

West Area Neighborhoods Specific Plan

Steering Committee Meeting

December 07, 2021

5:30 – 8:00pm

Virtual Meeting via Zoom

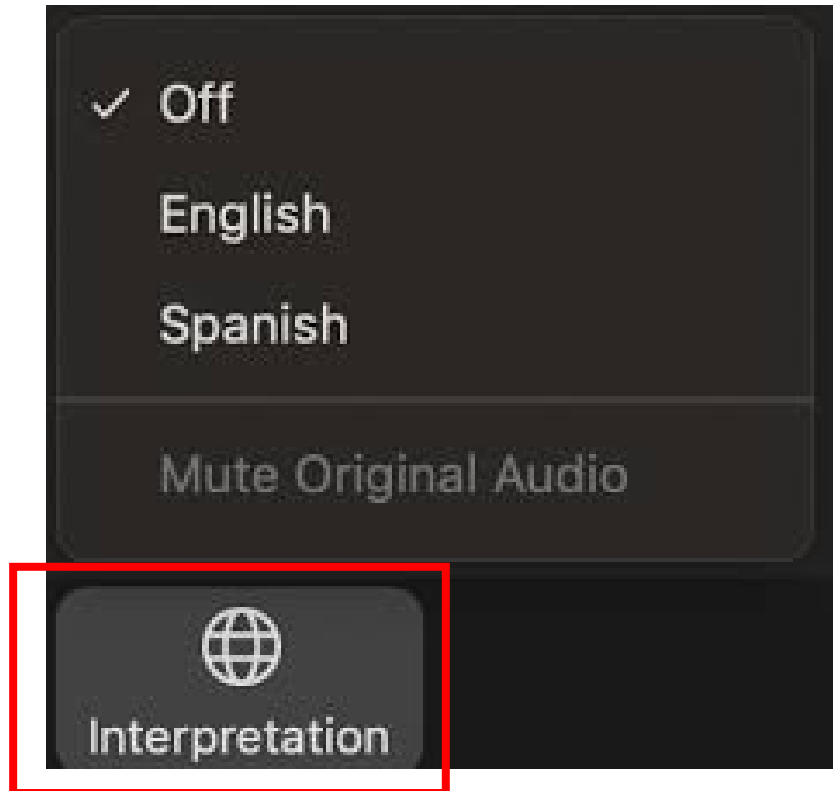
DRAFT



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

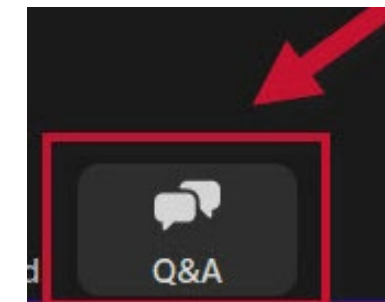
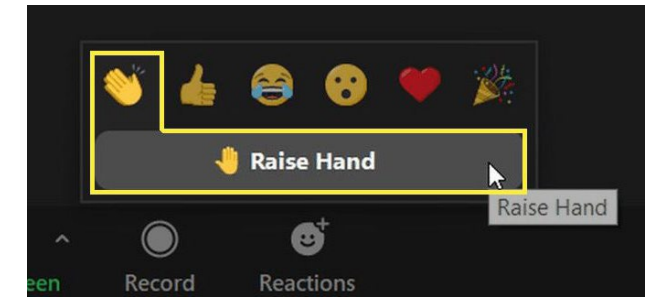
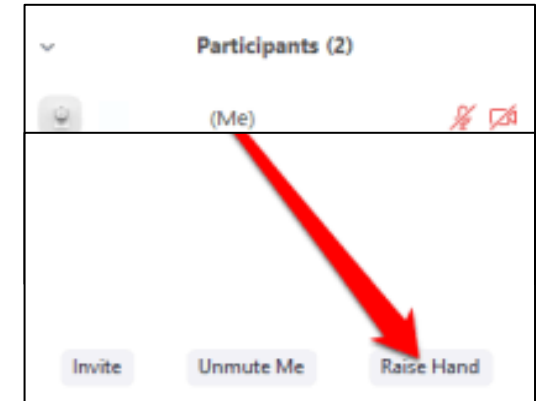
Tonight's meeting is being recorded and publicly broadcasted. It will be posted to www.fresno.gov/westareaplan

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*)



Vote - July 20, 2021 Meeting Minutes

Attended:

- Chair David Peña
- Vicechair Deep Singh
- Cathy Caples
- Dennis Gaab
- Eric Payne
- Jeff Roberts
- Tiffany Mangum



2. Specific Plan Timeline Update



Timeline

(2018) Steering Committee Formed

(2018) Public Input Gathered



- 2 Community Conversations w/ 240 attendees
- Survey w/ 373 responses
- Stakeholder interviews
- Coffee with the Clergy
- 9 Steering Committee Meetings



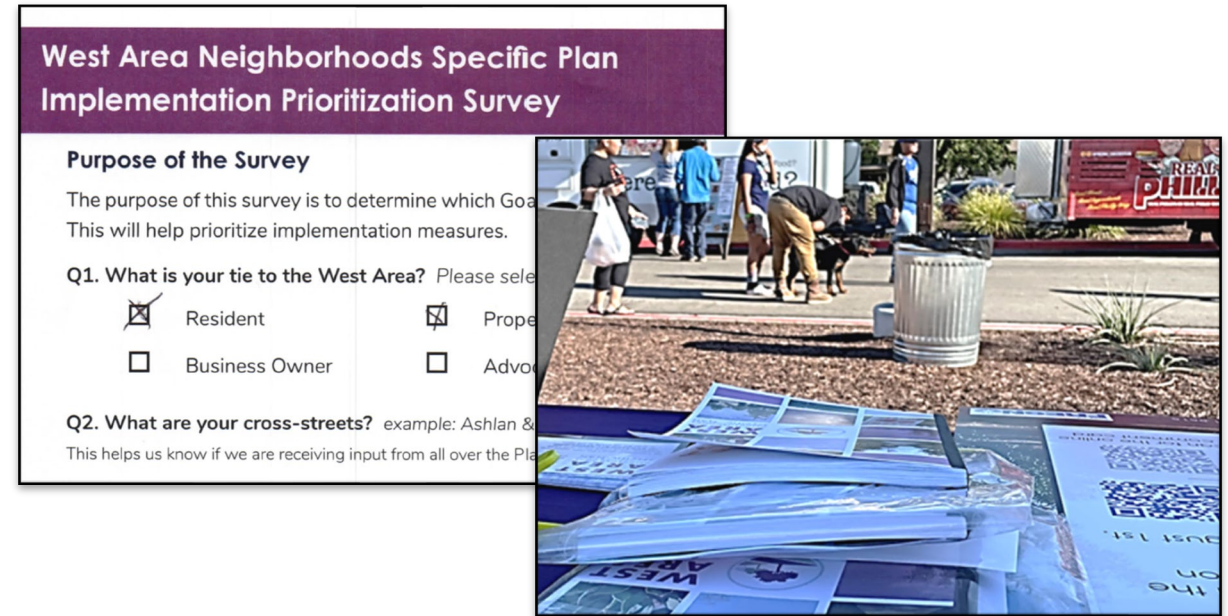
Timeline

(2019) Steering Committee approves land use map & guiding principles

(2019) Council initiates Plan

(2019-21) EIR consultant selected; Plan and EIR drafted

(Apr. – Sept. 2021) Specific Plan draft open for comment



- 17 Meetings & Conversations w/ 200+ attendees
- 10 Social Media Posts
 - w/ 6k+ impressions & 200+ likes/shares
- 15,390 Mailers
- 7 Tabling Events



Timeline

(Dec. 2021) Steering Committee makes recommendations on proposed changes



(2022) EIR draft open for comment
- workshop

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

(2022) Planning Commission

(2022) City Council



Steering Committee Comments



Public Comments



3. Comment Summary Matrix Overview



Overview

- 29 letters / verbal requests
- 26 commenters
- 149 discrete comments, requests, and questions documented
- Each comment is given an ID.
 - Letter 1 Comment 1 = 1-1
- Comments are separated into 4 categories



Category 1: Narrative, Maps, & Aesthetics



Category 1: Comments Received (21)

- 11-2
- 11-3
- 11-4
- 11-5
- 11-6
- 11-7
- **11-8***
- 11-10
- 12-17
- **12-18***
- 12-20
- 12-21
- 26-7
- 29-1
- 29-2
- 29-3
- 29-4
- 29-5
- 29-6
- 29-11
- 29-13

* Comments that need further discussion



Category 2: Goals & Policies



Category 2: Comments Received (50)

- | | | | | | |
|--------|--------|---------|-----------------|-----------------|---------|
| • 1-1 | • 7-20 | • 12-7 | • 12-19* | • 21-2 | • 26-2 |
| • 7-2 | • 9-2 | • 12-8 | • 12-24 | • 24-4 | • 26-3 |
| • 7-3 | • 9-3 | • 12-9 | • 12-25 | • 24-6 | • 28-1 |
| • 7-4 | • 10-1 | • 12-10 | • 12-26 | • 24-7 | • 29-10 |
| • 7-6 | • 11-9 | • 12-11 | • 12-27 | • 24-10* | • 29-12 |
| • 7-7 | • 12-2 | • 12-12 | • 17-1 | • 24-11 | |
| • 7-8 | • 12-3 | • 12-13 | • 17-3 | • 24-14* | |
| • 7-17 | • 12-4 | • 12-14 | • 20-1 | • 24-17 | |
| • 7-19 | • 12-5 | • 12-15 | • 21-1 | • 24-19 | |

* Comments that need further discussion



Category 3: Land Use Map



Category 3: Comments Received (19)

- 3-1
- 4-1
- 6-1
- 8-1
- 11-12
- 11-13
- 12-22
- 12-23
- 13-1
- 14-1
- 16-1
- 18-1
- 19-1
- 22-1
- 23-1
- 27-1
- 29-7
- 29-8
- 29-9



Category 3: Process

1. Recommendation for Plan Amendment

- Steering Committee > District Committees > Planning Commission > City Council

2. Environmental Review

3. Final Approval for Adoption

- Steering Committee (if there are new requests after today) > District Committees > Planning Commission > City Council

4. Plan Amended



Category 4: All Other Comments



Category 4: Comments Received (59)

- 2-1
- 4-2
- 4-3
- 4-4
- 4-5
- 4-6
- 4-7
- 5-1
- 7-1
- 7-5
- 7-9
- 7-10
- 7-11
- 7-12
- 7-13
- 7-14
- 7-15
- 7-16
- 7-18
- 7-21
- 7-22
- 7-23
- 7-24
- 7-25
- 9-1
- 9-4
- 9-5
- 11-1
- 11-11
- 12-1
- 12-6
- 12-16
- 15-1
- 15-2
- 15-3
- 15-4
- 17-2
- 17-4
- 17-5
- 21-3
- 24-1
- 24-2
- 24-3
- 24-5
- 24-8
- 24-9
- 24-12
- 24-13
- 24-15
- 24-16
- 24-18
- 25-1
- 26-1
- 26-4
- 26-5
- 26-6
- 28-2
- 28-3
- 28-4



Steering Committee Comments



Public Comments



4. Formal Recommendations (Vote)



How the voting will work



Categories 1, 2, & 4

1. Categories 1, 2, & 4 will be presented as a “slate” (aka consent)
2. Hear public comments
3. Committee members may request items to be pulled from the slate for further discussion
4. The Committee will vote on the remainder of items within the slate
 1. Example: “Motion to recommend that Staff update the WANSP as proposed in the Comment Summary Matrix”
5. Items pulled from the slate will be discussed and will receive an individual vote



Category 3

1. Each item in the Category will be considered individually
2. After the item is announced, public comment will be heard
3. The Committee will discuss and vote on the item
 1. Example: “Motion to recommend the land use change as proposed to be included in a Plan Amendment to the Specific Plan.”



Category 1: Narrative and Aesthetics



Category 1: Consent

- 11-2
- 11-3
- 11-4
- 11-5
- 11-6
- 11-7
- 11-10
- 12-17
- 12-20
- 12-21
- 26-7
- 29-1
- 29-2
- 29-3
- 29-4
- 29-5
- 29-6
- 29-11
- 29-13



Category 1: For Discussion

- 11-8
- 12-18



ID# 11-8 | SOI Recommendation

- **Request by** Steering Committee member
- **Request to** bring Section 2.5.A regarding the Sphere of Influence (SOI) Recommendation back to the Steering Committee for discussion.



ID# 11-8 | SOI Recommendation

2.5.A | Sphere of Influence Recommendation

Through the process of refining the Proposed Land Use Map for the West Area, the Steering Committee also discussed and supported a proposal to expand the City's Sphere of Influence, which would permit the city to grow further westward. It should be noted that this proposal is contradictory to General Plan policy LU-1-g and is therefore not incorporated into this Plan.

LU-1-g SOI Expansion. Maintain the City's current SOI boundaries without additional expansion, except to allow for the siting of a maintenance yard for the California High Speed Train project and related industrial and employment priority areas proximate to and south of the SOI boundary between State Route 41 and State Route 99. Prohibit residential uses in the expansion area.



Page 41 of the Specific Plan



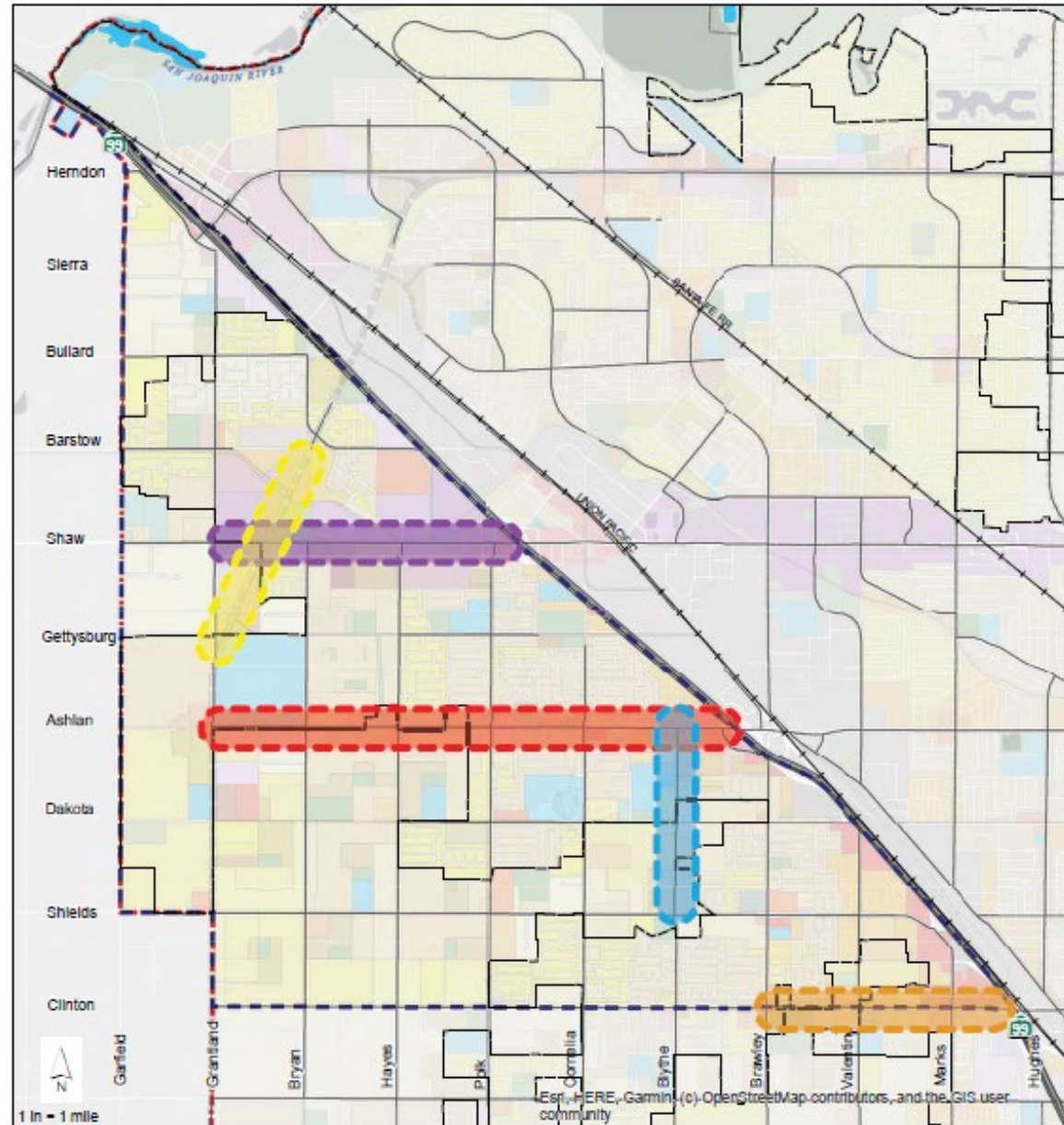
ID# 12-18 | Catalytic Corridors

- **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# 12-18 | Catalytic Corridors

- Ashlan Avenue
- Blythe Avenue
- Clinton Avenue
- Shaw Avenue
- Veterans Boulevard



Category 2: Goals & Policies



Category 2: Consent

- | | | | | | |
|--------|--------|---------|---------|---------|---------|
| • 1-1 | • 7-19 | • 12-4 | • 12-13 | • 17-3 | • 24-17 |
| • 7-2 | • 7-20 | • 12-5 | • 12-14 | • 20-1 | • 24-19 |
| • 7-3 | • 9-2 | • 12-7 | • 12-15 | • 21-1 | • 26-2 |
| • 7-4 | • 9-3 | • 12-8 | • 12-24 | • 21-2 | • 26-3 |
| • 7-6 | • 10-1 | • 12-9 | • 12-25 | • 24-4 | • 28-1 |
| • 7-7 | • 11-9 | • 12-10 | • 12-26 | • 24-6 | • 29-10 |
| • 7-8 | • 12-2 | • 12-11 | • 12-27 | • 24-7 | • 29-12 |
| • 7-17 | • 12-3 | • 12-12 | • 17-1 | • 24-11 | |



Category 2: For Discussion

- 12-19
- 24-10
- 24-14



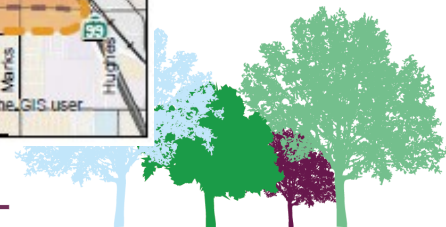
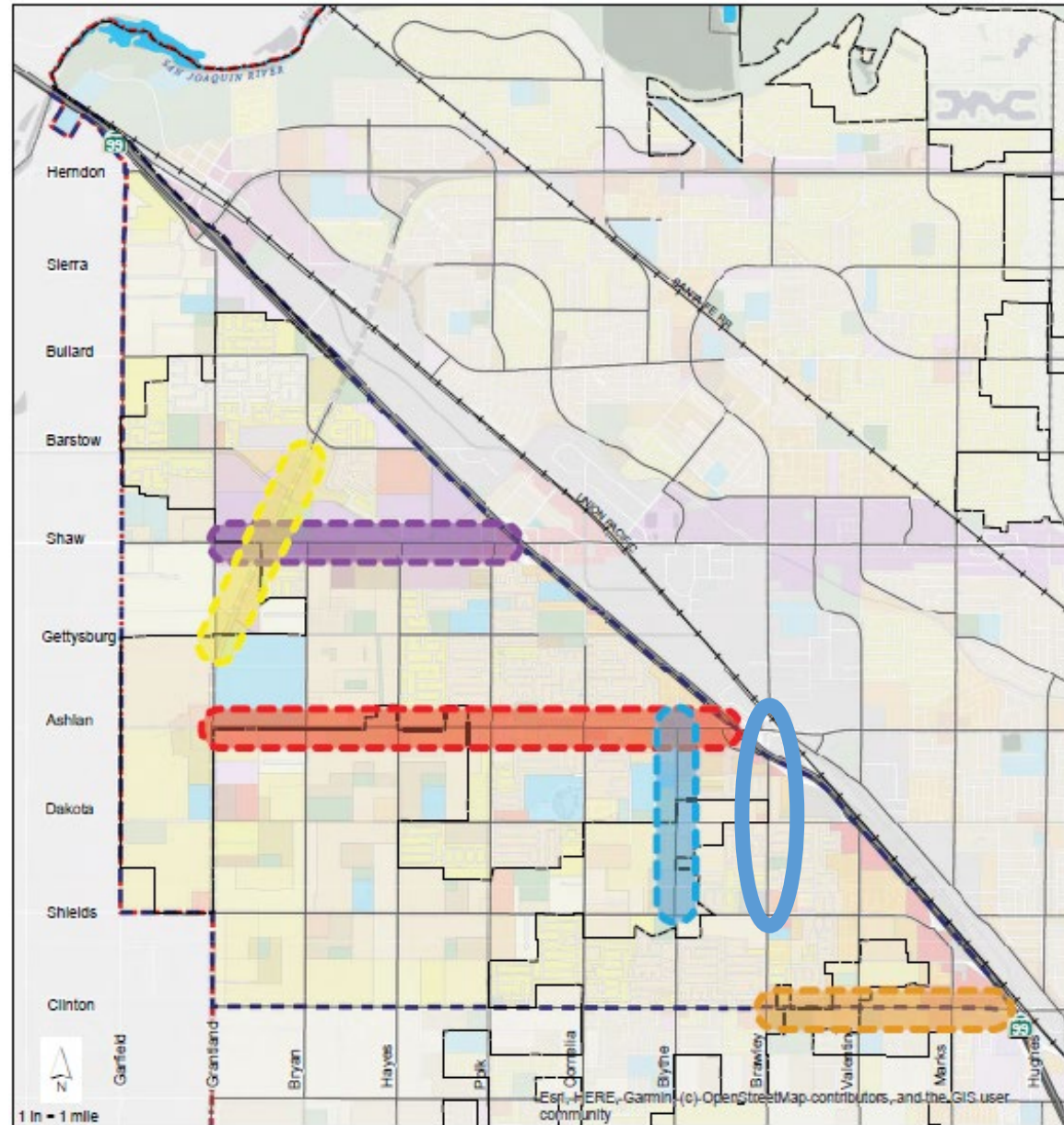
ID# 12-19 | Catalytic Corridors

- **Request by** community member
- **Request 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.



ID# 12-19 | Catalytic Corridors

- Ashlan Avenue
- Blythe Avenue
- Clinton Avenue
- Shaw Avenue
- Veterans Boulevard



ID# 24-10 | LUH 1.1

- **Request by** Steering Committee member
- **Request to** discuss LUH 1.1. The term "discourage premature development" is used in this proposed Policy and is a difficult one to define. Development within the SOI should not be discouraged.
- **Staff response:** This phrase is used to underscore the desire for sequential development from the existing City Limits out to the fringe rather than developing at the fringe first. Leapfrogged development even within the Sphere of Influence (SOI) will exacerbate existing infrastructure gaps.



ID# 24-10 | LUH 1.1

LUH 1.1 Continue to implement policies that encourage orderly development and discourage premature development of land near the planned urban fringe.



ID# 24-14 | LUH 2.2

- **Request by** Steering Committee member
- **Request to** discuss and define the specifics of an agricultural buffer setback from the Sphere of Influence.
- **Staff response:** The policy refers to uses that are not agricultural nor recreational (i.e. a trail or park), so could be inclusive of residential, commercial, or employment uses. This Policy is to encourage a setback and Staff welcomes a discussion what an ideal setback might look like.



ID# 24-10 | LUH 2.2

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



Category 4: All Other Comments



Category 4: Consent

- 2-1 • 7-1 • 7-15 • 9-1 • 15-1 • 24-1 • 24-15 • 28-2
- 4-2 • 7-5 • 7-16 • 9-4 • 15-2 • 24-2 • 24-16 • 28-3
- 4-3 • 7-9 • 7-18 • 9-5 • 15-3 • 24-3 • 24-18 • 28-4
- 4-4 • 7-10 • 7-21 • 11-1 • 15-4 • 24-5 • 25-1
- 4-5 • 7-11 • 7-22 • 11-11 • 17-2 • 24-8 • 26-1
- 4-6 • 7-12 • 7-23 • 12-1 • 17-4 • 24-9 • 26-4
- 4-7 • 7-13 • 7-24 • 12-6 • 17-5 • 24-12 • 26-5
- 5-1 • 7-14 • 7-25 • 12-16 • 21-3 • 24-13 • 26-6



Category 4: For Discussion

- n/a



Category 3: Land Use Map



Category 3: Land Use Map

- The Committee should consider...
 - Alignment with the Plan's Guiding Principles and Core Values
 - Access to/provision of housing, commercial, and public amenities
 - Facilitation of Complete Neighborhoods
- Staff will conduct further analysis following the meeting and may provide recommendations.



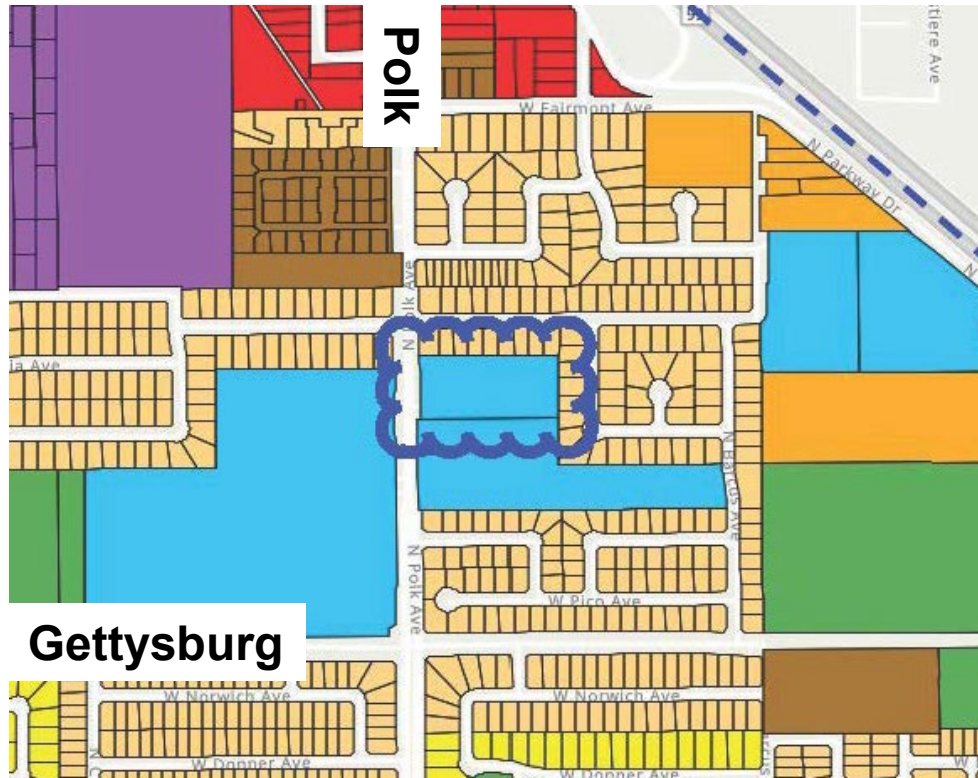
ID# 3-1 | APN 510-030-23

- **Request by** land owner: Highway City Community Development
- **Request to** redesignate from Public Facility with an underlying zoning of Medium Density Residential to NMX - Neighborhood Mixed Use
- **Size** is 2.67 acres
- **General plan** designation is Medium Density Residential
- **Current use** is public facility

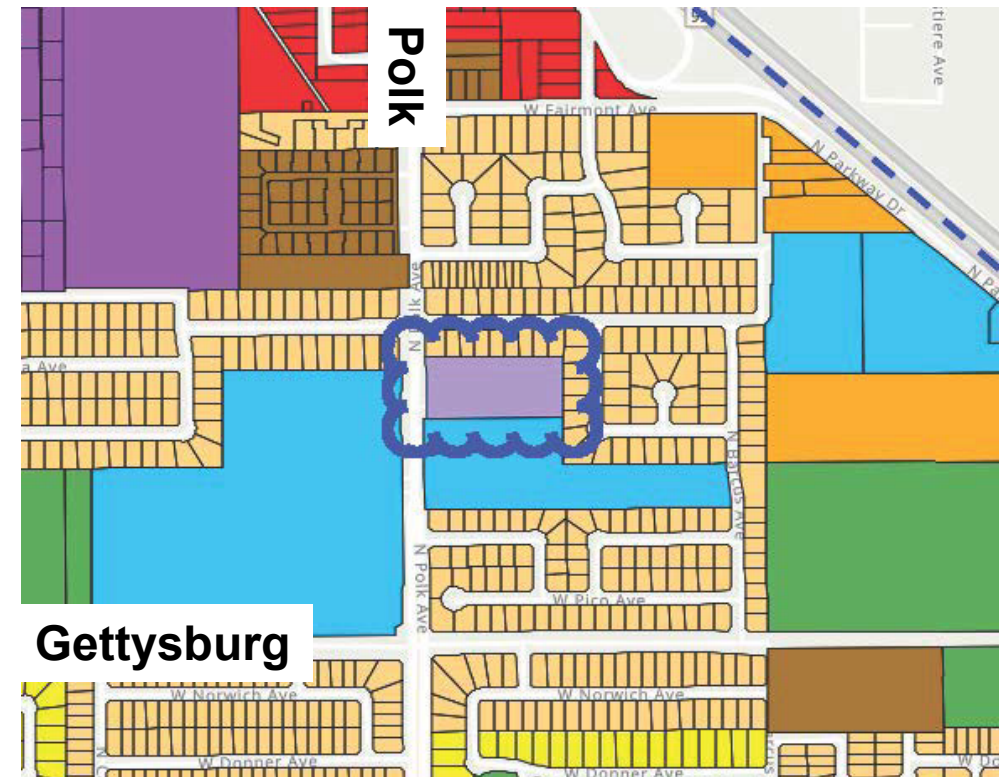


ID# 3-1 | APN 510-030-23

WANSP Designation Public Facility



Requested Designation Neighborhood Mixed-Use



ID# 4-1 | APN 505-070-44

- **Request by** land owner: Guillon-Brouhard Commercial Real Estate
- **Request to** change from Business Park to Residential Urban Neighborhood.
- **Size** is 19.37 acres
- **General plan** designation is Business Park
- **Current use** is vacant

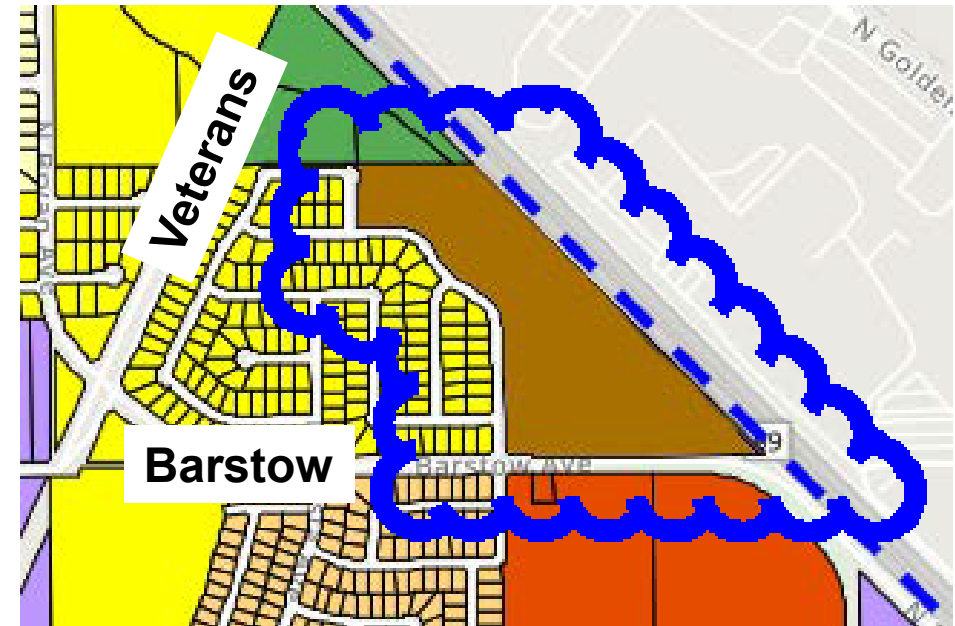


ID# 4-1 | APN 505-070-44

WANSP Designation Business Park



Requested Designation
Residential Urban Neighborhood



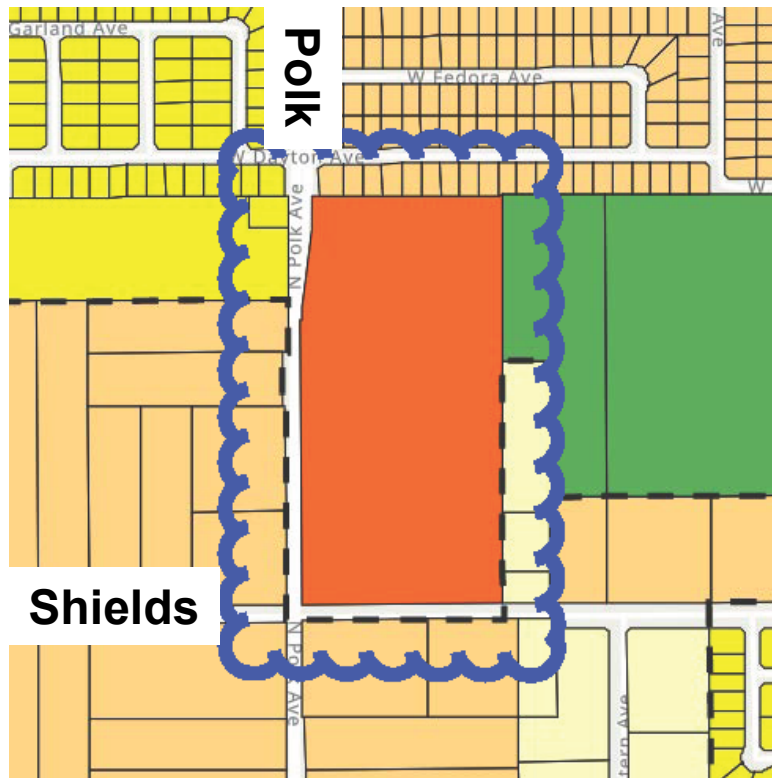
ID# 6-1 | APN 511-022-01

- **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

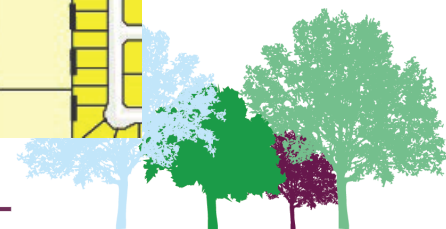
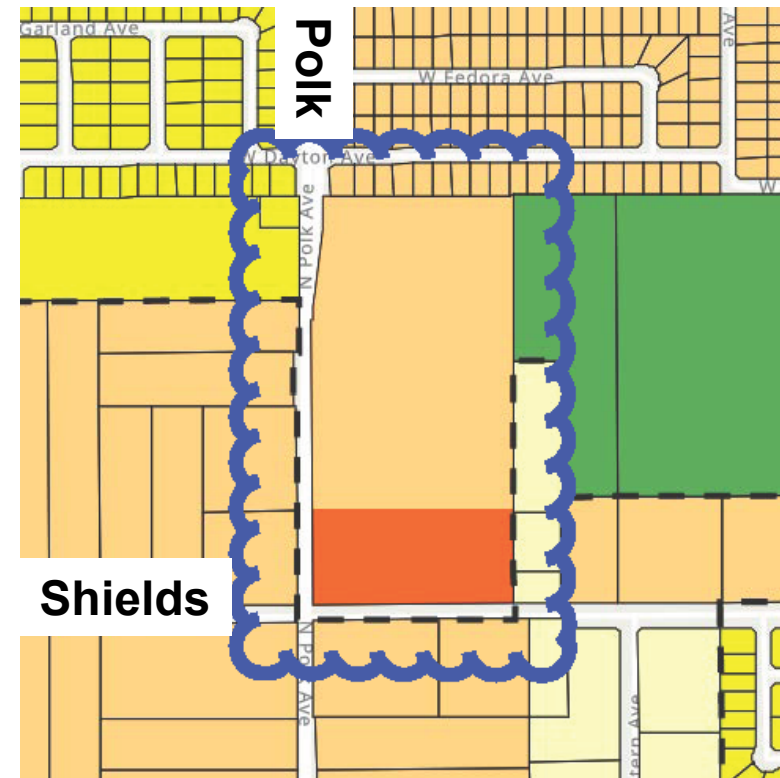


ID# 6-1 | APN 511-022-01

WANSP Designation
Community Commercial



Requested Designation
Community Commercial + 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

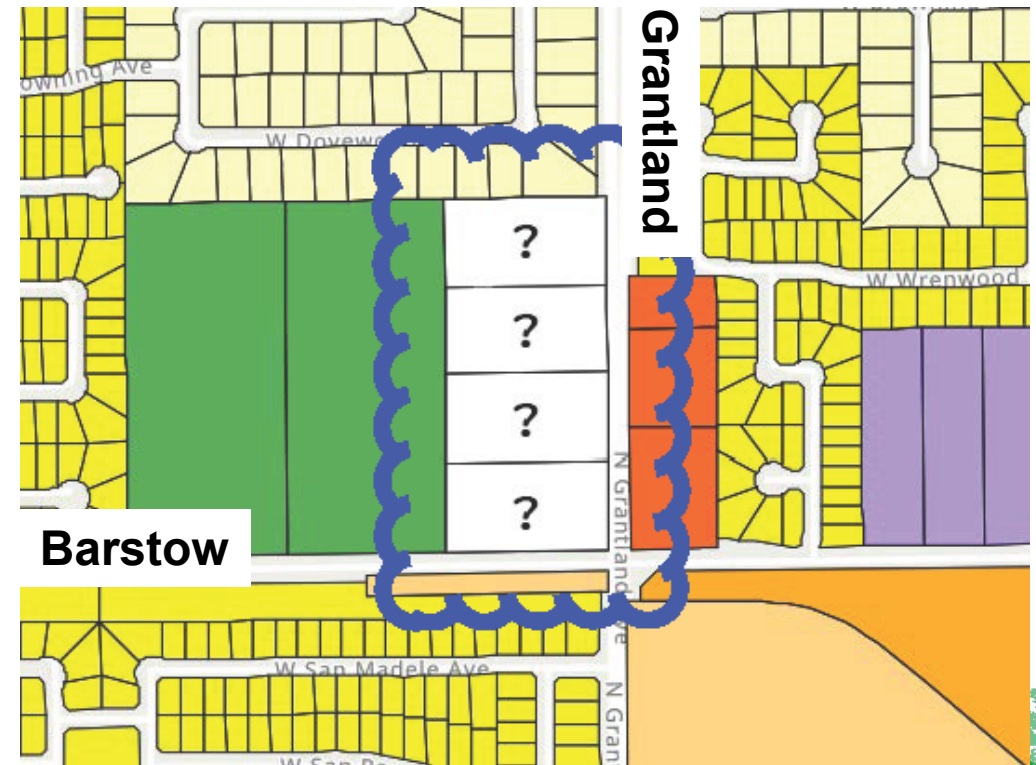


ID# 8-1 | APNs 505-040-33 +34, 50504017 +18

WANSP Designation
Neighborhood Mixed-Use



Requested Designation
Not Specified



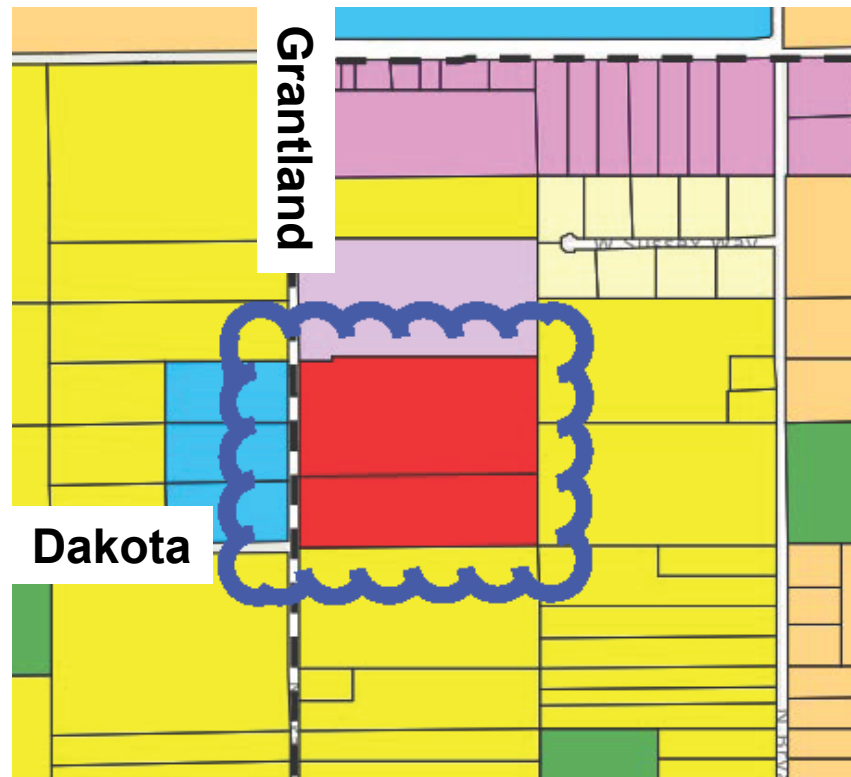
ID# 11-13 | APNs 512-050-55 & 512-050-59

- **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

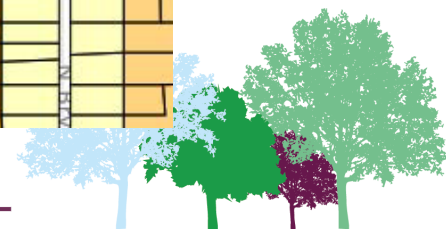
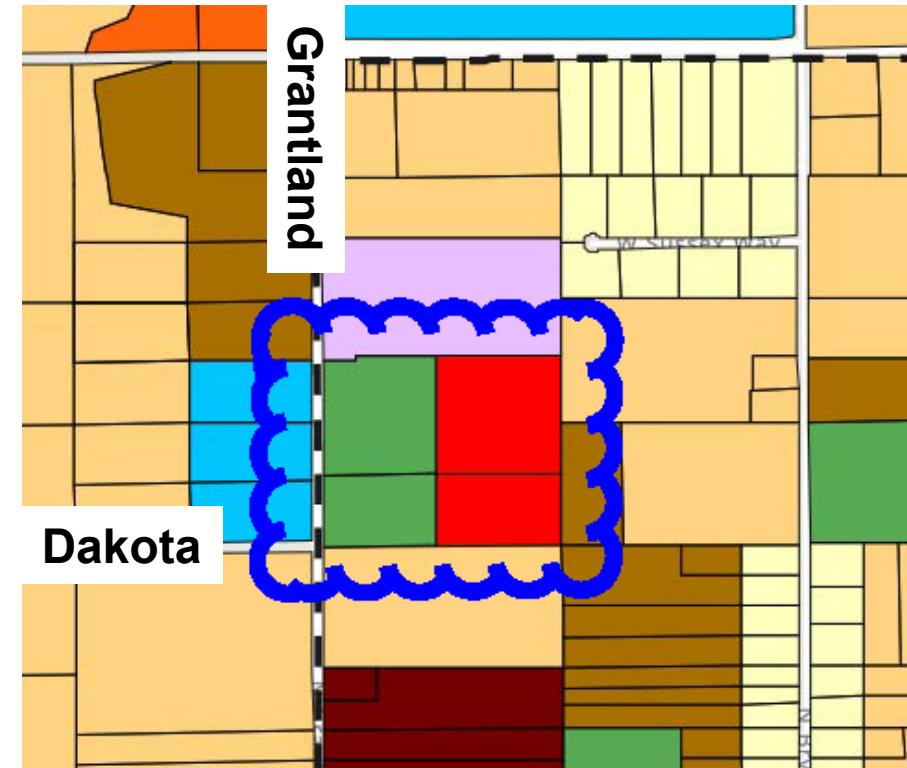


ID# 11-13 | APNs 512-050-55 & 512-050-59

WANSP Designation Commercial General



Requested Designation Community Park + Commercial General



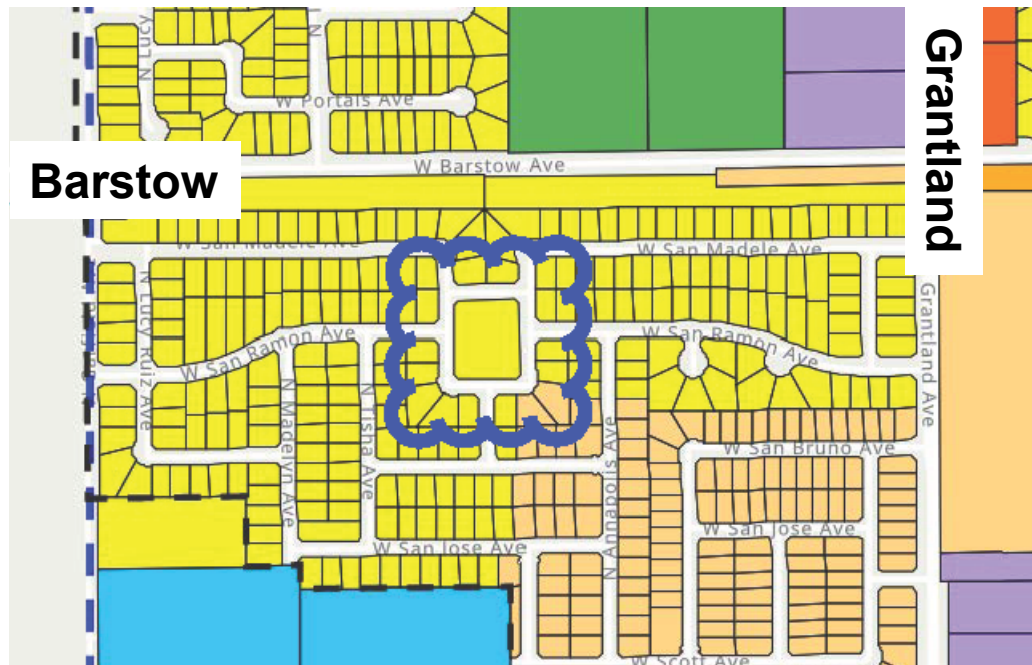
ID# 12-22 | CFD Parks

- **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

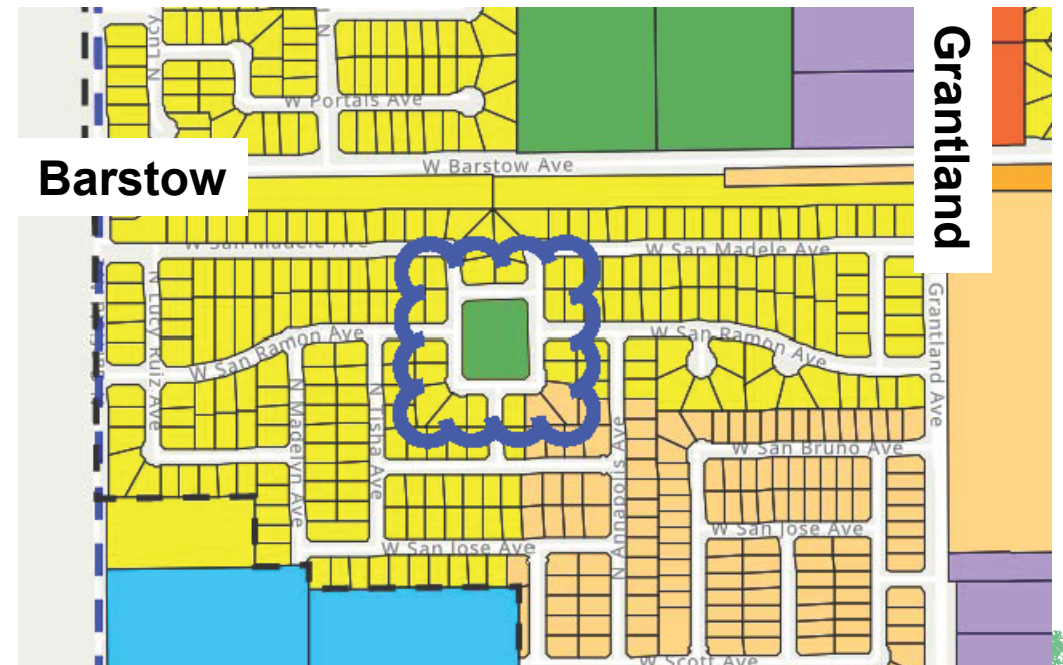


ID# 12-22 | CFD Parks

Example - WANSP Designation



Example - Requested Designation



ID# 12-23 | Powerline Trail

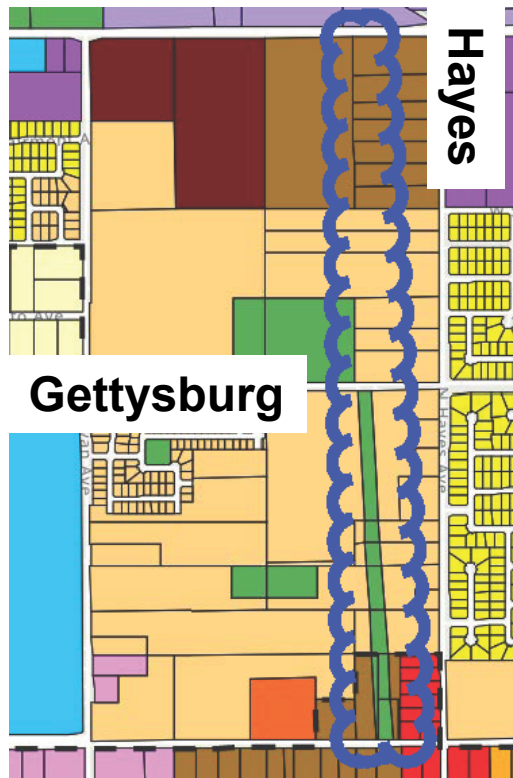
- **Request by** community member
- **Request to** extend the designation of Open Space and Class 1 Trail north from Gettysburg along the existing powerline alignment to Shaw Avenue.
- **Size** n/a
- **General plan** Neighborhood Park, Medium Density Residential, Residential Urban Neighborhood, High Density Residential
- **Current use** powerlines



ID# 12-23 | Powerline Trail

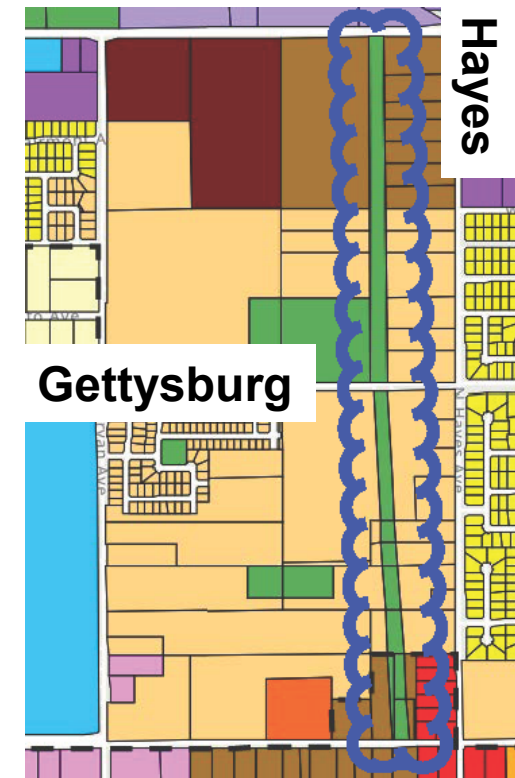
WANSP Designation

Medium Density Residential + Residential
Urban Neighborhood



Requested Designation

Open Space



ID# 13-1 | APNs 511-240-01, 511-240-35, 511-240-36, 511-240-38, 511-240-19, & 511-240-03

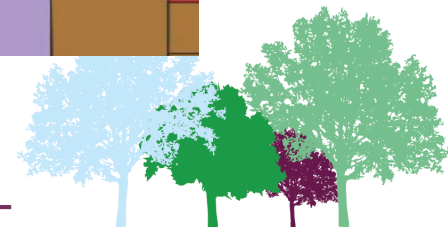
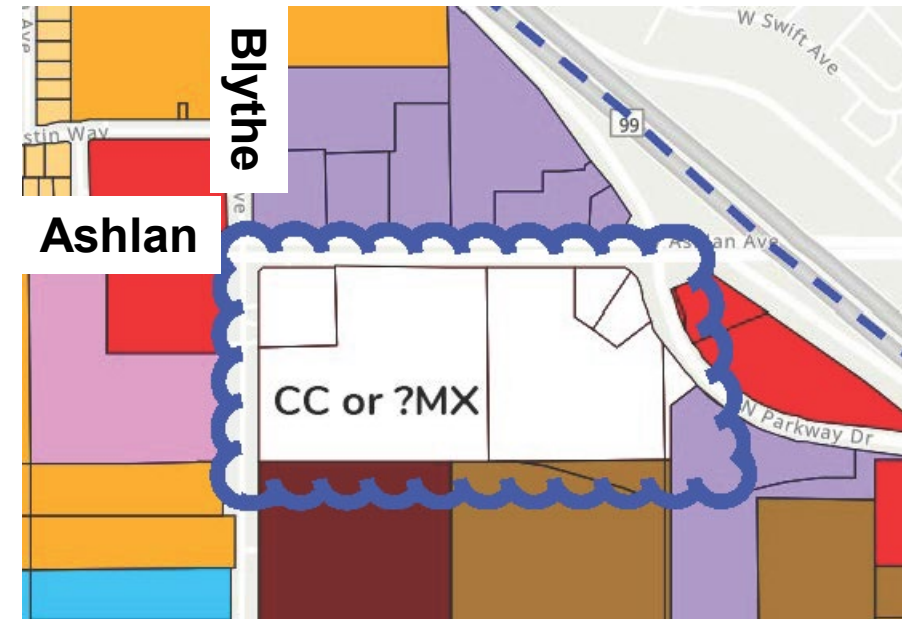
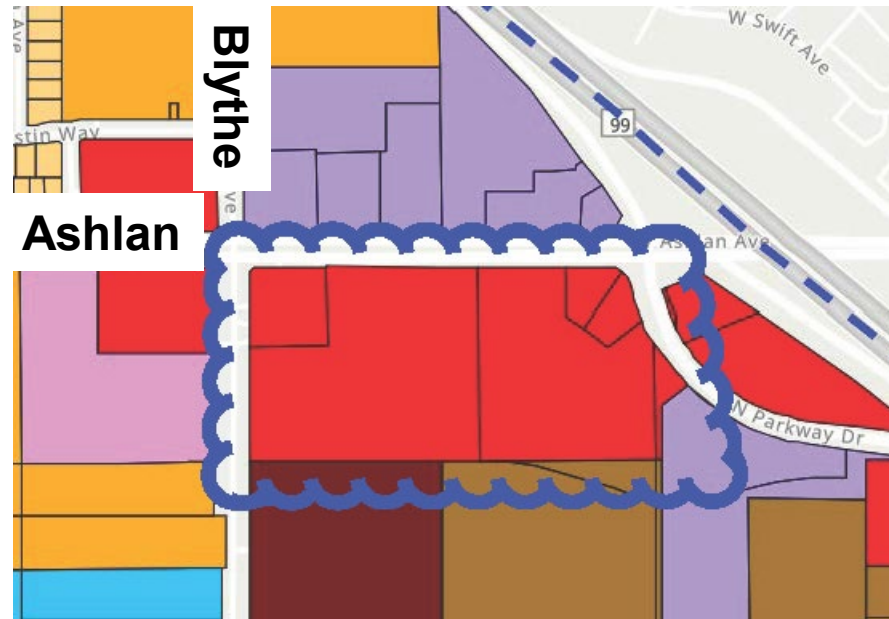
- **Request by** community member
- **Request to** redesignate from Commercial General to Community Commercial or a Mixed-Use Designation
- **Size** is 18.34 acres
- **General plan** designation is Community Commercial, Commercial General
- **Current use** is gas station, car wash, vacant



ID# 13-1 | APNs 511-240-01, 511-240-35, 511-240-36, 511-240-38, 511-240-19, & 511-240-03

WANSP Designation
Commercial General

Requested Designation
Community Commercial or Mixed-Use



ID# 14-1 | Shields/Dakota/Cornelia/Blythe

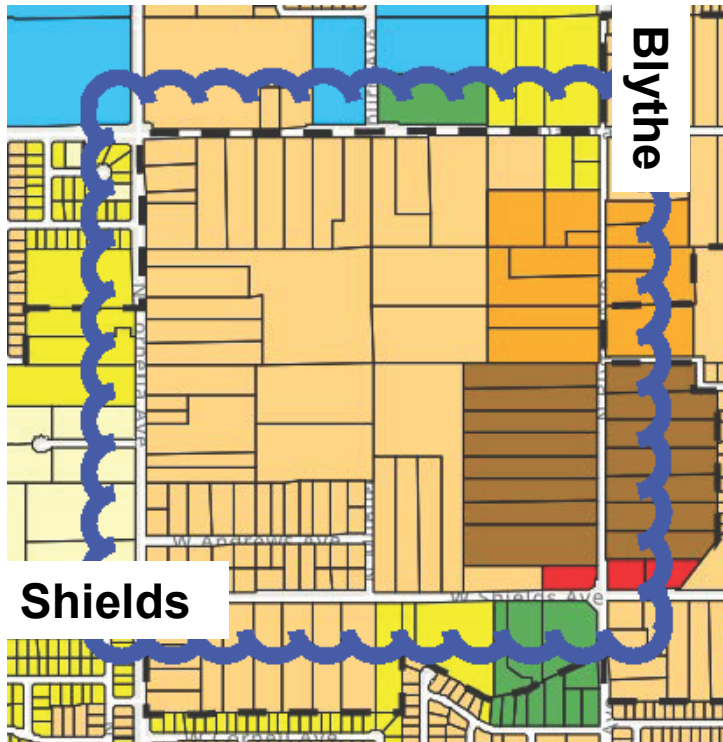
- **Request by** community member
- **Request to** maintain existing designations
- **Size** is ~162 acres
- **General plan** designations are Low Density Residential, Medium Low Density Residential, Medium Density Residential, and Medium High Density Residential
- **Current use** is primarily vacant, ag, rural residential



ID# 14-1 | Shields/Dakota/Cornelia/Blythe

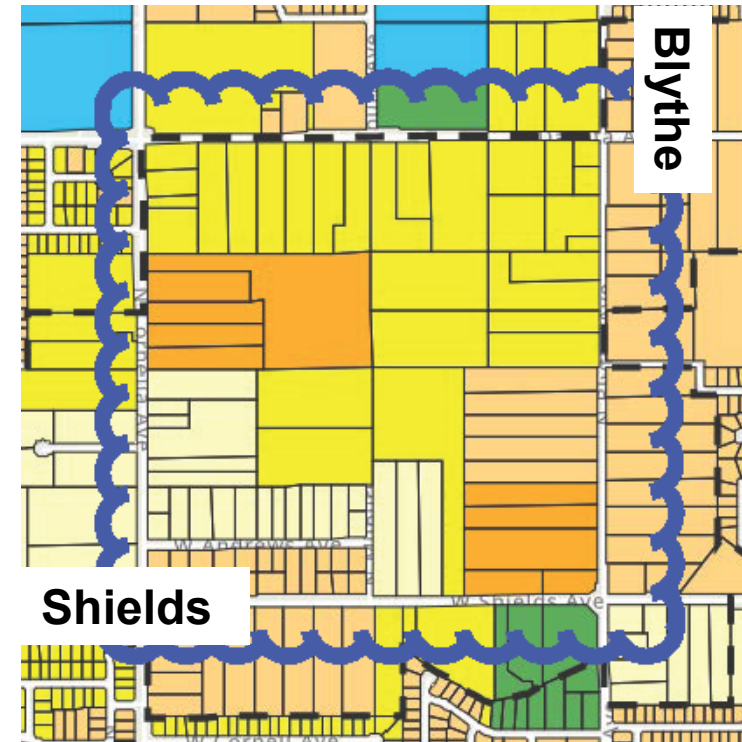
WANSP Designation

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



Requested Designation

Low Density, Medium Low Density, Medium
Density, and Medium High Density



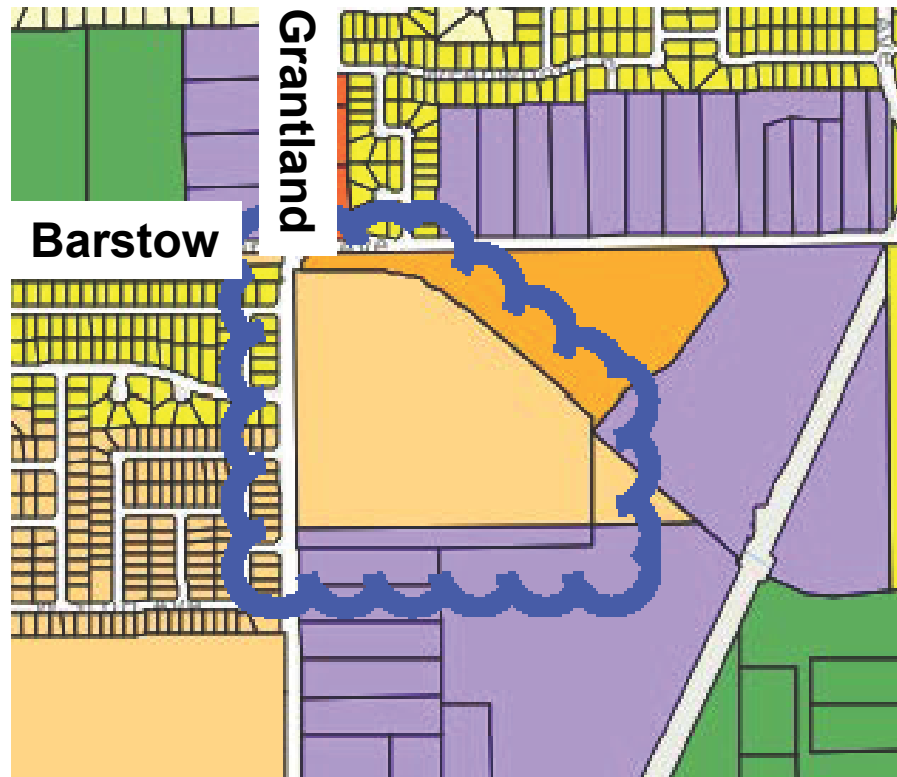
ID# 16-1 | APN 505-060-07

- **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

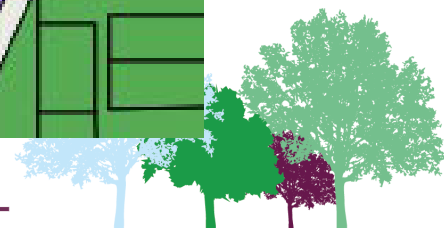


ID# 16-1 | APN 505-060-07

WANSP Designation Neighborhood Mixed-Use



Requested Designation Medium Density Residential



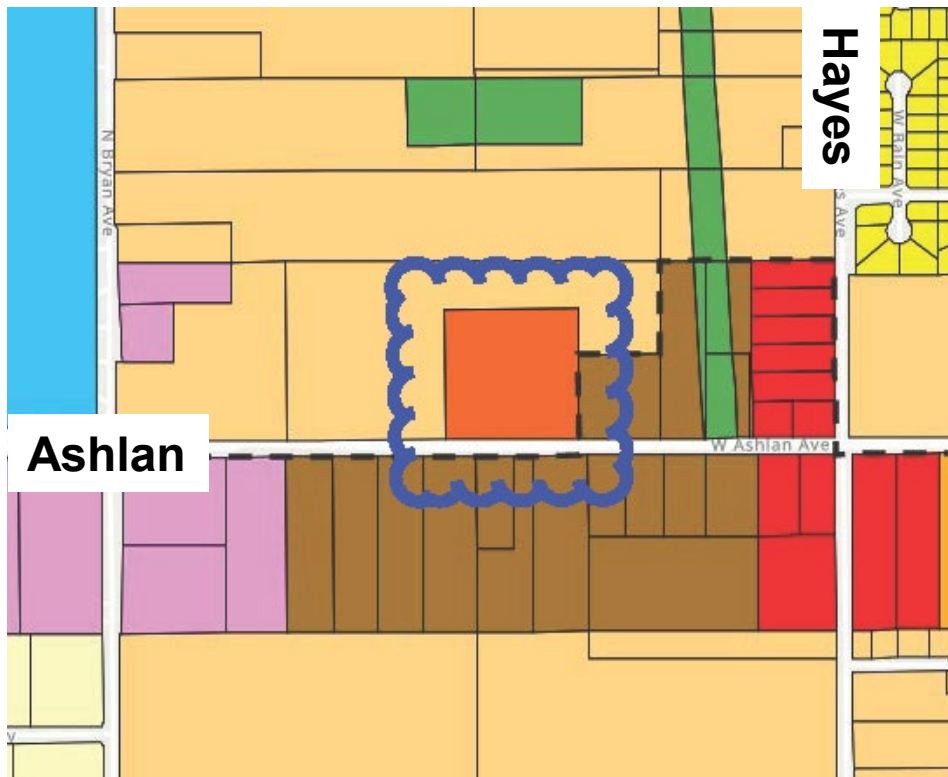
ID# 18-1 | APN 512-070-50

- **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

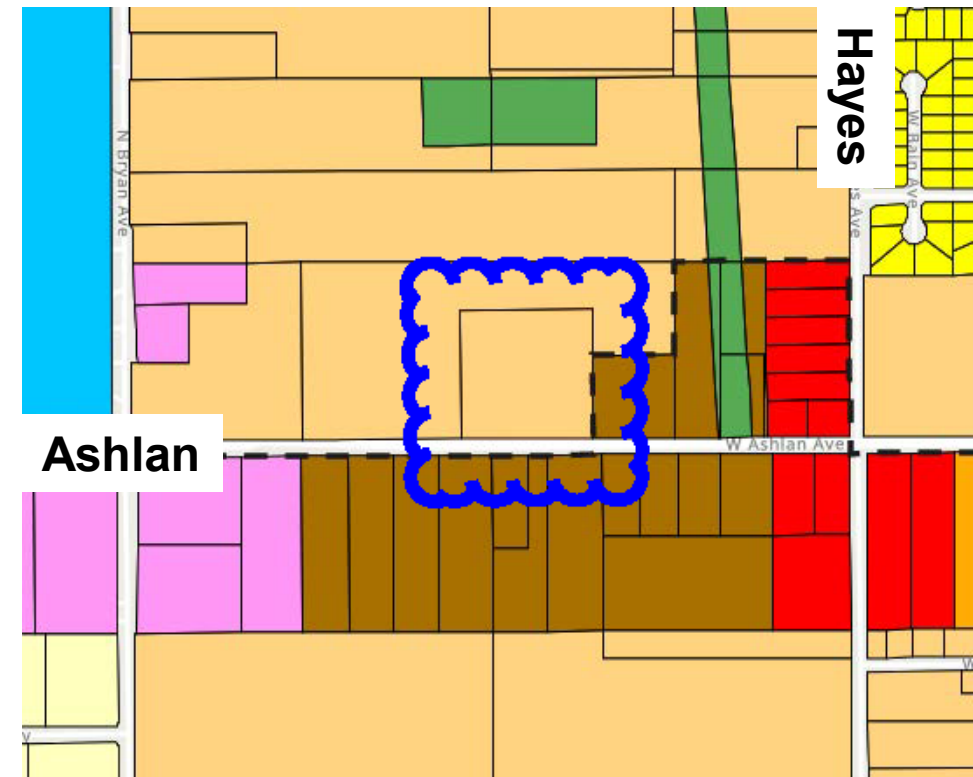


ID# 18-1 | APN 512-070-50

WANSP Designation Community Commercial



Requested Designation Medium Density Residential



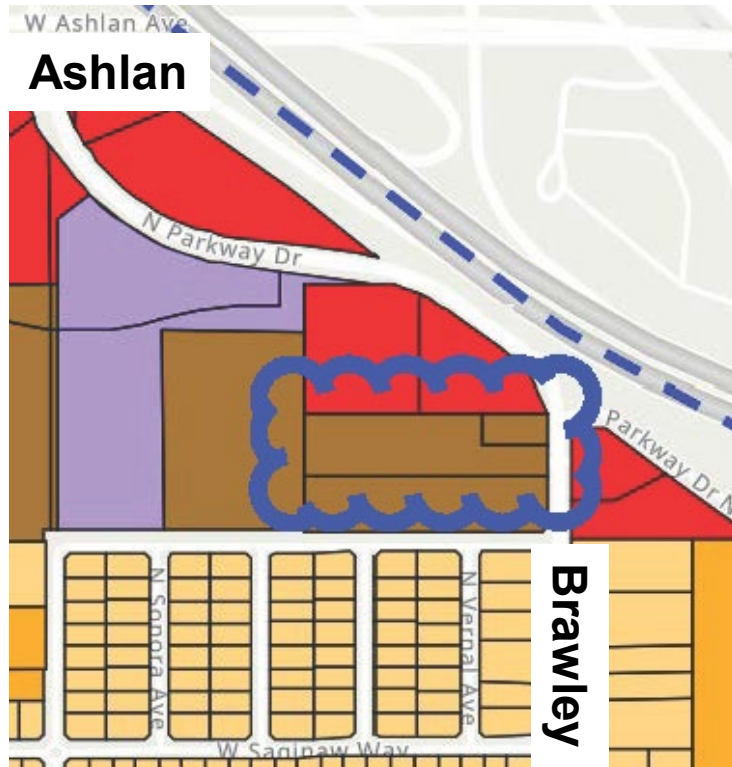
ID# 22-1 | APNs 511-240-15S & 511-240-16S

- **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

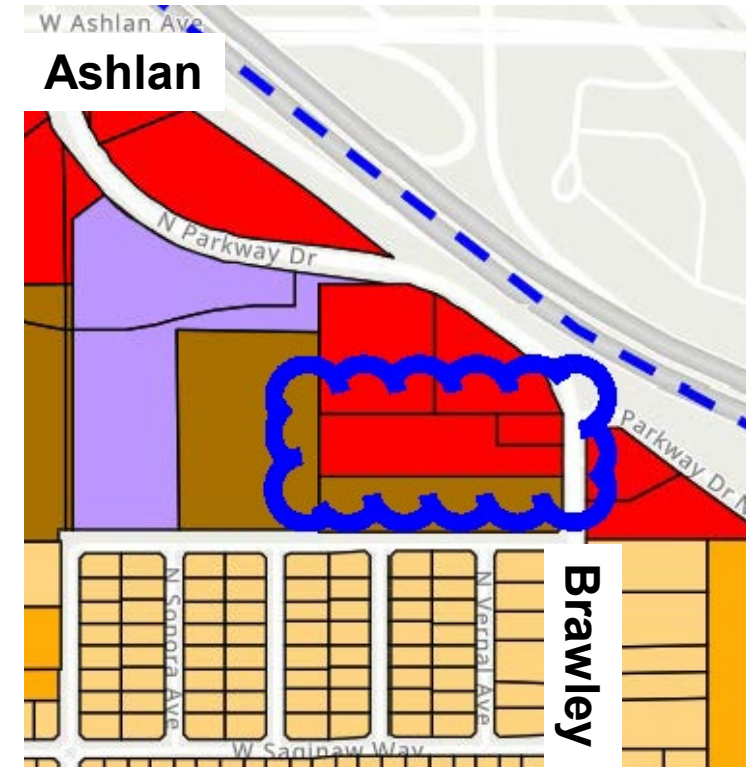


ID# 22-1 | APNs 511-240-15S & 511-240-16S

WANSP Designation
Residential Urban Neighborhood



Requested Designation
Commercial General



ID# 23-1 | Shields/Dakota/Grantland/Garfield

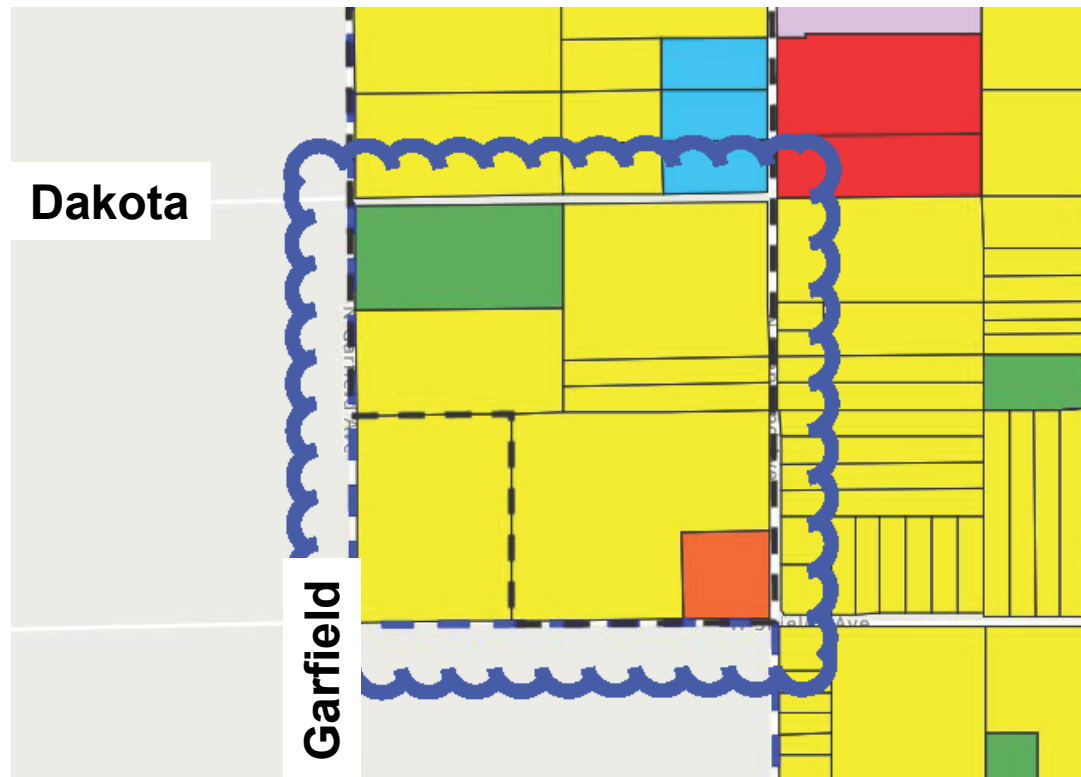
- **Request by** land owner representative: Assemi Group
- **Request to** redesignate from Medium Low Density Residential to Medium Density Residential
- **Size** is 126.95 acres
- **General plan** designation is Medium Density Residential
- **Current use** is agriculture



ID# 23-1 | Shields/Dakota/Grantland/Garfield

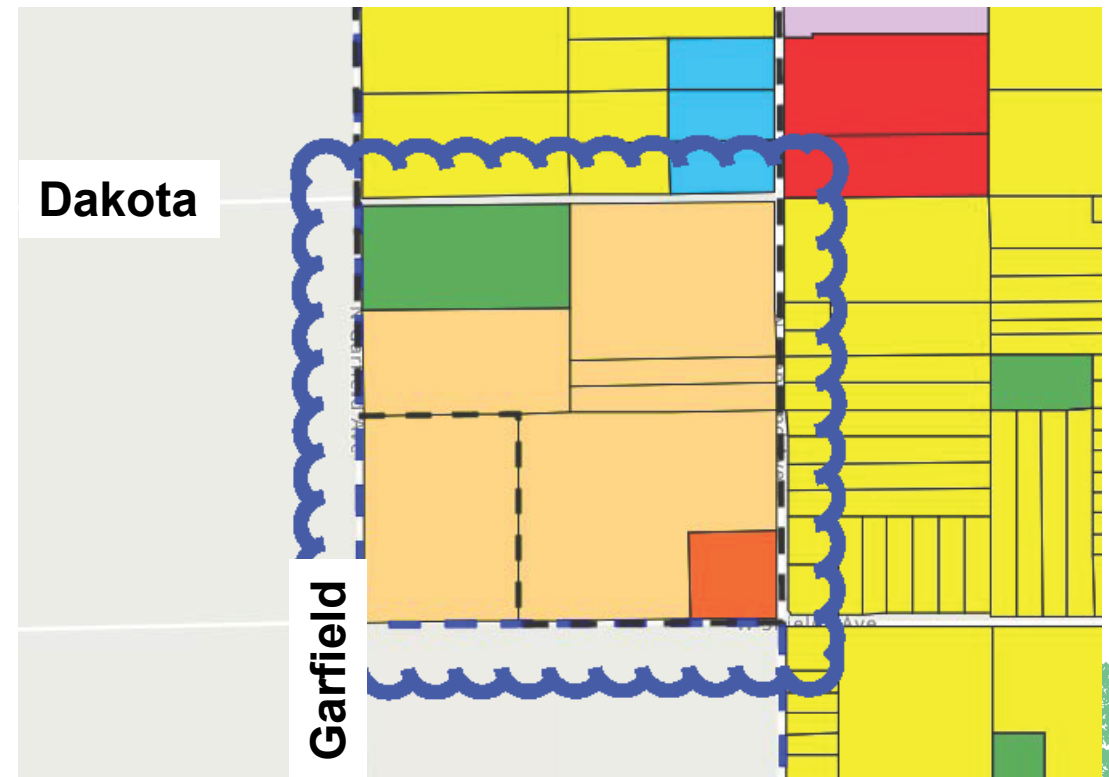
WANSP Designation

Medium Low Density Residential



Requested Designation

Medium Density Residential



ID# 27-1 | APN 433-090-24S

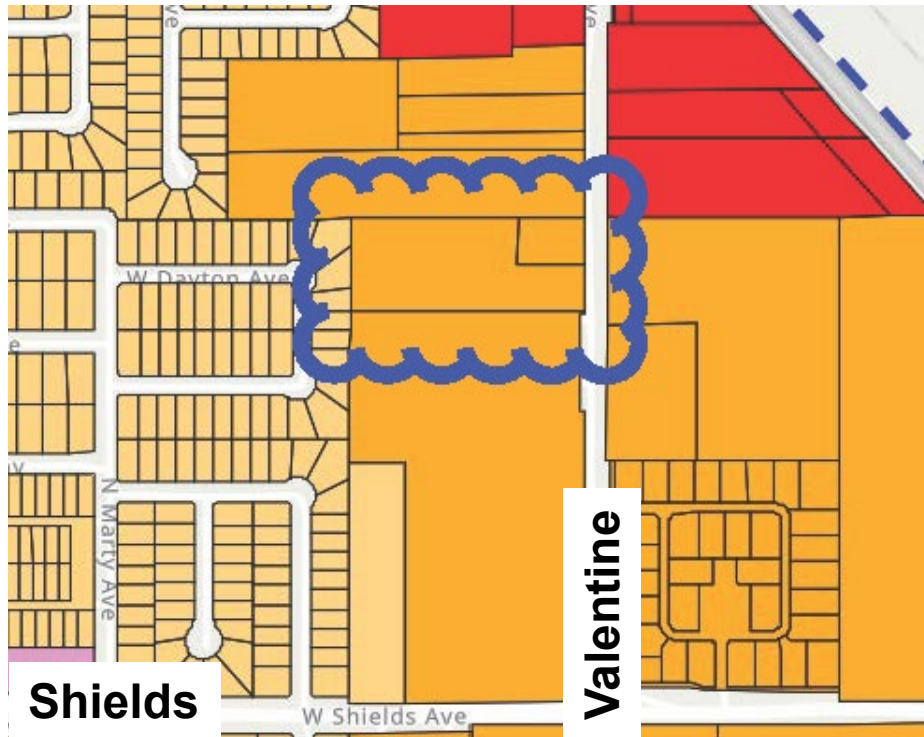
- **Request by** land owner
- **Request to** redesignate from Medium High Density Residential to High Density Residential
- **Size** is 3.06 acres
- **General plan** designation is Medium High Density Residential
- **Current use** is vacant



ID# 27-1 | APN 433-090-24S

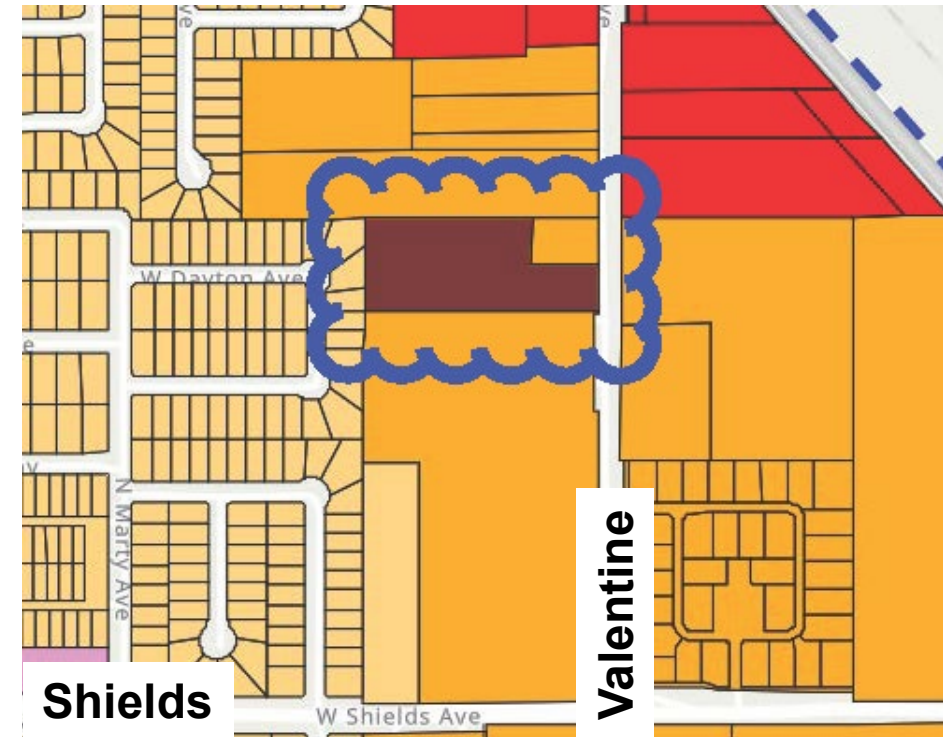
WANSP Designation

Medium High Density Residential



Requested Designation

High Density Residential



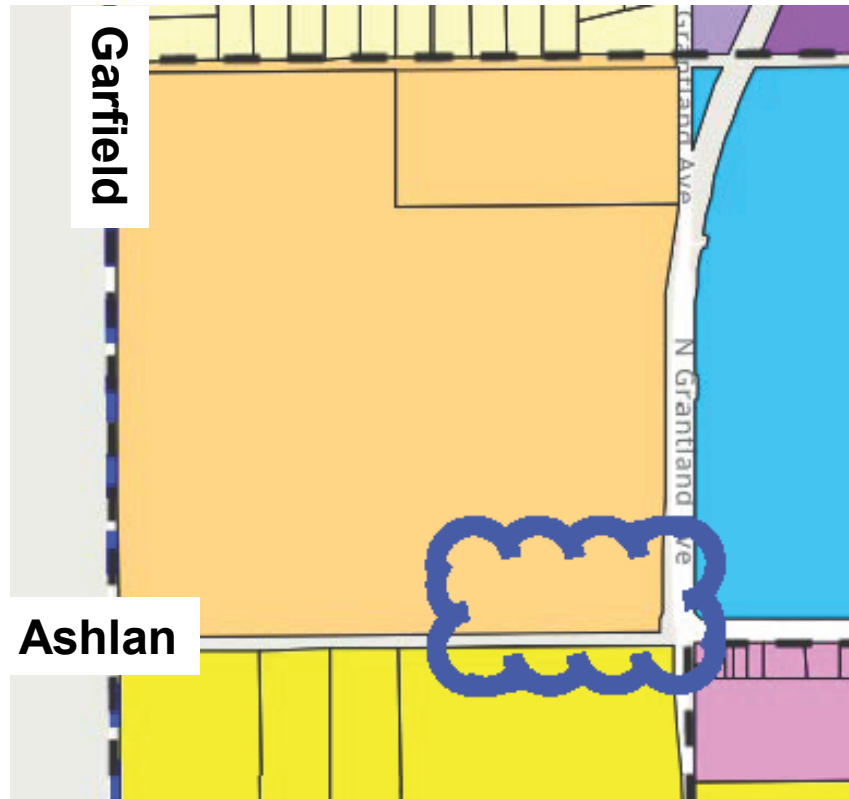
ID# 29-7 | APN 512-021-26

- **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

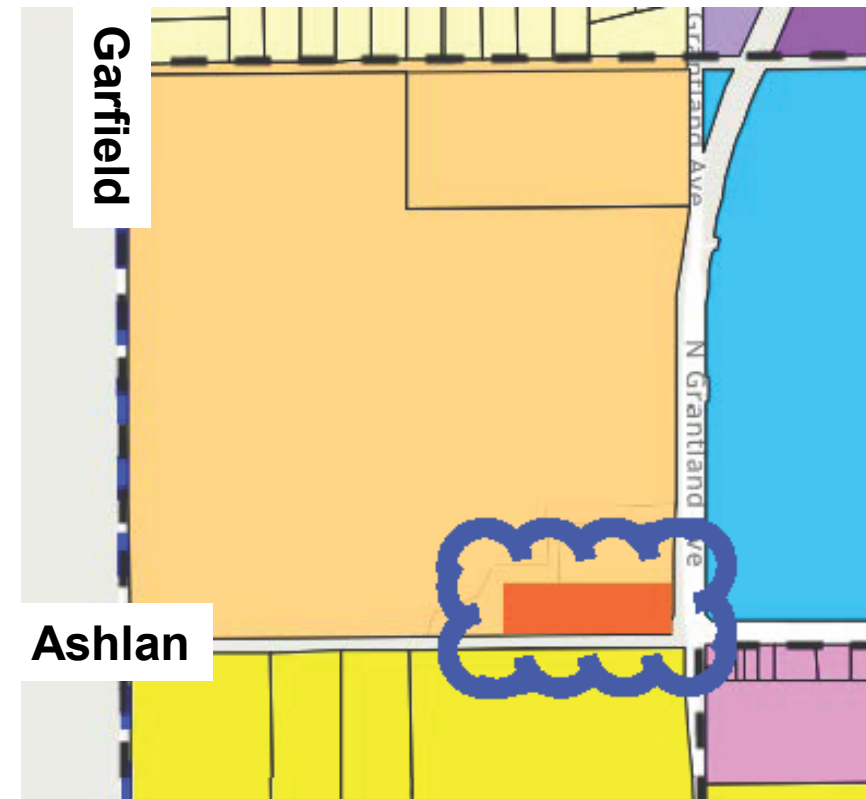


ID# 29-7 | APN 512-021-26

WANSP Designation Medium Density Residential



Requested Designation Community Commercial



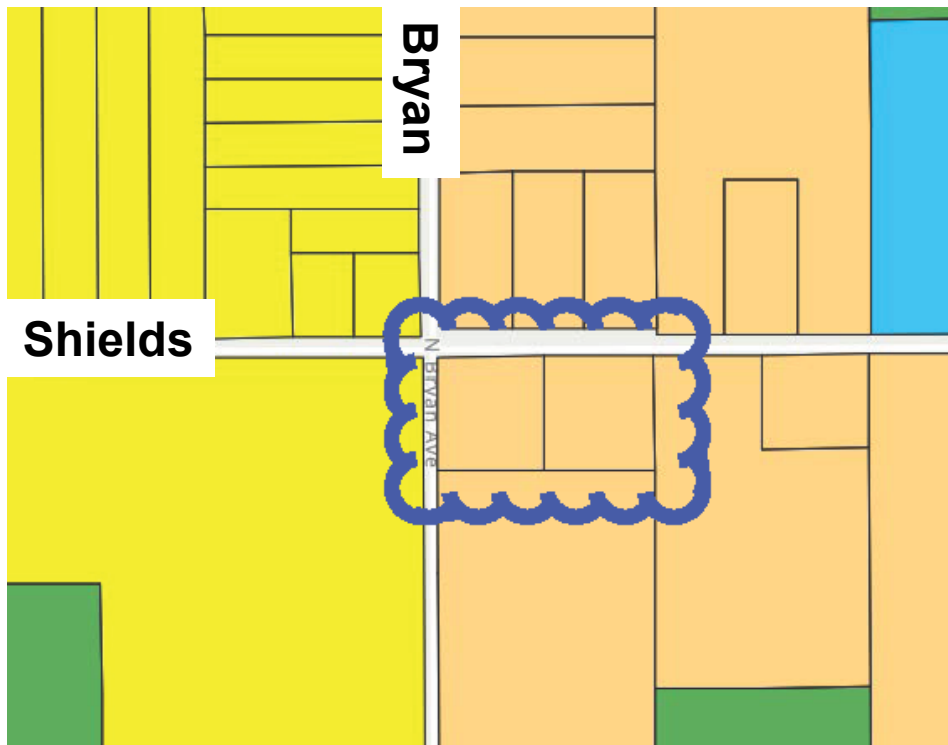
ID# 29-8 | APNs 312-052-14, 312-052-48

- **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

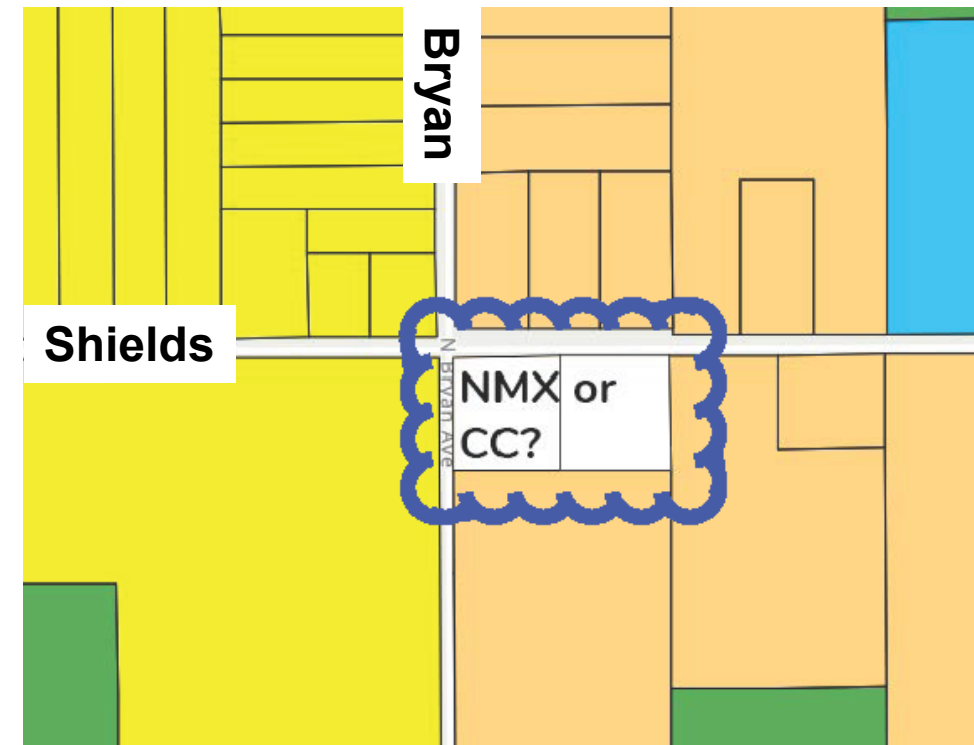


ID# 29-8 | APNs 312-052-14, 312-052-48

WANSP Designation
Medium Density Residential



Requested Designation
Neighborhood Mixed-Use or
Community Commercial



ID# 29-9 | Ashlan/Hayes

- **Request by Staff**
- **Request to** redesignate between Commercial General and Medium Density Residential
- **Size** is 12.96 / 17.23 acres
- **General plan** designation is Medium Density Residential and Low Density Residential
- **Current use** is rural residential / vacant



ID# 29-9 | Ashlan/Hayes

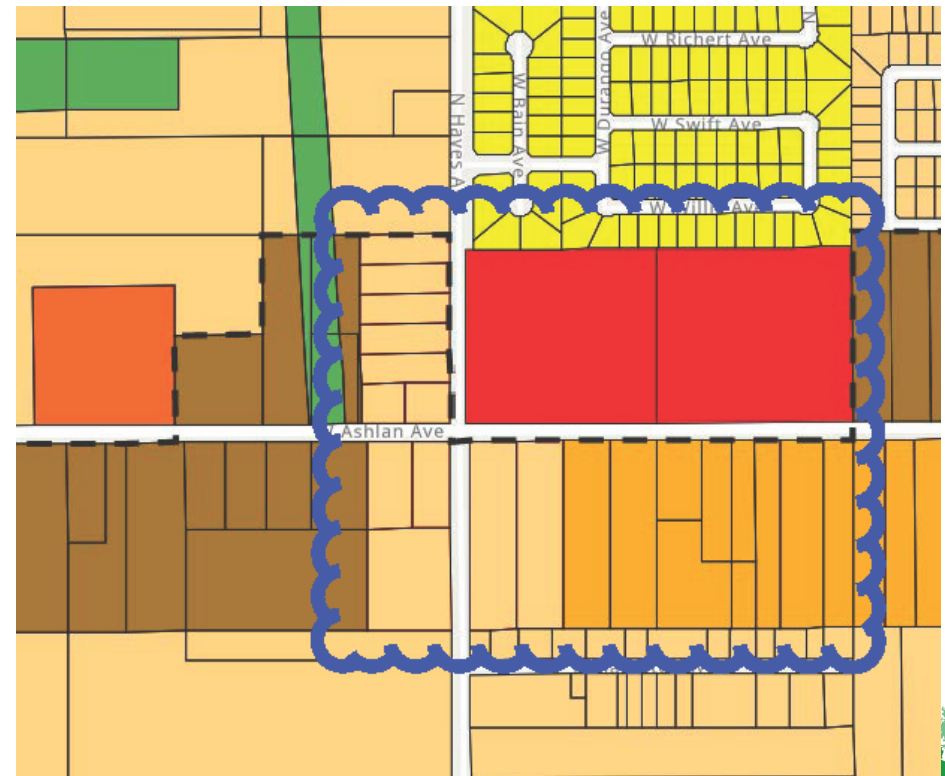
WANSP Designation

Commercial General / Medium Density
Residential



Requested Designation

Commercial General / Medium Density
Residential

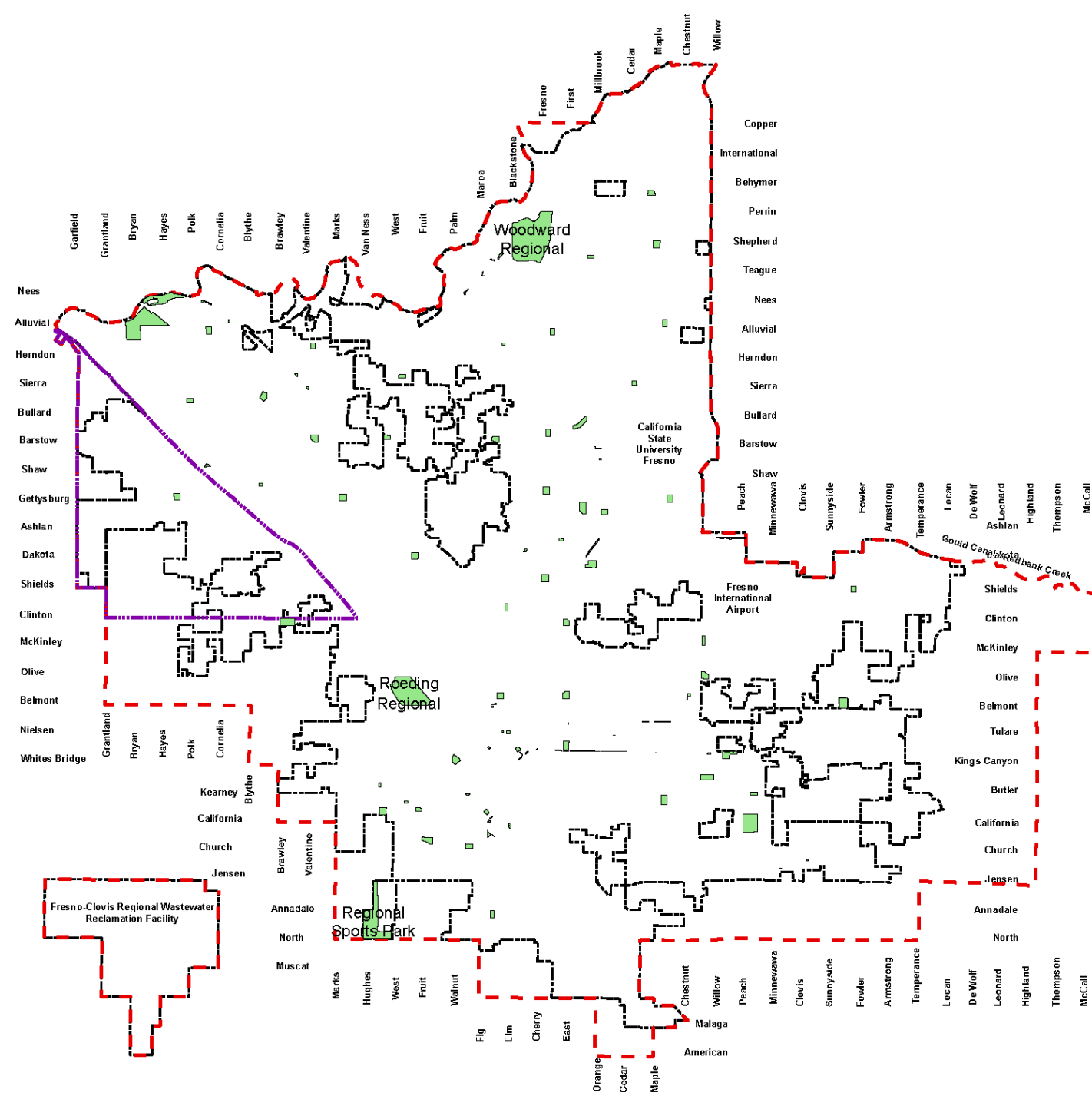


ID# 11-12 & 19-1 | Park Space

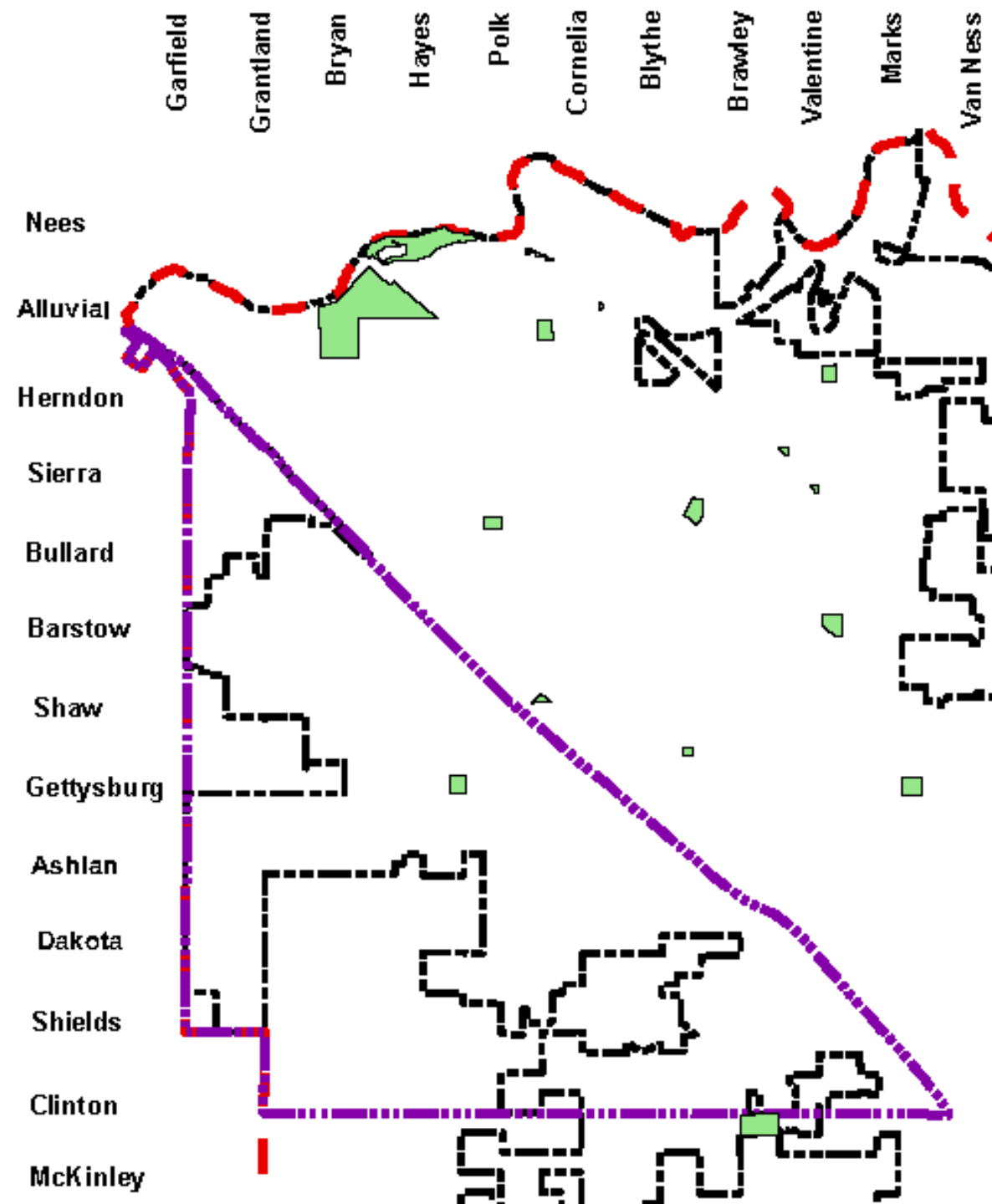
- **Request by** Steering Committee members
- **Request to** add park space in the southern portion of the Plan Area; add Option B as park space to the Land Use Map



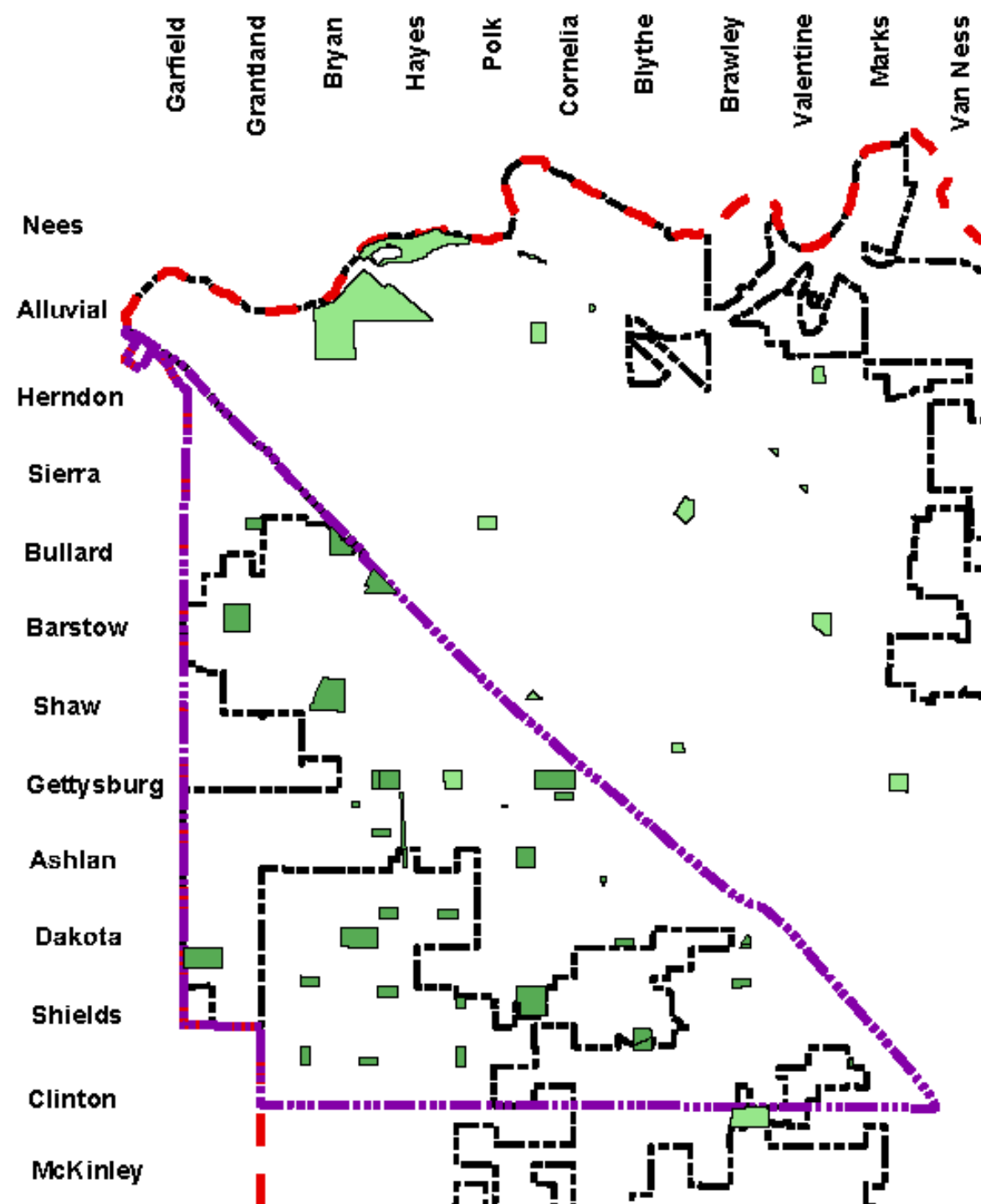
Citywide Existing Parks



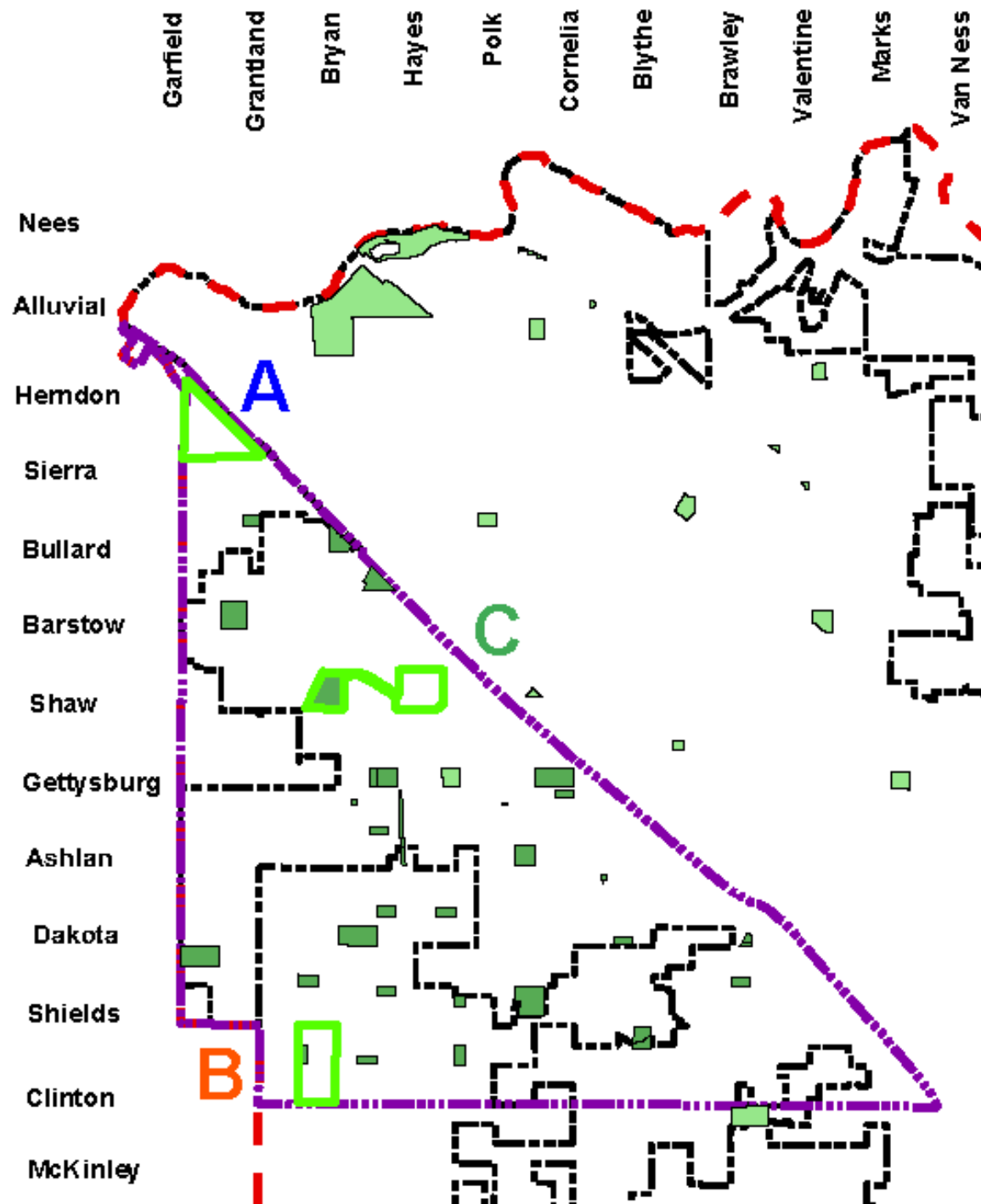
West Area Existing Parks



West Area Existing & Planned Parks



Existing & Planned Parks & Regional Park Options



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

Regional Park Options Criteria Scoring

Principle/Criteria	Option A	Option B	Option C
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 vehicles, consistent with the City of Fresno's Parks Master Plan.	1	2	2
Provide for the location of a flagship 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.	2	2	2
Park Size Criteria 1: Provide a Regional Park that is 40 acres minimum.	1	1	2



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

Regional Park Options Criteria Scoring

Principle/Criteria	Option A	Option B	Option C
Available Land Criteria 1: Provide a Regional Park in an area that is currently available for development.	2	2	1
Population Center Criteria 1: Provide a Regional Park in a location that would be within ½-mile of the highest number of residents within the Plan Area.	1	1	2
Recreational Amenities Criteria 1: Provide a Regional Park that can accommodate the majority of the following recreation activities: baseball, basketball, fishing (fresh water), softball, swimming, volleyball, and walking for exercise.	2	2	2
Community Feedback Criteria 1: Provide a Regional Park in a location that is not within a ¼-mile of an existing or future park.	2	2	1



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

Regional Park Options Criteria Scoring

Principle/Criteria	Option A	Option B	Option C
Community Feedback Criteria 2: Provide a Regional Park in a location that is within a ½-mile of any of the desired park locations established during the Stakeholder Workshop or Council District Community Workshops.	0	1	0
Park Accessibility Criteria 1: Provide a Regional Park in a location that is within ½-mile of an existing Fresno Area Express bus stop.	0	0	2
Park Accessibility Criteria 2: Provide a Regional Park in a location that currently has adequate bicycle, pedestrian, and roadway facilities in the immediate area.	1	1	2
Environmental Justice Criteria 1: Provide a Regional Park in a Census Tract that has a CalEnviroScreen 3.0 Percentile at or above 90%.	0	0	0



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

Regional Park Options Criteria Scoring

Principle/Criteria	Option A	Option B	Option C
Environmental Justice Criteria 2: Provide a Regional Park in a Census Tract that has a CalEnviroScreen 3.0 Pollution Burden Percentile at or above 70%.	2	0	2
Environmental Justice Criteria 3: Provide a Regional Park in a Census Tract that has a CalEnviroScreen 3.0 Population Characteristics Percentile at or above 70%.	0	0	0
Total	14	14	18



4. Steering Committee Announcements



5. Unscheduled Communications



6. Adjourn



Contact

Plan webpage:

www.fresno.gov/westareaplan

Project liaison:

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(559) 621-8515

City of Fresno:

Long-Range Planning

2600 Fresno Street, Room 3065

Fresno, CA 93721



For Reference: Land Use Designations



Residential

Residential land use designations permit a diversity of housing types from rural residential to urban neighborhoods.





High Density

This land use is intended to accommodate attached homes and apartment buildings, and it will be supported by walkable access to frequent transit, retail and services, and community facilities such as parks and schools.



Urban Neighborhood

This land use will accommodate single-family homes such as townhouses and many multi-family dwelling units.



Medium High Density

This designation can accommodate single-family homes, but generally allows for compact single-family homes, apartment houses, townhouses, and multi-family buildings.



Medium Density

This designation can accommodate a range of residential housing types, including detached single-family homes, apartment homes, and townhomes.



Medium Low Density

This designation usually only includes detached single-family structures.



Low Density

This designation generally allows for a large residential structure built on a large tract of land. Many homes in this land use classification are described as rural residential.

Mixed Use

Mixed use designations are designed to provide lively, diverse, and attractive multimodal corridors that support a mix of pedestrian-oriented retail, office, and residential uses.





Neighborhood Mixed Use

This designation provides for mixed-use residential uses that include small-scale, pedestrian-oriented commercial development, such as a boutique or professional office in a two- or three-story building.



Corridor/Center Mixed Use

This designation is intended for mixed-use developments up to five- or six-stories, location along key circulation corridors in the city. Ground-floor retail and upper-floor residential or offices are primary uses.



Regional Mixed Use

This designation is intended to accommodate mixed-use development in urban-scale buildings and retail establishments that serve residents and businesses of the region at large.

Commercial

Commercial land use designations allow a wide range of retail and service establishments intended to serve local and regional needs.





Commercial Main Street

This land use encourages a traditional Main Street character with active storefronts, outdoor seating, and pedestrian-oriented design. One- to two-story buildings intend to preserve fine-grain character in lower density neighborhoods.



Community Commercial

This designation is intended for commercial development that primarily serves local needs such as convenience stores, day care centers, and professional offices.



General Commercial

This land use accommodates a wide range of commercial uses, from movie theaters to building materials stores.



Highway and Auto

This designation is for limited areas near SR 99 to accommodate uses that are supported by freeway access, but do not generate a large volume of traffic. Hotels, restaurants, and auto malls are typical uses.



Commercial Recreation

Commercial Recreation provides for private commercial recreation uses. Typical uses include bowling alleys, video arcade centers, driving ranges, water parks, and family entertainment centers.



Regional Commercial

This designation allows for local and regional retail uses such as large-scale retail stores, professional offices, civic and entertainment uses, hotels and gas stations, along with some residential uses.

Employment

Employment uses are designated for industrial, office, research and development, and flexible commercial uses to provide a range of employment options for the current and future population of the city and the region.





Office

This designation is intended to provide sites for administrative, financial, business, professional, and medical offices. Some public and commercial uses are also permitted, including schools, day cares, religious facilities, restaurants, banks and credit unions, and grocery markets.



Business Park

This designation is designed to provide for large offices or multi-tenant buildings.



Regional Business Park

This designation is intended for large or campus-like office and technology development that includes office, research and development, manufacturing, and other large-scale professional uses.



Light Industrial

This designation is intended to provide for a range of uses including limited manufacturing and processing, research and development, fabrication, utility equipment and service yards, wholesaling, warehousing, and distribution activities.



Heavy Industrial

This designation accommodates the broadest range of industrial uses including manufacturing, assembly, wholesaling, distribution, and storage activities that are essential to the development of a balanced economic base.

Public and Semi-Public

Provide areas for a wide range of public facilities, including parks and open space, educational facilities, cultural and institutional uses, health services, municipal offices, general government operations, utility and public service needs, and other public or quasi-public facilities.





Open Space

This designation applies to pocket parks, neighborhood parks, community parks, regional parks, open space and conservation areas.

The background image shows Fire Station 16, a single-story building with a tan stucco exterior and a red-tiled roof. A large American flag flies on a tall pole to the left of the building. In the foreground, a large, low-profile sign reads "FIRE STATION 16" in large, bold, gold letters, with "2510 N FOLK AVE" in smaller gold letters below it. The scene is set against a blue sky with scattered white clouds. A large, semi-transparent white circle with a thin black outline is positioned on the right side of the image, containing the text for the "Public Facilities" section.

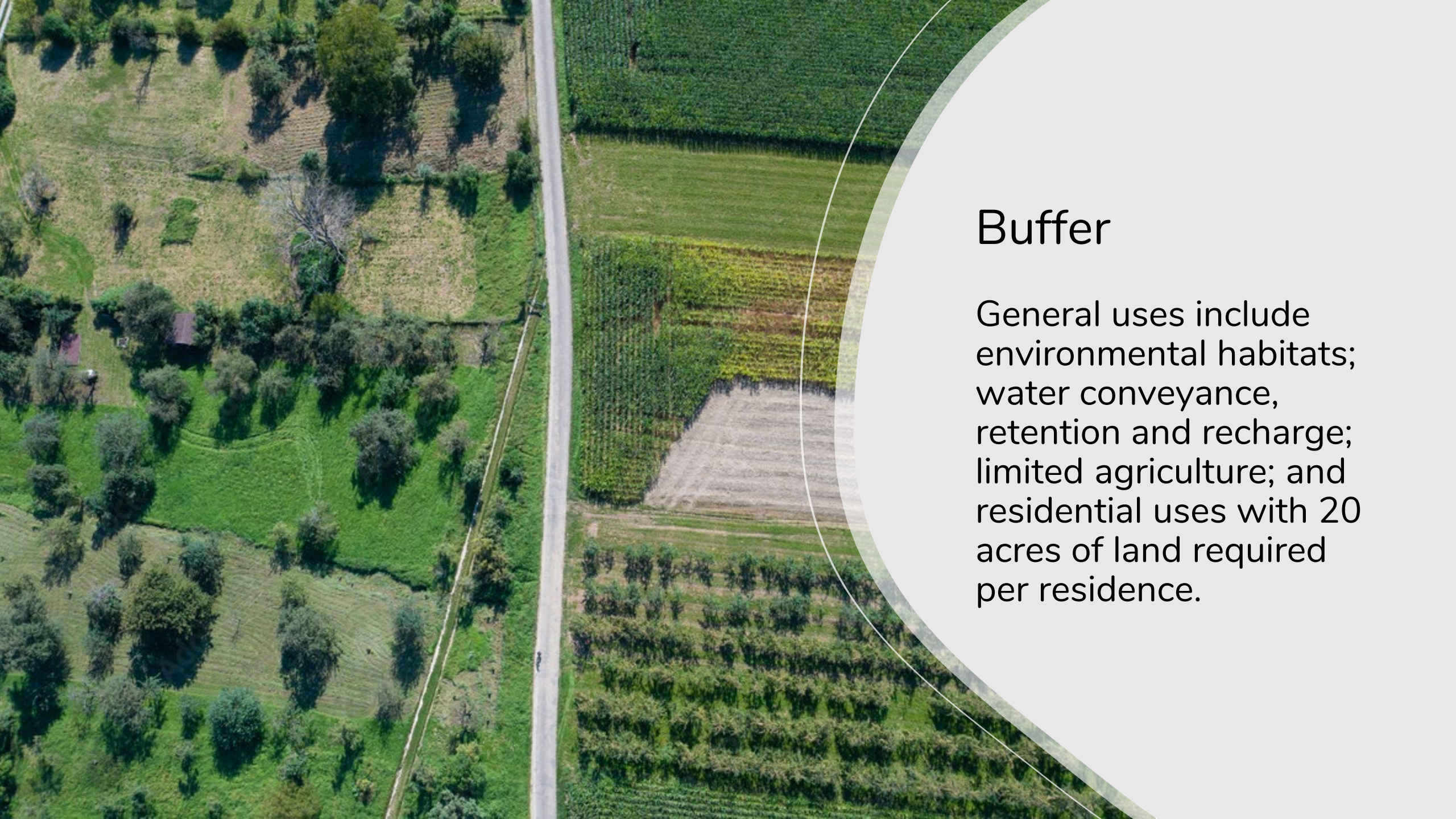
Public Facilities

This designation permits community and public uses, including hospitals, schools, places of worship, government offices, public safety facilities, utility facilities, and cultural and institutional uses.

Buffer

This designation is intended to separate urban uses from long-term agricultural uses in order to preserve long-term viable agricultural areas and intensive farming operations adjoining but outside the Planning Area.





Buffer

General uses include environmental habitats; water conveyance, retention and recharge; limited agriculture; and residential uses with 20 acres of land required per residence.