

West Area Neighborhoods Specific Plan

Steering Committee Meeting

July 20, 2021

6:00 – 8:00pm

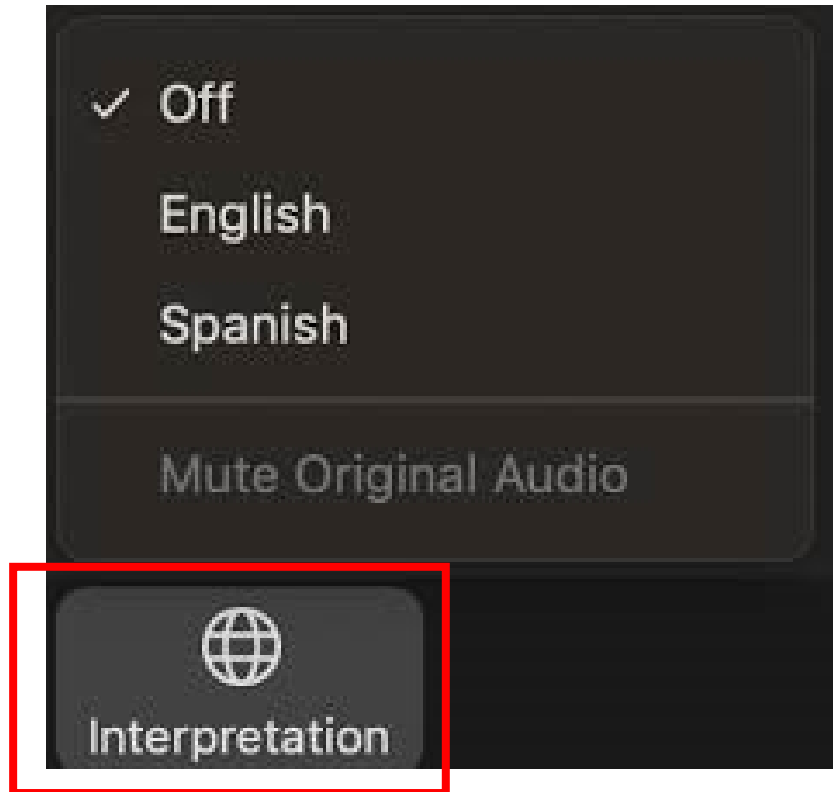
Virtual Meeting via Zoom



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

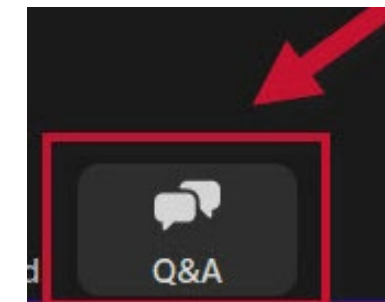
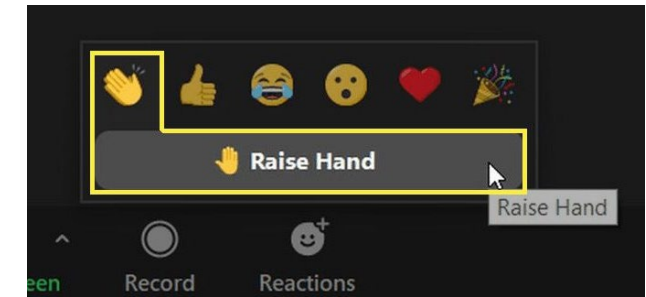
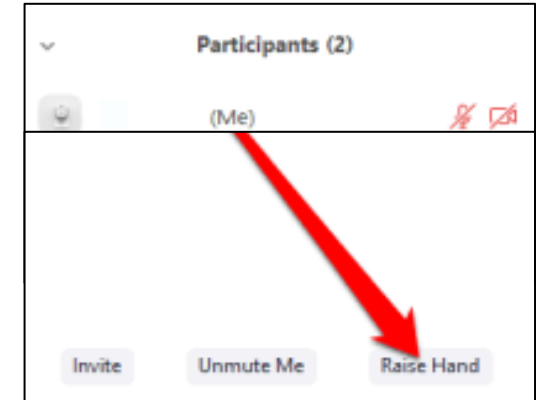
Tonight's meeting is being recorded and publicly broadcasted. It will be posted to www.fresno.gov/westareaplan

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*)

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

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

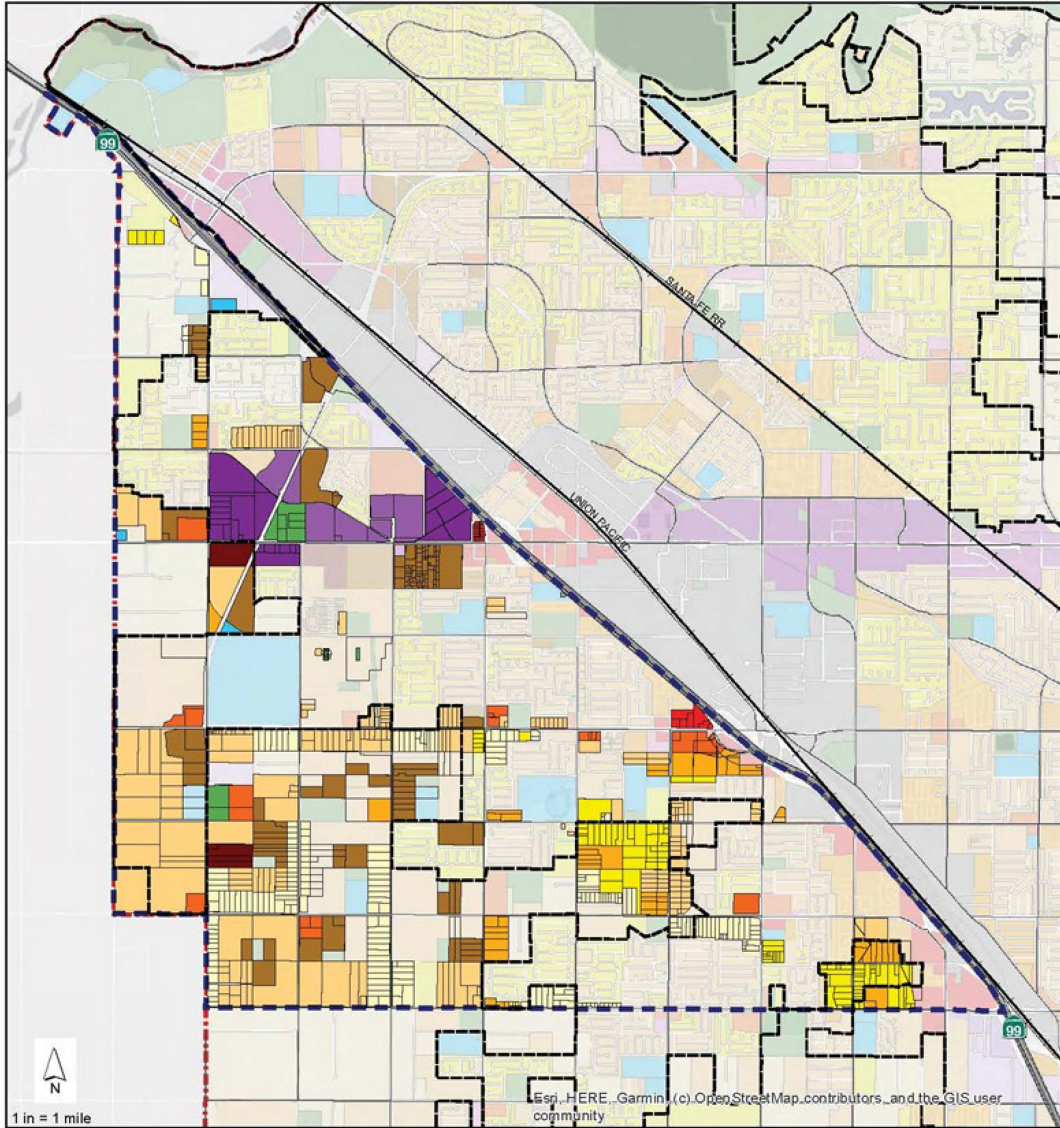


2. The Specific Plan & Housing



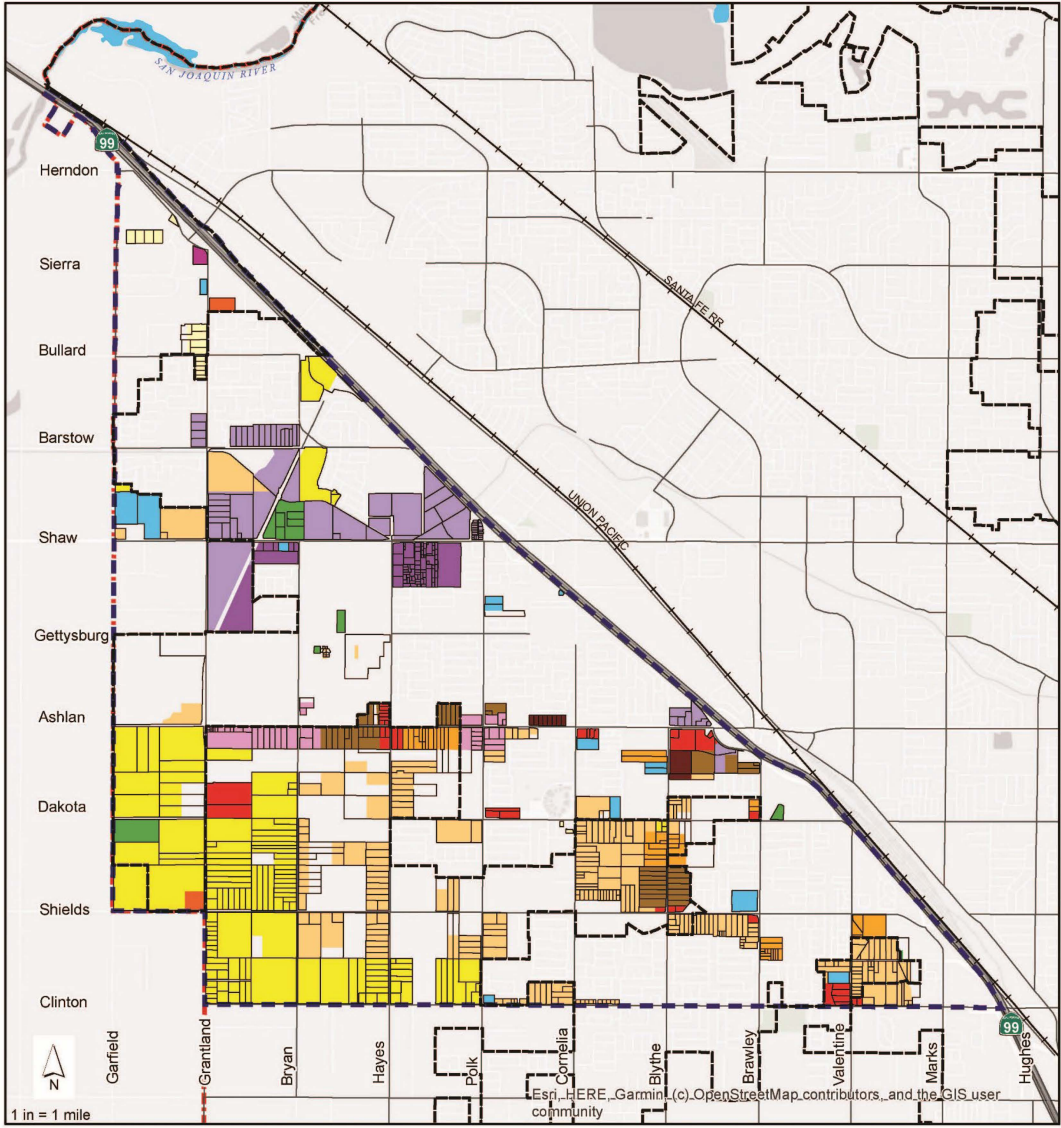
Part 1: Capacity





MAP 5-4 Parcels Changing Under the Specific Plan (Current Planned Land Use)

This map is believed to be an accurate representation of the City of Fresno GIS data. However, we make no warranties either expressed or implied for the correctness of this data.



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

This map is believed to be an accurate representation of the City of Fresno GIS data. However, we make no warranties either expressed or implied for the correctness of this data.

Fresno General Plan to WANSP

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



Fresno General Plan to WANSP

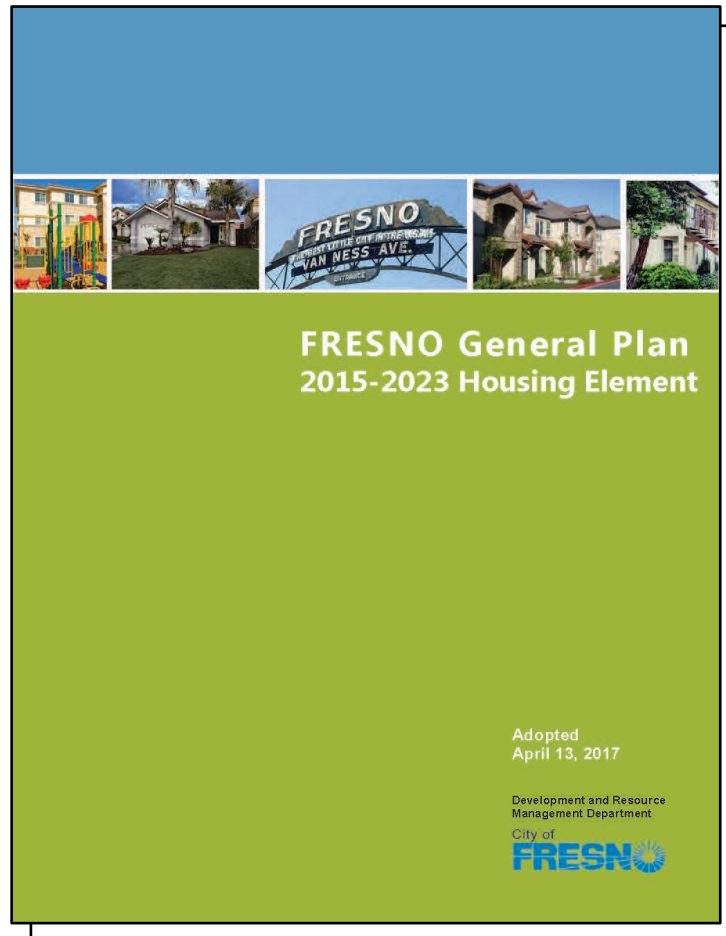
Land Use	Δ Acres	Maximum Allowed Units	Housing Capacity
Low	-301.22	3.5	-1,054
Medium Low	614.25	6	3,686
Medium	-239	12	-2,868
Medium-High	-69.15	16	-1,106
Urban Neighborhood	-274.4	30	-862
High	-19.15	45	-8,232
Neighborhood MX	308.43	16	4,935
Corridor-Center MX	-10.19	30	-306
Regional MX	-144.72	45	-6,512
Commercial Regional	4.24	16	68
Total	-131		-12,252



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.

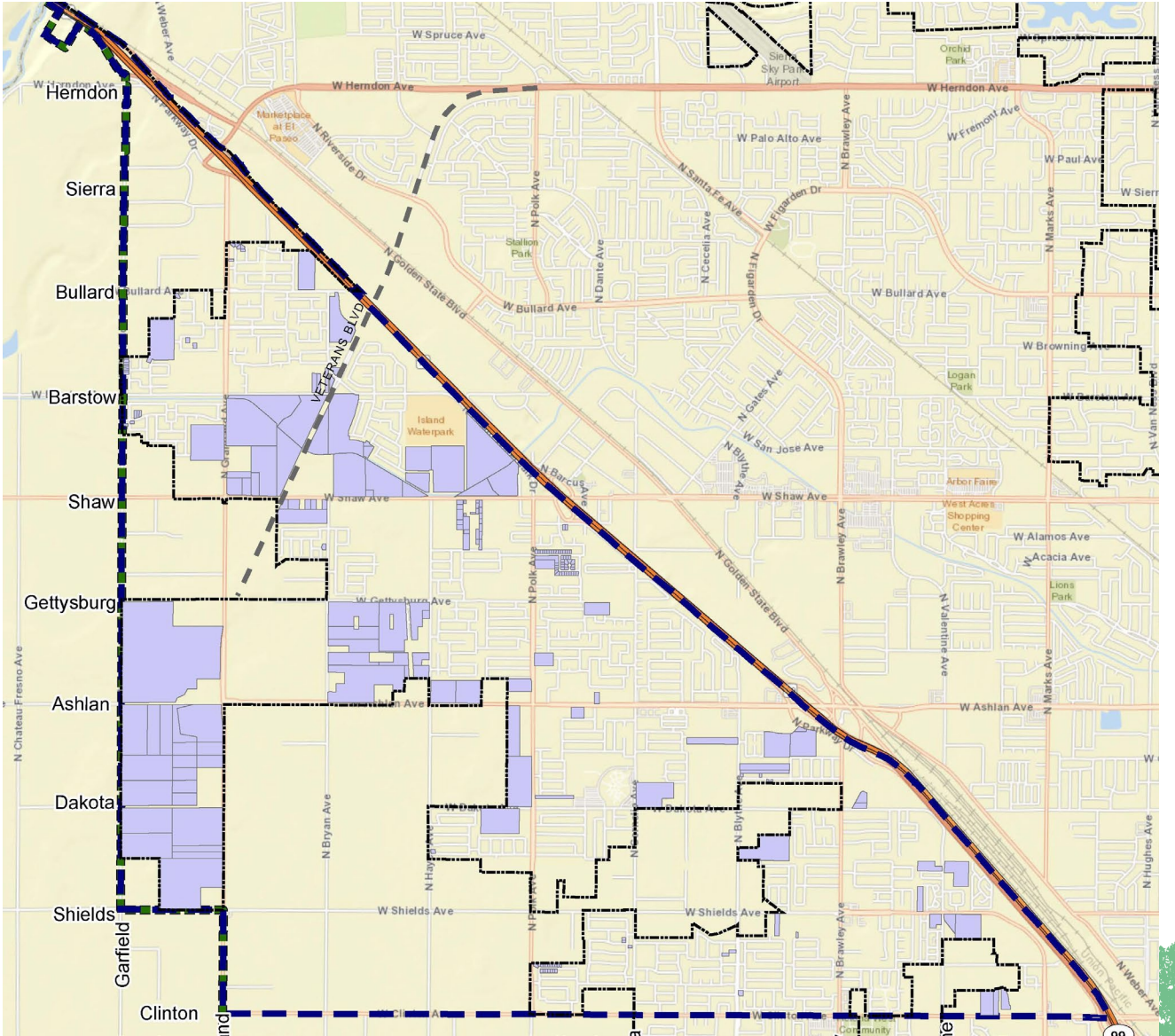


Regional Housing Needs Allocation (RHNA)

- 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.



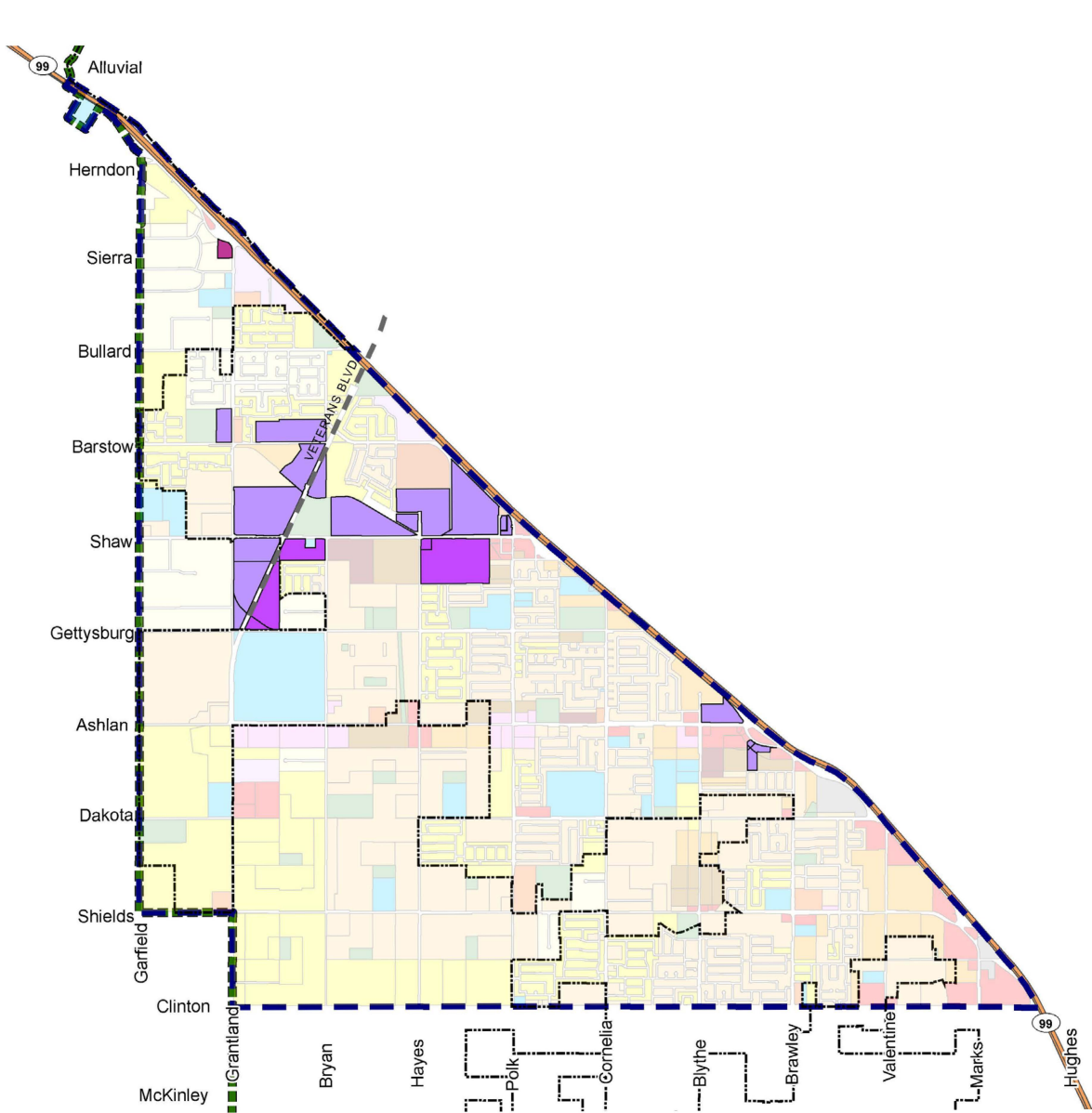
Part 4: Opportunity



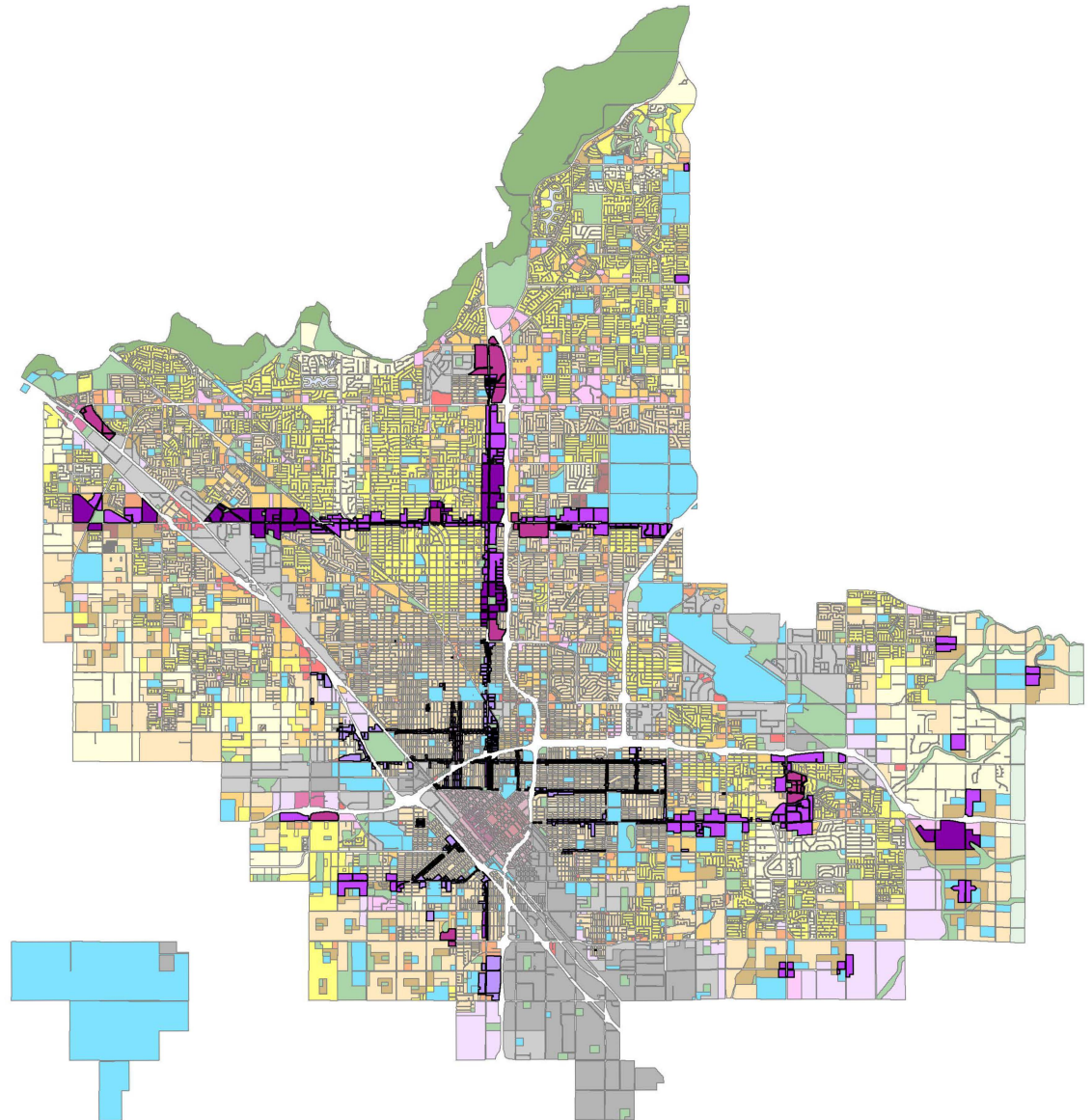
Mixed-Use Text Amendment

- Council motion
- Approaches
- Timeline





West



Mixed-Use Text Amendment

Category	WANSF	w/ MXTA in WA	Δ WA Capacity
Total Housing Capacity	-12,252	+23,648	+11,396



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.

Examples from Greenville
West End Small Area Plan



Steering Committee Comments



Public Comments



4. Steering Committee Announcements



5. Unscheduled Communications



6. Adjourn

