West Area Neighborhoods Specific Plan
Steering Committee Meeting

March 07, 2022
5:30 – 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)
Deep Singh (Vice Chair)
Jeff Roberts
Bill Nijjer
Gurdeep Shergill
Joseph Martinez

Eric Payne
Dennis Gaab
John Kashian
Cathy Caples
Tiffany Mangum
Tina McCallister-Boothe
(Alternate for District 2)
Meeting Summaries - Vote

• Vote - February 03, 2022 Meeting Summary
2. Continued Items
Staff Introduction
ID# 12-18 | Catalytic Corridors

• **Request by** community member

• **Request to** include more discussion on how the Catalytic Corridors will relate to each other, answering the following questions:
  1. Will each of the Corridors have a different emphasis or be similar to one another?
  2. Are they going to delineate distinct neighborhoods within the West Area?
  3. Should they be linked in an interconnected chain?
ID# 12-19 | Catalytic Corridors

• **Request by** community member

• **Request to** to move the Catalytic Corridor designation on Blythe Avenue to Brawley Avenue. If it is unfeasible to move the Catalytic Corridor to Brawley, suggestion to not include Blythe as a Catalytic Corridor and focus on planning for the corridors on Shaw, Ashlan, Clinton, and Veterans Boulevard.
Catalytic Corridors

- Direction from Steering Committee on 02/03/22:
  - Conduct a survey
  - Draft a one-page summary
  - Review the inclusion of Shields as a Catalytic Corridor
Catalytic Corridors - Survey

• Offered in English, Spanish, Hmong, and Punjabi
• Shared via email + social media
• 213 responses (as of 10am on 3/7)
  • 210 in English
  • 2 in Spanish
  • 1 in Punjabi

Do you live, work, or play West of 99?
Take a community survey to help shape the future of the West Area’s Catalytic Corridors:
Clinton, Blythe, Shields, Ashlan, Shaw, and Veterans

tinyurl.com/westarea-cc
1. What is your tie to the West Area? (select all that apply)

- Resident: 145
- Student: 12
- Business Owner: 8
- Property Owner: 64
- Advocate: 12
- Worker: 12
- Other: 3

Plan Area
3. Do you agree that these streets should be designated as Catalytic Corridors?
3. Do you agree that these streets be should designated as Catalytic Corridors?

<table>
<thead>
<tr>
<th>Street</th>
<th>Vote</th>
</tr>
</thead>
<tbody>
<tr>
<td>McKinley (not in Plan Area)</td>
<td>+ 1</td>
</tr>
<tr>
<td>Grantland</td>
<td>+ 2</td>
</tr>
<tr>
<td>Bryan</td>
<td>+ 1</td>
</tr>
<tr>
<td>Blythe</td>
<td>- 2</td>
</tr>
<tr>
<td>Brawley</td>
<td>+ 1</td>
</tr>
<tr>
<td>West Shields</td>
<td>+ 2</td>
</tr>
</tbody>
</table>
4. When you envision a Catalytic Corridor, what elements are present?

<table>
<thead>
<tr>
<th>Plan Area</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pedestrian environment</td>
<td>131</td>
</tr>
<tr>
<td>Trees</td>
<td>122</td>
</tr>
<tr>
<td>Wide sidewalks</td>
<td>114</td>
</tr>
<tr>
<td>Unique landscaping</td>
<td>102</td>
</tr>
<tr>
<td>Neighborhood retail</td>
<td>94</td>
</tr>
<tr>
<td>Bike lanes</td>
<td>93</td>
</tr>
<tr>
<td>Unique lighting</td>
<td>93</td>
</tr>
<tr>
<td>Protected bike lanes</td>
<td>80</td>
</tr>
<tr>
<td>Public plazas</td>
<td>77</td>
</tr>
<tr>
<td>Bus stops</td>
<td>75</td>
</tr>
<tr>
<td>Public art</td>
<td>63</td>
</tr>
<tr>
<td>Unique building facades</td>
<td>61</td>
</tr>
<tr>
<td>Unique signage</td>
<td>60</td>
</tr>
<tr>
<td>Regional retail</td>
<td>58</td>
</tr>
<tr>
<td>Housing</td>
<td>53</td>
</tr>
<tr>
<td>Other</td>
<td>23</td>
</tr>
<tr>
<td>Offices</td>
<td>22</td>
</tr>
</tbody>
</table>
5. Do you think the Corridors should have a unified theme or be distinct?

Plan Area

- Unified, 19
- Distinct, 36
- Elements, 42
- Other, 3
5. Do you think the Corridors should have a unified theme or be distinct?

<table>
<thead>
<tr>
<th>Option</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>No unique landscaping- focus on existing area</td>
<td></td>
</tr>
<tr>
<td>Preference for distinct, or use cues from shared pool of design elements</td>
<td></td>
</tr>
<tr>
<td>Let residents near the corridors decide</td>
<td></td>
</tr>
</tbody>
</table>
6. If you are in favor of a theme(s), do you have ideas for a particular theme or themes?

<table>
<thead>
<tr>
<th>Theme</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Art / local artists / art styles</td>
<td>12</td>
</tr>
<tr>
<td>Culture / heritage / Native American history</td>
<td>12</td>
</tr>
<tr>
<td>Agriculture</td>
<td>9</td>
</tr>
<tr>
<td>Fresno history &amp; local leaders of color</td>
<td>6</td>
</tr>
<tr>
<td>Schools</td>
<td>4</td>
</tr>
<tr>
<td>California native plants / Nature</td>
<td>4</td>
</tr>
<tr>
<td>Animals</td>
<td>3</td>
</tr>
<tr>
<td>Colors/Bright/Seasons</td>
<td>4</td>
</tr>
<tr>
<td>Yosemite/ National Parks</td>
<td>2</td>
</tr>
<tr>
<td>Sports</td>
<td>1</td>
</tr>
<tr>
<td>Gateway (Welcome to Fresno)</td>
<td>1</td>
</tr>
<tr>
<td>American flags</td>
<td>1</td>
</tr>
<tr>
<td>Early 1900s train</td>
<td>1</td>
</tr>
<tr>
<td>States / Continents</td>
<td>1</td>
</tr>
</tbody>
</table>
6. If you are in favor of a theme(s), do you have ideas for a particular theme or themes?

<table>
<thead>
<tr>
<th>Theme</th>
<th>Origin</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water (Shaw)</td>
<td></td>
</tr>
<tr>
<td>Railroad (Ashlan)</td>
<td></td>
</tr>
<tr>
<td>Grapevine (Ashlan)</td>
<td></td>
</tr>
<tr>
<td>Sun and shade (Shields)</td>
<td></td>
</tr>
<tr>
<td>Basket weave (Shields)</td>
<td></td>
</tr>
<tr>
<td>Veterans (Veterans)</td>
<td></td>
</tr>
</tbody>
</table>
7. Please share any other thoughts or suggestions you have for the Catalytic Corridors.

- Traffic concerns
- Mix of housing
- Green space / community space
- Homelessness
- Retail needs (ex. groceries)
- Trails + Walking (+lighting/shade)

- Safety
- Inclusivity
- Road repair
- Upkeep
The Corridors will have distinct/common themes that set them apart/unite them. Each Corridor will contain elements that provide visual clues and land use designations that will promote the Catalytic Corridors as the neighborhood hubs of the West Area. The elements for each Corridor can include unique landscaping, street lighting, signage, and public art.

Storm drain mural by Samahain Calavia via Raleighgov. "Open Streets Lyndale 2019" by FibonacciBlue/CC BY (https://creativecommons.org/licenses/by/2.0)
The Corridors will have distinct themes, but consistent elements that provide visual clues (alongside land use designations) that will promote the Catalytic Corridors as the neighborhood hubs of the West Area. The elements for each Corridor can include a focus on pedestrian environments with trees and wide sidewalks; unique landscaping; and local-serving retail that is comfortably accessed by walking and biking from the adjacent neighborhoods.
ID# 24-10 | LUH 2.2

Existing policy language:

LUH 2.2 Encourage new non-agricultural and non-recreational uses to provide a protective agricultural buffer setback from the Sphere of Influence.
Proposed modified language:

**LUH 2.2** Encourage new commercial, residential, and employment uses to provide a protective *agricultural buffer* setback from the Sphere of Influence, which can include enhanced landscaping, trails, flood protection areas, community gardens, etc.
LUH 2.2 – Example
3. New Items
Existing policy language:

**PF 1.14** Through conditions of approval or other mechanisms and strategies, ensure the preservation of the José Garcia Adobe, and elevate it as an important historic resource of the West Area.
Proposed modified language:

**PF 1.14** Through conditions of approval or other mechanisms and strategies, ensure the preservation and promotion of the José Garcia Adobe and other historic resources in the West Area.
4. Formal Recommendations (Vote)

Category 3
Land Use Change Request Process

1. Request is submitted to Planning Staff
   - Request presented to Committees and Planning Commission for recommendations

2. Staff conducts environmental analysis of the Amendment
   - Committees and Commission hear results of analysis, provide recommendations

3. City Council considers the request
   - Council denies request
   - The request does not move forward

4. Council directs the request be included in an Amendment to the Specific Plan
   - The Specific Plan is adopted by City Council

5. Amendment is adopted by City Council

West Area Neighborhoods Specific Plan ——— March 07, 2022 - Steering Committee Meeting
Sub-Categories

A. Consent Group (11 items)
B. Discussion Group (7 items)
Consent Group
Consent Group Voting

1. The 11 items in the “Consent Group” will be presented
2. Public comment will be heard for the group
3. Committee members may request items to be pulled for discussion
4. The Committee will vote on the remainder of items
   - Example: “motion to approve Staff’s recommendations”
5. Pulled items will be moved to the “Discussion Group” and will receive an individual vote
## Consent Group ID#s

<table>
<thead>
<tr>
<th>ID #</th>
<th>Staff Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-1</td>
<td>Approve</td>
</tr>
<tr>
<td>6-1</td>
<td>Approve with modification</td>
</tr>
<tr>
<td>8-1</td>
<td>Approve with modification</td>
</tr>
<tr>
<td>12-22</td>
<td>Approve</td>
</tr>
<tr>
<td>12-23</td>
<td>Approve</td>
</tr>
<tr>
<td>13-1</td>
<td>Approve with modification</td>
</tr>
<tr>
<td>16-1</td>
<td>Approve</td>
</tr>
<tr>
<td>18-1</td>
<td>Approve</td>
</tr>
<tr>
<td>27-1</td>
<td>Deny</td>
</tr>
<tr>
<td>29-7</td>
<td>Approve</td>
</tr>
<tr>
<td>29-8</td>
<td>Approve with modification</td>
</tr>
</tbody>
</table>
ID# 3-1 | APN 510-030-23

- **Request by** land owner: Highway City Community Development
- **Request to** redesignate from Split/Dual Public Facility and Medium Density Residential to Split/Dual Public Facility and Neighborhood Mixed-Use
- **Size** is 2.67 acres
- **General plan** designation is Medium Density Residential
- **Current use** is public facility
- **Location** is in District 1
- **Impact**: +11 housing capacity | +174,656 sq ft non-residential capacity
- **Staff recommendation**: approve
ID# 3-1 | APN 510-030-23

WANSP Designation
Public Facility

Requested Designation
Neighborhood Mixed-Use
ID# 6-1 | APN 511-022-01

• **Request by** land owner representative: Precision Civil Engineering
• **Request to** redesignate from Community Commercial to 2-3 acres of Community Commercial and 15-16 acres of Medium Density Residential
• **Size** is 18.74 acres
• **General Plan** designation is Community Commercial
• **Current Use** is vacant
• **Location** is in District 1
• **Impact:** +195 housing capacity | -707,598 sq ft non-residential capacity
• **Staff recommendation:** approve with 5 acres of commercial
ID# 6-1 | APN 511-022-01

WANSP Designation
Community Commercial

Requested Designation
Community Commercial + Medium Density Residential

West Area Neighborhoods Specific Plan — March 07, 2022 - Steering Committee Meeting
ID# 8-1 | APNs 505-040-33 +34, 50504017 +18

• Request by community member
• Request to redesignate from NMX - Neighborhood Mixed Use to a designation with lower density/activity
• Size is 9.36 acres
• General plan designation is Medium High Density Residential
• Current use is rural residential
• Location is in District 2
• Impact: unable to determine because a land use was not specified
• Staff recommendation: keep current General Plan Land Use (Medium High)
ID# 8-1 | APNs 505-040-33 +34, 50504017 +18

WANSP Designation
Neighborhood Mixed-Use

Requested Designation
Not Specified

West Area Neighborhoods Specific Plan

March 07, 2022 - Steering Committee Meeting
ID# 12-22 | CFD Parks

- **Request by** community member
- **Request to** show CFD parks on the Land Use Map
- **Size** n/a
- **General plan** n/a
- **Current use** n/a
- **Location** is area wide
- **Impact**: No impact
- **Staff recommendation**: approve (this is a technical correction)
Example - WANSP Designation

Example - Requested Designation
ID# 12-23 | Powerline Trail

- **Request by** community member
- **Request to** extend the land use of Open Space along the designated Class 1 Trail north from Gettysburg under the powerline alignment to Shaw Avenue.
- **Size** ~7 acres
- **General plan** Neighborhood Park, Medium Density Residential, Residential Urban Neighborhood, High Density Residential
- **Current use** powerlines
- **Location** is in District 1
- **Impact**: unable to determine
- **Staff recommendation**: approve
ID# 12-23 | Powerline Trail

WANSP Designation
Medium Density Residential + Residential Urban Neighborhood

Requested Designation
Open Space

• Request by community member

• Request to redesignate from Commercial General to Community Commercial or a Mixed-Use Designation

• Size is 18.34 acres

• General plan designation is Community Commercial, Commercial General

• Current use is gas station, car wash, vacant

• Location is in District 1

• Impact: -758,911 sq ft non-residential capacity

• Staff recommendation: approve with Community Commercial

WANSP Designation
Commercial General

Requested Designation
Community Commercial or Mixed-Use
ID# 16-1 | APN 505-060-07

- **Request by** land owner representative: Land Development Services
- **Request to** redesignate from Neighborhood Mixed-Use to Medium Density Residential
- **Size** is 2.75 acres
- **General plan** designation is Regional Mixed-Use
- **Current use** is vacant
- **Location** is in District 2
- **Impact**: -11 housing capacity | -179,739 sq ft non-residential capacity
- **Staff recommendation**: approve (this is a technical correction)
ID# 16-1 | APN 505-060-07

WANSP Designation
Neighborhood Mixed-Use

Requested Designation
Medium Density Residential
• **Request by** land owner: Wathen Castanos Homes

• **Request to** redesignate from Community Commercial to Medium Density Residential

• **Size** is 5 acres

• **General plan** designation is Medium Density Residential

• **Current use** is medium density housing

• **Location** is in District 1

• **Impact:** +60 housing capacity | -217,867 sq ft non-residential capacity

• **Staff recommendation:** approve (this is a technical correction)
ID# 27-1 | APN 433-090-24S

- Request by land owner
- Request to redesignate from Medium High Density Residential to High Density Residential
- Size is 3.06 acres
- General plan designation is Medium High Density Residential
- Current use is vacant
- Location is in District 1
- Impact: +135 housing capacity
- Staff recommendation: deny
ID# 27-1 | APN 433-090-24S

WANSP Designation
Medium High Density Residential

Requested Designation
High Density Residential
Request by Staff

Request to redesignate from Medium Density Residential to Community Commercial

Size is 4.64 acres

General plan designation is Medium Density Residential and Community Commercial

Current use is agriculture

Location is in District 1

Impact: -56 housing capacity | +202,118 sq ft non-residential capacity

Staff recommendation: approve
ID# 29-7 | APN 512-021-26

WANSP Designation
Medium Density Residential

Requested Designation
Community Commercial
ID# 29-8 | APNs 312-052-14, 312-052-48

- **Request by** Staff
- **Request to** redesignate from Medium Density Residential to Neighborhood Mixed-Use or Community Commercial
- **Size** is 5 acres
- **General plan** designation is Community Commercial
- **Current use** is rural residential, agriculture
- **Location** is in the County
- **Impact**: -60 housing capacity | +217,845 sq ft non-residential capacity
- **Staff recommendation**: approve with Community Commercial
ID# 29-8 | APNs 312-052-14, 312-052-48

WANSP Designation
Medium Density Residential

Requested Designation
Neighborhood Mixed-Use or Community Commercial
# Consent Group ID#s

<table>
<thead>
<tr>
<th>ID #</th>
<th>Staff Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-1</td>
<td>Approve</td>
</tr>
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</tr>
<tr>
<td>8-1</td>
<td>Approve with modification</td>
</tr>
<tr>
<td>12-22</td>
<td>Approve</td>
</tr>
<tr>
<td>12-23</td>
<td>Approve</td>
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<tr>
<td>13-1</td>
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<tr>
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<td>Approve</td>
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</tr>
<tr>
<td>27-1</td>
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</tr>
<tr>
<td>29-8</td>
<td>Approve with modification</td>
</tr>
</tbody>
</table>
Discussion Group
Discussion Group Voting

1. The individual item will be presented
2. Public comment will be heard for the item
3. Committee members will discuss the item and make a recommendation
## Discussion Group ID#s

<table>
<thead>
<tr>
<th>ID #</th>
<th>Staff Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>11-12 &amp; 19-1</td>
<td>Neutral</td>
</tr>
<tr>
<td>11-13</td>
<td>Neutral</td>
</tr>
<tr>
<td>14-1</td>
<td>No recommendation yet</td>
</tr>
<tr>
<td>22-1</td>
<td>Neutral</td>
</tr>
<tr>
<td>23-1</td>
<td>No recommendation yet</td>
</tr>
<tr>
<td>30-1</td>
<td>No recommendation yet</td>
</tr>
<tr>
<td>31-1</td>
<td>Neutral</td>
</tr>
</tbody>
</table>
ID# 11-12 & 19-1 | Park Space

• **Request by** Steering Committee members

• **Request to** add consider a Regional Park in the southern portion of the Plan Area; add Option B as park space to the Land Use Map

• **Staff recommendation:** neutral
ID# 11-13 | APNs 512-050-55 & 512-050-59

- **Request by** Steering Committee members: Cathy
- **Request to** redesignate from Commercial General to Split/Dual Community Park and Commercial General
- **Size** is 13.98 acres
- **General plan** designation is Split/Dual Community Park and Community Commercial
- **Current use** is a food packing facility
- **Location** is in District 2
- **Impact**: If park develops, -3,998,645 sq ft non-residential capacity
- **Staff recommendation**: neutral
ID# 11-13 | APNs 512-050-55 & 512-050-59

WANSP Designation
Commercial General

Requested Designation
Community Park + Commercial General
ID# 14-1 | Shields/Dakota/Cornelia/Blythe

- Request by community member
- Request to maintain existing designations
- Size is ~162 acres
- General plan designations are Low Density Residential, Medium Low Density Residential, Medium Density Residential, and Medium High Density Residential
- Current use is primarily vacant, ag, rural residential
- Location is in the County
- Impact: -945 housing capacity | -86,694 sq ft non-residential capacity
- Staff recommendation: no recommendation at this time
ID# 14-1 | Shields/Dakota/Cornelia/Blythe

WANSP Designation
Medium Low, Medium, Medium High, Urban Neighborhood, Commercial General

Requested Designation
Low Density, Medium Low Density, Medium Density, and Medium High Density
ID# 22-1 | APNs 511-240-15S & 511-240-16S

- **Request by** land owner: A1 Truck Driving School
- **Request to** redesignate from Residential Urban Neighborhood to General Commercial
- **Size** is 2.39 acres
- **General plan** designation is Medium High Density
- **Current use** is vacant, rural residential
- **Location** is in District 1
- **Impact:** -72 housing capacity | +208,190 sq ft non-residential capacity
- **Staff recommendation:** neutral
ID# 22-1 | APNs 511-240-15S & 511-240-16S

WANSP Designation
Residential Urban Neighborhood

Requested Designation
Commercial General

West Area Neighborhoods Specific Plan ——— March 07, 2022 - Steering Committee Meeting
ID# 23-1 | Shields/Dakota/Grantland/Garfield

- **Request by** land owner representative: Assemi Group
- **Request to** redesignate from Medium Low Density Residential to Medium Density Residential
- **Size** is 126.95 acres
- **General plan** designation is Medium Density Residential
- **Current use** is agriculture
- **Location** is in District 1
- **Impact:** +762 housing capacity
- **Staff recommendation:** no recommendation at this time
ID# 23-1 | Shields/Dakota/Grantland/Garfield

WANSP Designation
Medium Low Density Residential

Requested Designation
Medium Density Residential
• Request by property owner
• Request to redesignate from Office to Neighborhood Mixed-Use
• Size is .57 acres
• General plan designation is Medium Density Residential
• Current use is rural residential
• Location is in County
• Impact: +9 housing capacity | -12,415 sq ft non-residential capacity
• Staff recommendation: no recommendation at this time
ID# 30-1 | 512-130-14

WANSP Designation
Office

Requested Designation
Neighborhood Mixed-Use
ID# 31-1 | 511-021-13

- **Request by** property owner
- **Request to** redesignate from Medium Density Residential to Community Commercial
- **Size** is 2.03 acres
- **General plan** designation is Medium Density Residential
- **Current use** is agriculture
- **Location** is in County
- **Impact:** -24 housing capacity | +88,427
- **Staff recommendation:** neutral
ID# 31-1 | 511-021-13

WANSP Designation
Medium Density Residential

Requested Designation
Community Commercial
5. Next Steps
Timeline (2022)

(Feb 3 & Mar 7) Steering Committee makes recommendations on proposed changes

(Feb 10 - Mar 28) EIR draft open for comment

(Spring 2022) District Committees (1, 2, & 3)

(Summer 2022) Planning Commission

(Summer 2022) City Council
6. Steering Committee Announcements
7. Unscheduled Communications
8. Adjourn
Contact

Plan webpage:  www.fresno.gov/westareaplan

Project liaison:  Casey Lauderdale, Planner  
Casey.Lauderdale@fresno.gov  
(559) 621-8515

City of Fresno:  Long-Range Planning  
2600 Fresno Street, Room 3065  
Fresno, CA 93721