West Area Neighborhoods Specific Plan
Steering Committee Meeting

March 23, 2022
5:30 – 8:00pm
Virtual Meeting via Zoom
1. Call to Order
Translation services are available.
Select the Interpretation Globe at the bottom of your screen.

Los servicios de interpretación están disponibles.
Seleccione el icono de interpretación que parece un mundo en la parte inferior de su pantalla.

Muaj kev pab txhais lus.
Xaiv Qhov Txhais Lus hauv lub icon ntuj uas nyob rau hauv qab ntawm koj daim iav.

ਆនੁਵਾਦ ਸੇਵਾਵਾਂ ਉਪਲਬਧ ਹਨ।
ਆਪਣੀ ਸਕੀਨ ਦੇ ਹੇਠਾਂ ਇੰਟਰਪੀਟੇਸ਼ਨ ਗਲੋਬ ਦੀ ਚੋਣ ਕਰੋ।

West Area Neighborhoods Specific Plan
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. Comments are limited to 3 minutes.

Zoom registration link, go to

www.fresno.gov/westareaplan
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 for District 2)
Meeting Summaries - Vote

• Vote – March 23, 2022 Meeting Summary
2. Catalytic Corridors Survey Update
Staff Introduction
Catalytic Corridors Survey

• 599 responses (as of 03/21/22)
  • 578 in English
  • 12 in Spanish
  • 9 in Punjabi

• 386 new responses
• Results are similar
3. Continued Items
Land Use Change Request Process

1. Request is submitted to Planning Staff
2. Request presented to Committees and Planning Commission for recommendations
3. City Council considers the request
   - Council denies request
   - The request does not move forward
4. Staff conducts environmental analysis of the Amendment
5. Committees and Commission hear results of analysis, provide recommendations
6. Amendment is adopted by City Council

The Specific Plan is adopted by City Council
Category 3 Items for Review (12)

1. ID# 18-1*
2. ID# 23-1
3. ID# 8-1*
4. ID# 13-1*
5. ID# 27-1*
6. ID# 29-8*
7. ID# 11-13
8. ID# 14-1
9. ID# 22-1
10. ID# 30-1
11. ID# 31-1
12. ID# 11-12/19-1

*pulled from Consent Group
How the voting will work...

1. The individual item will be presented
2. Committee members will discuss the item
3. Public comment will be heard for the item (3 minutes per comment)
4. Committee members will make a recommendation
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# 18-1 | APN 512-070-50

WANSP Designation
Community Commercial

Requested Designation
Medium Density Residential
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
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

- **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# 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

West Area Neighborhoods Specific Plan — March 23, 2022 - Steering Committee Meeting
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
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
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

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*West Area Neighborhoods Specific Plan*  
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• 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

[Diagram showing the area on Ashlan and Grantland with the requested designation highlighted]
• **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

Shields
Polk

Shields
Polk
ID# 11-12 & 19-1 | Park Space

• **Request by** Steering Committee members

• **Request to** consider a Regional Park south of Shaw Avenue; add Option B as park space to the Land Use Map

• **Staff recommendation**: neutral
5. Next Steps
Scheduling, if needed
Timeline (2022)

(Feb & Mar 2022) 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
5. Steering Committee Announcements
6. Unscheduled Communications
7. Adjourn
Contact

Plan webpage:  www.fresno.gov/westareaplan

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