West Area Neighborhoods Specific Plan

Steering Committee Meeting

July 20, 2021
6:00 – 8:00pm
Virtual Meeting via Zoom
1. Call to Order
Welcome

Translation services are available. **ALL** participants should join a language channel in order to listen to and communicate with all participants.

1) Select the Interpretation Globe at the bottom of your screen
2) Choose your preferred language
Welcome

Tonight’s meeting is being recorded and publicly broadcasted. It will be posted to www.fresno.gov/westareaplan

Participating in this meeting will be considered consent to be recorded.
Using Zoom

1. During public comment use the “Raise Hand” button or press *9 on your phone

2. Q&A and chat are enabled
Roll Call

David Peña (Chair)  Eric Payne
Deep Singh (Vice Chair)  Dennis Gaab
Jeff Roberts  John Kashian
Bill Nijjer  Cathy Caples
Gurdeep Shergill  Tiffany Mangum
Joseph Martinez  Tina McCallister-Boothe (Alternate)
Vote

June 29, 2021 Meeting Minutes
Standard Meeting Procedures

1. The Committee Chair announces the agenda item
2. City staff makes a presentation, if applicable
3. Committee members discuss the item
4. Members of the public provide comments for the item
   • Comments may be limited to 3 minutes
5. The Committee takes action, if applicable
2. The Specific Plan & Housing
Part 1: Capacity
This map represents an accurate representation of the city of [city name], however, we make no warranties either expressed or implied for the correctness of the data.

MAP 5-3 Parcels Changing Under the Specific Plan (Proposed Planned Land Use)

MAP 5-4 Parcels Changing Under the Specific Plan (Current Planned Land Use)
## Fresno General Plan to WANSP

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Fresno General Plan (acres)</th>
<th>West Area Neighborhoods (acres)</th>
<th>Δ  Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low</td>
<td>817.79</td>
<td>516.57</td>
<td>-301.22</td>
</tr>
<tr>
<td>Medium Low</td>
<td>825.97</td>
<td>1440.22</td>
<td>614.25</td>
</tr>
<tr>
<td>Medium</td>
<td>2357</td>
<td>2118</td>
<td>-239</td>
</tr>
<tr>
<td>Medium-High</td>
<td>349.42</td>
<td>280.27</td>
<td>69.15</td>
</tr>
<tr>
<td>Urban Neighborhood</td>
<td>428.61</td>
<td>154.21</td>
<td>-274.4</td>
</tr>
<tr>
<td>High</td>
<td>349.42</td>
<td>46.61</td>
<td>-19.15</td>
</tr>
<tr>
<td>Neighborhood MX</td>
<td>0</td>
<td>308.43</td>
<td>308.43</td>
</tr>
<tr>
<td>Corridor-Center MX</td>
<td>106.19</td>
<td>96</td>
<td>-10.19</td>
</tr>
<tr>
<td>Regional MX</td>
<td>144.72</td>
<td>0</td>
<td>-144.72</td>
</tr>
<tr>
<td>Commercial Regional</td>
<td>0</td>
<td>4.24</td>
<td>4.24</td>
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## Fresno General Plan to WANSP

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Δ Acres</th>
<th>Maximum Allowed Units</th>
<th>Housing Capacity</th>
</tr>
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<tbody>
<tr>
<td>Low</td>
<td>-301.22</td>
<td>3.5</td>
<td>-1,054</td>
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<tr>
<td>Medium Low</td>
<td>614.25</td>
<td>6</td>
<td>3,686</td>
</tr>
<tr>
<td>Medium</td>
<td>-239</td>
<td>12</td>
<td>-2,868</td>
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<tr>
<td>Medium-High</td>
<td>-69.15</td>
<td>16</td>
<td>-1,106</td>
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<tr>
<td>Urban Neighborhood</td>
<td>-274.4</td>
<td>30</td>
<td>-862</td>
</tr>
<tr>
<td>High</td>
<td>-19.15</td>
<td>45</td>
<td>-8,232</td>
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<tr>
<td>Neighborhood MX</td>
<td>308.43</td>
<td>16</td>
<td>4,935</td>
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<tr>
<td>Corridor-Center MX</td>
<td>-10.19</td>
<td>30</td>
<td>-306</td>
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<tr>
<td>Regional MX</td>
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<td>-6,512</td>
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<tr>
<td>Commercial Regional</td>
<td>4.24</td>
<td>16</td>
<td>68</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>-131</strong></td>
<td></td>
<td><strong>-12,252</strong></td>
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Part 2: Housing Element
What is the Housing Element?

- Citywide Housing Plan
- Requires certification from the State
- 8-year cycle
- Purpose: to provide the City of Fresno with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all community residents.
Regional Housing Needs Allocation (RHNA)

• Planning goal to meet housing demand
• Divided by affordability levels
  • Very low- / low-income households
  • Moderate-income households
  • Above-moderate income households
• Housing Element Objective 1: Adequate Sites to Accommodate a Range of Housing Types & Affordability Levels
Housing Element Sites in the West Area
Part 3: Applicable State Laws
SB 330

• Prohibits zoning actions that reduce housing capacity to less than what was allowed in 2018.

• The West Area plan would result in a housing capacity loss of 12,252 units.

• To be compliant with SB 330, the City must concurrently add the same amount of capacity or greater such that no net loss of housing capacity occurs.
Housing Element

- Government Code Section 65863 states that a jurisdiction must maintain adequate sites to accommodate its remaining unmet RHNA by each income category at all times throughout the entire planning period.

- To be compliant with the Housing Element, the City must retain enough capacity to uphold its RHNA obligation.
Part 4: Opportunity
Mixed-Use Text Amendment

- Council motion
- Approaches
- Timeline
## Mixed-Use Text Amendment

<table>
<thead>
<tr>
<th>Category</th>
<th>WANSP</th>
<th>w/ MXTA in WA</th>
<th>Δ WA Capacity</th>
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<tr>
<td>Total Housing Capacity</td>
<td>-12,252</td>
<td>+23,648</td>
<td>+11,396</td>
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Mixed-Use Text Amendment

- **LUH 1.4** Create a Small Area Plan for the West Shaw Avenue Town Center to further refine and support orderly, transit-oriented urban design and development.
Public Comments
4. Steering Committee Announcements
5. Unscheduled Communications
6. Adjourn