1. ROLL CALL

   Daniel Brannick - Present
   Joseph Martinez - Present
   Scott Miller – Absent
   Dillon Savory - Absent
   Andrew Feil - Present
   Christine Barker Present
   Laura Splotch - Present
   Samantha Gonzales - Present
   Lisa Flores - Present

2. APPROVAL OF MINUTES

   April 1, 2021, Meeting – Approved with minor edits.

3. PROJECT REVIEW

   a) Plan Amendment/Rezone Application Nos. P19-00417, filed by Jeff Roberts of Assemi Group, Inc., and pertains to ±12.0 acres of property. The site is located between north Garfield and north Grantland Avenue and between West Ashlan Avenue and the West Gettysburg alignments. The plan amendment application proposes to change a portion of the subject property’s planned land use designation from the Community Commercial to the Residential Medium Density (±7.33 acres).

   The proposed rezone application request to change the Official Zoning Map to rezone the same portion of the subject property from the CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) zone district to the RS-5/UGM/cz (Residential Single Family, Medium Density/Urban Growth Management/conditions of zoning) zone district (±7.33 acres).
The applicant provided an overview of the project.

The Committee asked questions related to the amount of acres that will remain commercial at the northwest corner of West Ashlan and North Grantland Avenues; truck traffic, local street configurations and the nearby educational center; any uses that have been identified within the commercial zone district and the opportunity for mixed housing such as multi-family.

Long-Range Planning staff stated that the nearby planned land use designations (south side of Ashlan Avenue) will change to a lesser density with the adoption of the West Area Specific Plan.

On a motion by Joseph Martinez, seconded by Daniel Brannick, the Committee voted to recommend approval of the proposed Plan Amendment/Rezone application.

Approved 6-0

Tentative Tract Map No. 6326 (P20-03254), was filed by Ernie Escobedo of QK, Inc. and pertains to the ±12.34 acres of vacant property, located on the northeast corner of West Dakota and North Cornelia Avenues. The applicant proposes to subdivide the subject property into a 62-lot single-family development. The subject property is zoned RS-4/UGM/cz (Residential Single-Family, Medium Low Density/Urban Growth Management/conditions of zoning). (Continued from April 1, 2021).

ADDRESS: 4769 West Flint Avenue
FMC: Article 9, Residential Single-Family (RS)
PROJECT DOCUMENTS:

The applicant provided an overview of the project.

The Committee asked questions related to the construction of a paseo on Lot 15 to provide pedestrian connectivity to neighborhoods northeast of the proposed tract map. The Committee asked whether the stub street between Lots 8 and 9 could be removed. The Committee stated that a sidewalk should be built on the south side of West Flint Way to facilitate students who may walk to the nearby John Steinbeck Elementary School. The Committee asked whether the developer could be open to provide a paseo between Lots 32 and 31.

On a motion by Daniel Brannick, seconded by Lisa Flores, the Committee voted to recommend approval of the project with the following comments: comply with the Fresno Metropolitan Flood Control District conditions of approval for an easement for storm drainage purposes; provide a paseo on Lot 15 to allow for pedestrian connectivity from the proposed tract map to West Flint Way; comply with Public Work’s conditions of approval to remove the stub street between Lots 8 and 9 and provide a sidewalk on the south side of West Flint Way; and provide for a paseo between Lots 32 and 31 at the corner of West Ashlan and North Cornelia Avenues.
4. STAFF INFORMATIONAL REPORT:

Central Southeast Area Specific Plan

**Item Description:** The Central Southeast Specific Plan will be a long-range plan for growth and development in the community over the next 20 to 30 years. The Specific Plan will address topics that impact the quality of life in the community, including affordable housing, jobs and economic development, transportation, parks and open space, and a healthy environment. The Plan Area covers over 2,200 acres (3.4 square miles) just east and southeast of downtown, bounded by Belmont Ave to the north, South Orange Avenue to the west, East Church Ave to the south, and South Peach Avenue to the east.

**Project Submittals:** [Public Draft of the Central Southeast Area Specific Plan](#)
**Project Contact:** Drew.Wilson@fresno.gov

*The Central Southeast Area Specific Plan presentation was not presented by Long-Range Planning staff.*

Specific Plan of the West Area

**Item Description:** The Specific Plan of the West Area will be a long-range plan for growth and development in the community over the next 20 to 30 years. The Specific Plan will encourage consistent and compatible land development as this part of the city grows and will identify community needs and recommendations for topics such as neighborhood identity, traffic improvements, public transportation improvements, pedestrian and bicycle enhancements, community design concepts, and locations for future residential and commercial uses. The Plan Area is located west of Highway 99, south of the San Joaquin River, generally north of Clinton Avenue and east of Garfield Avenue.

**Project Submittals:** [http://www.fresno.gov/westareaplan](http://www.fresno.gov/westareaplan)
**Project Contact:** Casey.Lauderdale@fresno.gov

*Casey from the Long-Range Planning Division provided a presentation on the West Area Specific Plan.*

5. PUBLIC COMMENTS

None

6. UNSCHEDULED MATTERS

Unscheduled matters are items added to the agenda without the required 72-hour legal notice requirement. These items may be discussed but official action may not be taken until legal notices are given as required by law.

7. ADJOURNMENT

*Adjourned at 5:52 p.m.*

STAFF CONTACT: JOSE VALENZUELA (559-621-8070) or MIKE SANCHEZ (559-621-8040)