a reality, and was thus subsequently updated and adopted one year later in December of 2015. This marked the first comprehensive update of the Code since 1962, giving a fresh start to a document which previously had many piecemeal and often unwieldy modifications made to it as planning practices and local preferences have changed over the past five decades.

With years of extensive work by national experts and local city planners, and with extensive input from community members and development professionals, the new Development Code is now in use, with a more efficient organizational structure, graphics to supplement the text, and clearer language to present understandable and fair criteria for new development. This is very helpful for people who want to invest in our community, and also for residents who want to understand what kind of projects are allowed near their homes.
Development proposals which conform to the new requirements will have a streamlined approval process, which should boost economic development. High-quality infill development in older parts of the city has never been as easy as it will be under the new Development Code, ensuring that we have balanced growth over the coming years. At the same time, new homes in existing neighborhoods will be required to fit in with their surroundings, and transitions between single family neighborhoods and other districts will be smooth and graceful.

Some businesses are required to obtain a conditional use permit before they can open. This requires that they pay a fee and agree to certain restrictions, such as the hours that they can operate, in order to ensure that they don’t negatively impact their neighbors. While this is an important tool for cities to use, the old Code required too many types of businesses to go through this process, which can be both costly and lengthy, before they open. The new Development Code includes built-in measures to minimize conflicts between uses and reduces the number of businesses that will need a conditional use permit.

While most parts of Fresno won’t see a dramatic change in what kinds of businesses and buildings are allowed, a few areas will see significant changes. The new Code provides strong protections for existing businesses and buildings in these areas, ensuring that they can continue to operate for as long as their owners would like, without having to shut down or rebuild to meet the new standards. Instead, the new rules won’t apply until the owners decide they’d like to try something new on their property.

Overall, the new Development Code, like the General Plan, seeks to make Fresno a city of balance. It will help to create and protect peaceful single family neighborhoods while enhancing multifamily communities that are connected to jobs and transit. It will facilitate convenient shopping areas and robust employment districts. Finally, it will guide the creation of walkable, vibrant mixed-use corridors for Fresnans who prefer a more cosmopolitan lifestyle. Under the new Development Code we will start building the Fresno of tomorrow, today.
The main purpose of the Residential Single-Family (RS) Districts is to provide a variety of single family residences that suit a wide spectrum of individual lifestyles, needs, and range of housing types for all segments of the community. Single family residences should enhance the character of the city's residential neighborhoods, while maintaining appropriate scale, mass, & character to the surrounding areas. Single Family Residential Districts must also provide for appropriate densities within the ranges established in the General Plan and provide sites for neighborhood-serving uses such as parks, family day cares, libraries, and community facilities.

**ZONE DISTRICT**

- **RS-1, RS-2, RS-3**: Density range of 1 - 3 dwelling units per acre
- **RS-4**: Density range of 3 - 6 dwelling units per acre
- **RS-5**: Density range of 3 - 8 dwelling units per acre

**SAMPLE OF PERMITTED USES**

- Single Unit Dwelling, Detached
- Single Unit Dwelling, Attached
- Second Dwelling Unit
- Cottage Housing Development
- Adult Family Daycare, Small (6 clients or less) Family Daycare, Small (8 children or less)
- Residential Care Facility, Limited
- Community & Religious Assembly (less than 2,000 SF)
- Community Garden
- Parks & Recreation Facilities, Public
- Schools, Public or Private
- Corner Commercial
- Lodging, Bed & Breakfast
- Utilities, Minor
- Crop Cultivation
- Urban Farm
- Accessory Living Quarters

- RE, RS-1, RS-2, RS-3, RS-4, RS-5
- RE, RS-1, RS-2, RS-3, RS-4, RS-5
- RE, RS-1, RS-2, RS-3, RS-4, RS-5
- RE, RS-1, RS-2, RS-3, RS-4, RS-5
- RE, RS-1, RS-2, RS-3, RS-4, RS-5
- RE, RS-1, RS-2, RS-3, RS-4, RS-5
- RE, RS-1, RS-2, RS-3, RS-4, RS-5
- RE, RS-1, RS-2, RS-3, RS-4, RS-5
### Residential Single Family (RS) Districts

<table>
<thead>
<tr>
<th>Residential Density</th>
<th>(RE)</th>
<th>(RS-1)</th>
<th>(RS-2)</th>
<th>(RS-3)</th>
<th>(RS-4)</th>
<th>(RS-5)</th>
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<tbody>
<tr>
<td>Minimum Lot Size</td>
<td>5 acros</td>
<td>36,000 sf</td>
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<td>9,000 sf</td>
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<td>Minimum Lot Width</td>
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<td>Corner</td>
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<td>80 ft</td>
<td>55 ft</td>
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<tr>
<td>Reversed Corner</td>
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<td>110 ft</td>
<td>90 ft</td>
<td>60 ft</td>
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<td>3</td>
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<tr>
<td>Adjacent to Major Street/Freeway/Railroad</td>
<td>160 ft</td>
<td>160 ft</td>
<td>130 ft</td>
<td>90 ft</td>
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<tr>
<td>Curved/Cul-de-Sac</td>
<td>80 ft</td>
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<td>Minimum Lot Depth</td>
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<tr>
<td>General Standard</td>
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<td>Adjacent to Freeway or Railroad</td>
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<td>Minimum Setbacks</td>
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<td>Front</td>
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<td>Interior Side</td>
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<td>Street Side</td>
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<td>Rear</td>
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<td>Alley</td>
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<td>20 ft</td>
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<td>5 ft</td>
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<td>Freeway/Railroad</td>
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<td>Garage, from back of sidewalk or curb</td>
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<td>Maximum Lot Coverage</td>
<td>30%</td>
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The main purpose of the Residential Multi-Family (RM) District is to provide a variety of multi-family housing types for individual lifestyles and space needs, and ensure continued availability of a range of affordable housing opportunities necessary to sustain a diverse labor force. Multi-family housing should provide opportunities for the development of higher-density and affordable housing in neighborhoods throughout the city. New development and alterations to existing structures must preserve, protect, and enhance the scale, mass, and character of these medium and high-density zones and promote the development of walkable, transit-supported neighborhoods.

**ZONE DISTRICT**

- **RM-MH, RM-1:** Density ranges of 2-6 dwelling units per acre.
- **RM-2:** Density ranges of 7-30 dwelling units per acre.
- **RM-3:** Density ranges of 31-90 dwelling units per acre.

**SAMPLE OF PERMITTED USES**

- Single Unit Dwelling, Detached
- Single Unit Dwelling, Attached
- Duplex
- Multi-Unit Residential
- Cottage Housing Development
- Adult Family Daycare, Small (6 clients or less)
- Family Daycare, Small (8 children or less)
- Group Residential, Small (6 persons or less)
- Mobile Home Parks
- Residential Care Facilities, Limited
- Community & Religious Assembly (less than 2,000 SF)
- Community Garden
- Cultural Institutions
- Day Care Centers
- Parks & Recreation Facilities, Public
- Schools, Public or Private
- Lodging, Bed & Breakfast
- Utilities, Minor
## Residential Multi-Family (RM) Districts

<table>
<thead>
<tr>
<th></th>
<th>RM - NH</th>
<th>RM - 1</th>
<th>RM - 2</th>
<th>RM - 3</th>
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<tbody>
<tr>
<td><strong>Minimum Density</strong></td>
<td>12 du/ac</td>
<td>12 du/ac</td>
<td>16 du/ac</td>
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<tr>
<td><strong>Maximum Density</strong></td>
<td>16 du/ac</td>
<td>16 du/ac</td>
<td>30 du/ac</td>
<td>45 du/ac</td>
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<tr>
<td><strong>Maximum Height</strong></td>
<td>35 ft</td>
<td>40 ft</td>
<td>50 ft</td>
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<tr>
<td><strong>Setbacks</strong></td>
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<td>Front (Minimum)</td>
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<td>Front (Maximum)</td>
<td>20 ft</td>
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<td>Interior Side (Minimum)</td>
<td>5 ft</td>
<td>10 ft</td>
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<tr>
<td>Street Side (Minimum, Parcel &lt;125 ft. in depth)</td>
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<tr>
<td>Street Side (Minimum, Parcel &gt;125 ft. in depth)</td>
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<td>15 ft</td>
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<td>Rear (Minimum)</td>
<td>10 ft</td>
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<td>15 ft</td>
<td>15 ft</td>
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<tr>
<td>Alley (Minimum)</td>
<td>3 ft</td>
<td>3 ft</td>
<td>3 ft</td>
<td>3 ft</td>
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<tr>
<td>Parking, from back of sidewalk or curb (Minimum)</td>
<td>30 ft</td>
<td>30 ft</td>
<td>30 ft</td>
<td>30 ft</td>
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<tr>
<td><strong>Minimum Frontage Coverage</strong></td>
<td>50%</td>
<td>50%</td>
<td>50%</td>
<td>50%</td>
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<tr>
<td><strong>Maximum Lot Coverage</strong></td>
<td>50%</td>
<td>50%</td>
<td>50%</td>
<td>60%</td>
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<tr>
<td><strong>Minimum On-Site Open Space (% of Lot Area)</strong></td>
<td>20%</td>
<td>15%</td>
<td>10%</td>
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</tbody>
</table>
The purpose of the Mixed-Use (MX) Districts is to promote pedestrian-oriented infill development, intensification, and reuse of land that will create a unified, distinctive, five urban center with appropriate transitions to adjacent residential neighborhoods. These districts should provide options which reduce the need for private automobile in order to minimize air pollution from vehicle miles traveled. The goal is to achieve an active social environment with a revitalized streetscape by transforming certain auto-oriented boulevards and corridors into vibrant, diverse, and attractive areas that support a mix of pedestrian-oriented retail, offices, multi-family housing, and community gathering & public spaces.

**ZONE DISTRICTS**

- **NMX**: Two-three stories with smaller independent retail shops & professional offices.
- **CMX**: Vertical or horizontal mixed-use with ground-floor retail & upper-floor residential/offices.
- **RMX**: Urban-scale mixed-use development that serves residents & businesses of the region at large.

**SAMPLE OF PERMITTED USES**

- Single Unit Dwelling, Attached | Multi-Unit Residential
- Adult Family Daycare, Small (6 clients or less)
- Elderly & Long-Term Care
- Family Daycare, Small (8 children or less)
- Group Residential
- Residential Care, Limited
- Community & Religious Assembly (less than 2,000 SF)
- Community & Religious Assembly (more than 2,000 SF)
- Community Garden
- Urban Farm
- Cultural Institutions
- Day Care Centers
- Emergency Shelters
- Government Offices
- Offices
- Instructional Services
- Parks & Recreation Facilities, Public
- Social Service Facilities
- Grooming & Pet Stores
- Artist’s Studio | Live/Work | Hotels & Motels
- Banks & Credit Unions | Business Services
- Restaurants w/o Alcoholic Sales | Food & Beverage Sales
- Small-Scale Entertainment
- Maintenance & Repair Services
- Personal Services
- Recycling Facility | Utilities, Minor
## Mixed-Use (MX) Districts

<table>
<thead>
<tr>
<th>FLOOR AREA RATIO (Maximum)</th>
<th>(NMX)</th>
<th>(CMX)</th>
<th>(RMX)</th>
<th>#</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1.5</td>
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<td>2</td>
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<table>
<thead>
<tr>
<th>MINIMUM RESIDENTIAL DENSITY</th>
<th>12 du/ac</th>
<th>16 du/ac</th>
<th>30 du/ac</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>MAXIMUM RESIDENTIAL DENSITY</td>
<td>16 du/ac</td>
<td>30 du/ac</td>
<td>45 du/ac</td>
<td></td>
</tr>
<tr>
<td>MAXIMUM HEIGHT</td>
<td>40 ft</td>
<td>60 ft</td>
<td>75 ft</td>
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<table>
<thead>
<tr>
<th>SETBACKS</th>
<th></th>
<th></th>
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<tbody>
<tr>
<td>Front (Minimum)</td>
<td>0 ft</td>
<td>0 ft</td>
<td>0 ft</td>
<td>1</td>
</tr>
<tr>
<td>Front (Maximum)</td>
<td>10 ft</td>
<td>10 ft</td>
<td>10 ft</td>
<td>2</td>
</tr>
<tr>
<td>Interior Side (Minimum)</td>
<td>0 ft</td>
<td>0 ft</td>
<td>0 ft</td>
<td>3</td>
</tr>
<tr>
<td>Street Side (Minimum)</td>
<td>0 ft</td>
<td>0 ft</td>
<td>0 ft</td>
<td>4</td>
</tr>
<tr>
<td>Rear (Minimum)</td>
<td>0 ft</td>
<td>0 ft</td>
<td>0 ft</td>
<td>5</td>
</tr>
<tr>
<td>Alley (Minimum)</td>
<td>3 ft</td>
<td>3 ft</td>
<td>3 ft</td>
<td>6</td>
</tr>
<tr>
<td>Parking, from back of sidewalk or curb (Minimum)</td>
<td>30 ft</td>
<td>30 ft</td>
<td>30 ft</td>
<td>7</td>
</tr>
</tbody>
</table>

| MINIMUM FRONTAGE COVERAGE  | 60%     | 70%     | 80%     |   |
|                            |         |         |         |   |

| CORNER FRONTAGE (Measured from property corner) | 15 ft | 30 ft | 50 ft |   |
|                                                |       |       |       |   |

| MINIMUM ON-SITE OPEN SPACE (% of Lot Area) | 15% | 10% | 8%  |   |
|                                            |     |     |     |   |
The purpose of the Downtown (DT) Districts is to develop a mixed-use Downtown with a vibrant concentration of goods and services, housing, community gathering spaces, and regionally-serving employment, cultural, and entertainment offerings. The Downtown Districts promote pedestrian-oriented infill development, intensification, and reuse of land consistent with the General Plan. The goal is to transform Downtown’s streets into vibrant, diverse, and attractive places that support a mix of retail, office, and residential uses in order to achieve an active social environment within a revitalized public realm.

DTN: Lively, walkable mixed-use urban neighborhood surrounding the Downtown Core
DTG: Concentration of civic uses in a pedestrian-oriented, mixed-use urban setting
DTC: Regional cultural hub and dense urban center with the most intense mixed use development

SAMPLE OF PERMITTED USES

- Multi-Unit Residential
- Single Room Occupancy
- Colleges and Trade Schools, Public or Private
- Community & Religious Assembly
- Day Care Centers
- Parks and Recreation Facilities, Public
- Schools, Public or Private
- Banks and Credit Unions
- Business Services
- Banquet Hall
- Bars/Nightclubs/Lounges | Restaurant with and w/o Alcoholic Sales
- Cinema/Theaters
- Small-Scale Entertainment
- Farmer’s Markets
- General Market
- Healthy Food Grocer
- Bed and Breakfast | Hotels & Motels
- Offices
- Personal Services
- Convenience Retail
- General Retail
- Custom Manufacturing
- Transportation Passenger Terminals
- Produce Stand
- Roofing
- Roofing
- Live/Work
- Automobile/Vehicle Sales and Services
- Food Preparation
### Lot/Site Standards

**Main Building Placement**

- Building Size and Massing

**Parking Placement**

- Allowed Building Placement
- Allowed Parking Placement

### Mixed-Use (MX) Districts

<table>
<thead>
<tr>
<th>Floor Area Ratio (Maximum)</th>
<th>DTN</th>
<th>DTG</th>
<th>RMX</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Limit</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Minimum Residential Density</th>
<th>DTN</th>
<th>DTG</th>
<th>RMX</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Limit</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Maximum Residential Density</th>
<th>DTN</th>
<th>DTG</th>
<th>RMX</th>
</tr>
</thead>
<tbody>
<tr>
<td>16 du/ac</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>30 du/ac</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>45 du/ac</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Setbacks</th>
<th>DTN</th>
<th>DTG</th>
<th>RMX</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front (Minimum)</td>
<td>0 ft.</td>
<td>0 ft.</td>
<td>0 ft.</td>
</tr>
<tr>
<td>Front (Maximum)</td>
<td>2 ft.</td>
<td>2 ft.</td>
<td>2 ft.</td>
</tr>
<tr>
<td>Interior Side (Minimum)</td>
<td>0 ft.</td>
<td>0 ft.</td>
<td>0 ft.</td>
</tr>
<tr>
<td>Street Side (Minimum)</td>
<td>0 ft.</td>
<td>0 ft.</td>
<td>0 ft.</td>
</tr>
<tr>
<td>Rear (Minimum)</td>
<td>0 ft.</td>
<td>0 ft.</td>
<td>0 ft.</td>
</tr>
<tr>
<td>Alley (Minimum)</td>
<td>0 ft.</td>
<td>0 ft.</td>
<td>0 ft.</td>
</tr>
<tr>
<td>Parking, from back of sidewalk or curb (Minimum)</td>
<td>30 ft.</td>
<td>30 ft.</td>
<td>30 ft.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Minimum Frontage Coverage</th>
<th>DTN</th>
<th>DTG</th>
<th>RMX</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Street</td>
<td>60%</td>
<td>75%</td>
<td>80%</td>
</tr>
<tr>
<td>Side Street</td>
<td>50%</td>
<td>50%</td>
<td>50%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Corner Frontage (Measured from property corner)</th>
<th>DTN</th>
<th>DTG</th>
<th>RMX</th>
</tr>
</thead>
<tbody>
<tr>
<td>30 ft.</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Size and Massing</th>
<th>DTN</th>
<th>DTG</th>
<th>RMX</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Height (floors/ft.)</td>
<td>6/90</td>
<td>10/140</td>
<td>15/190</td>
</tr>
<tr>
<td>Maximum Tower Height (floors/ft.)</td>
<td>n/a</td>
<td>10/140</td>
<td>15/190</td>
</tr>
<tr>
<td>Maximum Base Height (floors/ft.)</td>
<td>6/90</td>
<td>6/90</td>
<td>6/90</td>
</tr>
<tr>
<td>Tower Length (ft.)</td>
<td>n/a</td>
<td>200</td>
<td>200</td>
</tr>
<tr>
<td>Tower Width (ft.)</td>
<td>n/a</td>
<td>120</td>
<td>120</td>
</tr>
</tbody>
</table>
The purpose of the Commercial (C) Districts is to provide for a full range of commercial uses to serve the city, its residents, and the greater region. These districts should ensure the provision of shops, services, and facilities needed to accommodate future population and employment while establishing development and design standards that create a unified, distinctive, and attractive character along commercial streets. New development should be designed to minimize traffic and parking impacts on surrounding residential neighborhoods and provide appropriate outlets between these areas to preserve both commercial feasibility and residential environments.

ZONE DISTRICT

PERMITTED USES

- Single Unit Dwelling: Attached | Multi-Unit Residential
- Adult Family Daycare, Small (6-10 clients or less)
- Family Daycare, Small (8 children or less) & Large (9-14 children)
- Group Residential | Residential Care Limited
- 24-Hour Facility | Single-Room Occupancy | Emergency Shelter
- Colleges & Trade Schools, Public or Private
- Community & Religious Assembly (less than 2,000 SF or more than 2,000 SF)
- Community Garden
- Conference/Convention Facility
- Culturally Significant Places
- Day Care Centers | Government Offices
- Offices
- Functional Spaces
- Parks, Recreation Facilities: Public
- Grooming & Pet Stores
- Art Studio
- Automotive Repair & Services
- Banks & Credit Unions | Business Services
- Restaurants w/ Alcohol Sales | Food & Beverage Sales
- Self-Serve Entertainment | Car Wash Facilities
- Recycling Facility
- Custom Manufacturing | Agricultural Support Services | Produce Stand
- Utilities: Major

These images have been provided as examples of commercial uses in Fresno, California.
The purpose of the Employment (E) Districts is to designate adequate land for industrial, office, research & development, and flexible commercial uses to strengthen the city’s economic base and provide a range of employment opportunities for the current and future population of the city and region. These districts should provide for appropriate location of businesses that may have the potential to generate off-site impacts while also providing adequate buffers between employment centers and residential uses.

These images have been provided as examples of comparable products in Fresno, California.

ZONE DISTRICT

- O: Provides sites for administrative, financial business, professional, medical, & public offices
- BP/RSP: Provides locations for office, professional environments & technology development
- IL: Provides areas for a diverse range of light industrial uses; research, development, fabrication, etc.
- IH: Includes range of industrial uses that are essential to the development of a balanced economic area.

PERMITTED USES

- Caretaker Residence
- Colleges & Trade Schools, Public or Private
- Community & Religious Assembly (less than 2,000 SF)
- Community & Religious Assembly (more than 2,000 SF)
- Community Garden
- Cultural Institutions | Day Care Centers
- Emergency Shelter
- Government Offices | Offices
- Clinics
- Instructional Services
- Parks & Recreation Facilities, Public | Parks, Public or Private
- Schools, Public or Private
- Aircraft Sales, Services, & Storage
- Animal Care, Veterinary Services
- Artist’s Studio | Hotels & Motels
- Automobile/Vehicle Repair | Service Station
- Banks & Credit Unions
- Business Services
- Restaurant w/o Alcoholic Sales
- Entertainment & Recreations
- Food & Beverage Sales | Food Preparation
- Funeral Homes & Interment Services
- Maintenance & Repair Services
- General Personal Services
- General Retail
- Construction & Material Yards | Custom Manufacturing | Limited Industrial
- Research & Development | Utilities, Minor
- Warehousing and Distribution | Freight-Truck Terminals & Warehouses
- Agricultural Processing | Agricultural Support Services
- Crop Cultivation
LOT/SITE STANDARDS

EMPL O Y M E N T

Key
ROW/Property Line

<table>
<thead>
<tr>
<th>EMPLOYMENT (E) DISTRICTS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<tr>
<td>MINIMUM DISTRICT SIZE</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>MINIMUM LOT SIZE</td>
</tr>
<tr>
<td>7,500 sf</td>
</tr>
<tr>
<td>10,000 sf</td>
</tr>
<tr>
<td>9,000 sf</td>
</tr>
<tr>
<td>9,000 sf</td>
</tr>
<tr>
<td>MINIMUM LOT WIDTH</td>
</tr>
<tr>
<td>65 ft</td>
</tr>
<tr>
<td>65 ft</td>
</tr>
<tr>
<td>150 ft</td>
</tr>
<tr>
<td>75 ft</td>
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<td>75 ft</td>
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<td>MINIMUM LOT DEPTH</td>
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<td>110 ft</td>
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<td>110 ft</td>
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<tr>
<td>200 ft</td>
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<td>120 ft</td>
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<td>120 ft</td>
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<td>MAXIMUM FLOOR AREA RATIO (FAR)</td>
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<td>1.0</td>
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</tr>
<tr>
<td>1.5</td>
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<tr>
<td>1.5</td>
</tr>
<tr>
<td>MAXIMUM HEIGHT</td>
</tr>
<tr>
<td>60 ft</td>
</tr>
<tr>
<td>60 ft</td>
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<tr>
<td>60 ft</td>
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<tr>
<td>60 ft</td>
</tr>
<tr>
<td>60 ft</td>
</tr>
<tr>
<td>MINIMUM SETBACKS</td>
</tr>
<tr>
<td>Front (Major Street)</td>
</tr>
<tr>
<td>15 ft</td>
</tr>
<tr>
<td>15 ft</td>
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<tr>
<td>15 ft</td>
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<tr>
<td>15 ft</td>
</tr>
<tr>
<td>15 ft</td>
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<tr>
<td>Front (Major Street) with Enhanced Streetscape</td>
</tr>
<tr>
<td>-</td>
</tr>
<tr>
<td>NA</td>
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<td>NA</td>
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<tr>
<td>NA</td>
</tr>
<tr>
<td>NA</td>
</tr>
<tr>
<td>Rear</td>
</tr>
<tr>
<td>-</td>
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<tr>
<td>-</td>
</tr>
<tr>
<td>-</td>
</tr>
<tr>
<td>-</td>
</tr>
<tr>
<td>Parking, from back of sidewalk or curb</td>
</tr>
<tr>
<td>15 ft</td>
</tr>
<tr>
<td>15 ft</td>
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<tr>
<td>15 ft</td>
</tr>
</tbody>
</table>
EXHIBIT B – Presentation by Assistant Director Zack
Development and Resource Management Department

Dan Zack, Assistant Director

Development Code

Understanding the
Encourage redevelopment of rural residential.
- Mixed use along center along town.
- Mixed use along Blythe and Clinton corridors.
- Focus on density and commercial in positions.
- Lower density throughout plan area.

Option 2 - Moderate Change
(RS-4)
Medium Low Density Residential
(RS-5)
Medium Density Residential
Establish development and design standards for these centers and corridors that will create a walkable, distinctive, and attractive urban character, with appropriate transitions to adjacent neighborhoods.

Improve access to a greater range of facilities and services for surrounding residential

after additional housing opportunities for residents seeking to live in an urban environment

and employment and minimize air pollution from vehicle miles traveled.

Provide options which reduce the need for private automobiles use to access shopping, services,

walk in safe, active, urban environments within a revitalized streetscape

corridors that support a mix of pedestrian-oriented retail, offices, and residential uses in order to

transition certain auto-oriented boulevards and corridors into vibrant, diverse, and attractive

spaces at strategic locations.

Allow and encourage the development of non-profit-use centers and corridors with a vibrant

Promote pedestrian-oriented initial development, intensification, and reuse of land consistent

The purposes of the Mixed-Use (MX) Districts are to:

Purpose

Sections:

Article 1 I

Mixed-Use Districts (MX)
<table>
<thead>
<tr>
<th>Residential Use classifications</th>
<th>Additional Regulations</th>
<th>Use Classifications</th>
<th>NMX</th>
<th>HMX</th>
<th>CMX</th>
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<tbody>
<tr>
<td>Residential Care facilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Family Day Care</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elderly and Long-Term care</td>
<td></td>
<td></td>
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<tr>
<td>Adult Family Day care</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Multi-Unit Residential</td>
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<td></td>
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<tr>
<td>Single-Unit Detached</td>
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<td>Residential Housing Types</td>
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</tr>
<tr>
<td>District</td>
<td>hallway (m)</td>
<td>rear (m)</td>
<td>street side (m)</td>
<td>interior side (m)</td>
<td>front (m/min)</td>
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</tr>
<tr>
<td></td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Notes:**
- 1104.8.5: Determine setbacks and yards
- 1104.8.6: Determine setbacks and heights or elevations.

**Exceptions:**
- 1104.8.6: Setbacks and heights.

**Regulations:**
- 1104.8.4: Determine the setbacks and heights.

**Floor Area Ratio (max):**
- 1104.9: Determine floor area ratio.

**Additional Regulations:**
- 1104.10: Determine upper story.

---

**Note:**
- 1104.8.5: Determine setbacks and elevations.

**Key:**
- Lot: Property Line
- Alley: Primary Street
- Standard Lot: Side Street

---

**Table:**
- 1104.8.3: DENSIFY, INTEGRITY, AND MASSING STANDARDS—MIXED-USE DISTRICTS
The Review Authority shall determine the sufficiency of translucent material and other such methods. Interior of the unit incorporating the walls, glass block or other Screen measures shall be applied to provide a reasonable degree of privacy. When a multi-story building is proposed and the second story or above is located within 30 feet of the side or rear yard of a single-family lot, screening measures shall be required to be within 30 feet from the edge of the primary street or edge of the building frontage. Figure 15-1104-B: RS Transition Standards—MX Districts.
Wednesday, November 28, 2018 Meeting Summary – DRAFT

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

The Steering Committee met on Wednesday, November 28, 2018, 6:00 p.m. at Central High School – East Campus, Cafeteria/Multipurpose Room, 3535 N. Cornelia Avenue.

Non-voting Session.

1. CALL TO ORDER:
Vice Chairperson Singh called the Steering Committee to order at 6:07 p.m. An announcement of translation services in Hmong, Punjabi, and Spanish was made by Orchid Interpreting, Inc. Staff provided a brief explanation of the meeting protocol and the plan process to the Steering Committee and meeting attendees.

2. ATTENDANCE:
MEMBERS:
PRESENT 8 – Vice Chairperson Deep Singh, Joseph Martinez, Tiffany Mangum, Cathy Caples, Eric Payne, Gurdeep Shergill, Jeff Roberts, and Bill Nijjer
ABSENT 3 – Chairperson Pena, Dennis Gaab, and John Kashian

OTHERS PRESENT:
Council President Esmeralda Z. Soria, District 1
Councilmember – Elect Miguel Arias, District 3
Sophia Pagoulatos, Planning Manager, DARM
Michael Andrade, GIS Specialist, DARM
Kara Hammerschmidt, Service Aid, DARM
Rodney Horton, Planner, DARM

3. PRESENTATION OF DRAFT LAND USE MAP & GUIDING PRINCIPLES:
Horton informed the Steering Committee that the guiding principles are designed to form the direction of the West Area Specific Plan, and how the Plan can best benefit the future of the West Area. The guiding principles incorporate input received from community members and formal recommendations of the Steering Committee. The
following draft guiding principles were presented to the community and members of the Steering Committee:

Agriculture
- Incorporate elements of agriculture in future parks by planting a mixture of native drought-tolerant vegetation, shrubs, and trees that can serve to provide shade and enhance the streetscape.
- Encourage and provide land use opportunities for agri-tourism ventures to occur in the West Area.
- Encourage the development of harvest – producing community gardens located close to and partnered with non-profit organizations.

Retail
- Attract desired and needed large-scale and small-scale retail establishments to serve the needs of the West Area community. Such establishments include grocery stores, bakeries, restaurants other than fast food places, department stores, boutiques, and convenience stores.
- Discourage the expansion of undesirable retail establishments such as liquor stores, tobacco and vapor stores, short-term loan and pawn shops, and adult stores.
- Encourage the development of retail establishments along commercial corridors.

Housing
- Encourage the development of housing to accommodate multi-generational households.
- Encourage multi-family dwelling units to be located along corridors and streets that have access to transit and commercial goods.
- Discourage the expansion of detach-single-family starter homes.

Parks and Trails
- Provide for the location a Regional Park in the Plan Area that has components of the Plan Area’s agricultural history through the planting of drought – resistant vegetation or trees, and the creation of public art that exhibits the Plan Area’s contribution to the agricultural industry.
- Create parks that are within existing and planned neighborhoods that are easily accessed by community members using pedestrian and bicycle pathways, transit services, or motor vehicle.
- Maintain the vision of the General Plan and the Active Transportation Plan for class I bicycle lanes, and class II bike lanes planned for in the West Area.

Catalytic Corridors
Encourage the orderly and consistent development of civic, parkland, retail and commercial, mixed-use, and multi-family uses along West Shaw Avenue, West Ashlan
Transportation

- Accommodate and improve roadway access and mobility among all modes of transportation.
- Accommodate planned transit services in the West Area by locating routes near or adjacent to the community centers, schools, parks, and retail centers.
- Provide a complete, safe, and well-maintained sidewalk network from residential neighborhoods to commercial centers, schools, parks, and community centers.
- Provide a complete, safe, and well-maintained roadway network that allows for efficient and smooth access from the West Area to other sections of the city and region.

The Steering Committee entered into brief discussion about the process to make changes to the draft guiding principles at the January 16, 2019, meeting. Staff revealed the draft land use map that was prepared using the conceptual land use option selected by the Steering Committee at the August 22, 2018, meeting.

Approximately 7% of the parcels are recommended to change, overall residential land use designations decrease and commercial land use designations increase. The draft land use map relocated higher density from the most western edge of the Plan Area to catalytic corridors.

The Steering Committee will be able to make changes to the draft land use map at the January 16, 2019, meeting.
4. REGIONAL PARK
The Steering Committee entered into a discussion on the proposed location of a Regional Park in the Plan Area. Member Caples expressed an interest in having the Regional Park located immediately behind the north side of West Shaw Avenue to be anchored by commercial land uses and Island Waterpark. Member Shergill discussed the desire to have the Regional Park located south of West Shaw Avenue. The Steering Committee entered into a small discussion on possible locations for a Regional Park within the Plan Area before turning the floor over to Council President Soria and Councilmember – Elect Arias.

Council President Soria thanked the Steering Committee for being committed to the process, and thanked the community for providing input throughout the plan process. She mentioned that the West Area Specific Plan is the first step toward providing for good development in the West Area that will provide for essential amenities that is currently lacking in the West Area. She concluded her comments by briefly discussing the need for greenspace south of West Shaw Avenue.

Councilmember – Elect Arias thanked the community for being a part of the plan process and encouraged the community to be aggressive and creative in laying the vision for the Plan Area.

5. UNSCHEDULED COMMUNICATIONS
Elisa Bilios
5323 N. Tisha
Ms. Bilios would like the Regional Park located north of West Shaw Avenue. She is also concerned about potential changes to the draft land use map.

Jane Brannick
4701 W. Griffith Way
Ms. Brannick discussed the potential for trails to connect to and through Regional and Community Parks.

Unnamed Speaker
Starter homes could become rental homes.

Unnamed Speaker
Ashlan/Hayes
Would like to hear more about how transportation will be improved in the Plan Area. Interested to know what would prevent the plan from being adopted.

Mark Stevenson
Builder/Developer
Mr. Stevenson said that he plans to complete an affordable housing project near Polk/Dakota area and inquired how the plan will impact his project.

Unnamed Speaker
Where will water come from to support development?

Sophia Pagoulatos
Planning Manager
Ms. Pagoulatos responded to questions by sharing that the plan will need to be adopted by City Council, the plan does not guarantee anything gets built or that businesses will locate to the area. She mentioned that water needs are constantly assessed in the City of Fresno. The City has determined that adequate water resources exist in the West Area. An environmental impact report will be completed as part of the plan process which will also evaluate water resources in the Plan Area.

6. **ADJOURNMENT**
The non-voting meeting adjourned at 7:31 p.m. The next meeting will be held on January 16, 2019 at 6:00 p.m. at Central High – East Campus (cafeteria).

Respectfully Submitted,

Rodney L. Horton
Staff Representative