



**SPECIFIC PLAN OF THE
WEST AREA**

MEMORANDUM

TO: STEERING COMMITTEE CHAIRPERSON AND MEMBERS

FROM: RODNEY HORTON, PLANNER III
Development and Resource Management Department

DATE: February 27, 2019

SUBJECT: February 27, 2019 – MEETING PACKET

I am pleased to submit the February 27th meeting packet for your review. As members of the Steering Committee, this packet of information will prepare you for the discussion and decisions that is expected to occur at the meeting. At this meeting, the Steering Committee is expected to make decisions on the following items:

1. Approval of the January 16th and January 30th meeting summaries (voting meetings)
2. Accepting the draft guiding principles, as amended by the Steering Committee
3. Action on tabled amendments to the draft land use map
4. Acceptance of the draft land use map, as amended by the Steering Committee
5. Providing a recommendation to the Planning Commission and City Council to formally initiate the Specific Plan of the West Area utilizing the draft land use map and guiding principles

Finally, the quorum for this eleven (11) – member Steering Committee is six (6) members. Six (6) Steering Committee members must be present in order for the abovementioned decisions to be made.

Should you have any questions or concerns, please do not hesitate to contact me at rodney.horton@fresno.gov or 559.621.8181.



**SPECIFIC PLAN OF THE
WEST AREA**

West Area Specific Plan
Steering Committee

Meeting Agenda – FINAL

February 27, 2019

STEERING COMMITTEE MEETING AGENDA - FINAL

Wednesday, February 27, 2019

6:00 PM – 9:00 PM

Glacier Point Middle School - (Cafeteria)

4055 N. Bryan Avenue

Fresno, CA 93723

Steering Committee Members:

David Pena, *Chairperson*
Joseph Martinez
Tiffany Mangum

Deep Singh, *Vice Chairperson*
Eric Payne
Tina McCallister – Boothe, *Alternate*

Jeff Roberts
Dennis Gaab

Bill Nijjer
John Kashian

Gurdeep Shergill
Cathy Caples

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting, however every effort will be made to accommodate later requests. Please call Development and Resource Management Department staff at 559-621-8181. The agenda and any related staff reports are available at www.fresno.gov.



**SPECIFIC PLAN OF THE
WEST AREA**

West Area Specific Plan
Steering Committee

Meeting Agenda – FINAL

February 27, 2019

Voting Meeting.

- 1. Call to order**
 - i. Announcement of translation services
 - ii. Master roll call
 - iii. Approval of the minutes:
 - a) January 16, 2019 – *voting meeting*
 - b) January 30, 2019 – *voting meeting*
 - iv. Review of plan process and meeting protocol
- 2. Public comment on the draft Guiding Principles and Land Use Map**
- 3. Motion to formally accept the Draft Guiding Principles, as amended by the Steering Committee**
- 4. Tabled amendments to the draft Land Use Map**
 - i. Changes to the parcel located on the northeast corner of Shaw/Grantland
 - ii. Changes to the parcel located on the west side of Blythe near the intersection of Blythe/Ashlan
 - iii. Changes to the parcels located on the northeast, southeast, and southwest corners of Blythe/Dakota
 - iv. Changes to the parcel on the west side of Grantland Avenue, near the intersection of Ashlan/Grantland
 - v. Selection of up to three potential sites for the location of a flagship Regional Park
- 5. Motion to formally accept the Draft Land Use Map, as amended by the Steering Committee**
- 6. Motion to recommend the Planning Commission and City Council formally initiate the Specific Plan of the West Area**
- 7. Steering Committee Announcements**
- 8. Unscheduled Communications**
- 9. Adjournment**



**SPECIFIC PLAN OF THE
WEST AREA**

West Area Specific Plan
Steering Committee

Meeting Agenda – FINAL

February 27, 2019

Miembros del Comité Directivo:

David Pena, *Chairperson*
Joseph Martinez
Tiffany Mangum

Deep Singh, *Vice Chairperson*
Eric Payne
Tina McCallister – *Boothe, Alternate*

Jeff Roberts
Dennis Gaab

Bill Nijjer
John Kashian

Gurdeep Shergill
Cathy Caples

El cuarto de la reunión es accesible a los físicamente incapacitados y los servicios de un traductor pueden ser hechos disponible. Peticiones para servicios adicionales para los incapacitado, los firmantes, aparatos de escuchar o los traductores deben ser hechos una semana antes de la reunión. Por favor llame a el Departamento de la Planificación y el Desarrollo en 559-621-8277 o 621-8062.



**SPECIFIC PLAN OF THE
WEST AREA**

West Area Specific Plan
Steering Committee

Meeting Agenda – FINAL

February 27, 2019

Reunión de votaciones

- 1. Apertura de la sesión**
 - i. Anuncio de servicios de traducción
 - ii. Lista de asistencia
 - iii. Aprobación de las actas:
 - c) 16 de enero de 2019 - *reunión de votaciones*
 - d) 30 de enero de 2019 - *reunión de votaciones*
 - iv. Revisión del proceso plan y del protocolo de reunión
- 2. Comentario público sobre el proyecto Principios fundamentales y Mapa de uso del suelo**
- 3. Moción para aceptar formalmente el proyecto Principios fundamentales, tal como ha sido enmendado por el comité directivo**
- 4. Enmiendas presentadas al proyecto Mapa de uso del suelo**
 - i. Cambios en el terreno ubicado en la esquina noreste de Shaw/Grantland
 - ii. Cambios en el terreno ubicado en el lado oeste de Blythe, cerca de la intersección de Blythe/Ashlan
 - iii. Cambios en los terrenos ubicados en las esquinas noreste, sureste y suroeste de Blythe/Dakota
 - iv. Cambios en el terreno ubicado en el lado oeste de Grantland Avenue, cerca de la intersección de Ashlan/Grantland
 - v. Selección de un máximo de tres emplazamientos potenciales para la ubicación de un parque regional distintivo
- 5. Moción para aceptar formalmente el proyecto Mapa de uso del suelo, tal como ha sido enmendado por el comité directivo**
- 6. Moción para recomendar a la comisión de planificación y al concejo municipal que inicien formalmente el Plan Específico de la Zona Oeste**
- 7. Anuncios del comité directivo**
- 8. Comunicaciones no programadas**
- 9. Clausura**



**SPECIFIC PLAN OF THE
WEST AREA**

West Area Specific Plan
Steering Committee

Meeting Agenda – FINAL

February 27, 2019

Pab Neeg Khiav Hauj Lwm:

David Pena, *Chairperson*
Joseph Martinez
Tiffany Mangum

Deep Singh, *Vice Chairperson*
Eric Payne
Tina McCallister – *Boothe, Alternate*

Jeff Roberts
Dennis Gaab

Bill Nijjer
John Kashian

Gurdeep Shergill
Cathy Caples

Muaj kev yooj yim rau cov neeg xiam oob qhab, thiab muaj tib neeg txhais lus. Yog yuav thov kev pab cuam rau cov tib neeg xiam oob qhab, cov piav tes, cov hlua ntsaws pob ntseg mloog txhais lus, los yog tus neeg txhais lus, nej yuav tau hais tuaj ua ntej ib as thiv los yog ib lim piam ua ntej lub rooj sab laj pib. Txawm li cas los yuav nrhiav kom tau kev pab tom qab yog thov txog. Nej hu tau rau peb cov neeg ua hauj lwm ntawm tus xov tooj 559-621-8181. Daim ntawv teev lus (agenda) thiab cov ntaub ntawv hais txog qhov kev sib tham no muaj nyob rau ntawm www.fresno.gov.



**SPECIFIC PLAN OF THE
WEST AREA**

West Area Specific Plan
Steering Committee

Meeting Agenda – FINAL

February 27, 2019

Rooj Sib Tham Kev Xaiv Tsa.

- 1. Nqua hu pib sib tham**
 - i. Qhia txog kev muaj cov neeg pab txhais lus
 - ii. Hu npe cov tuaj koom
 - iii. Soj xyuas thiab lees txais cov lub teev tseg lub rooj sib tham tag los:
 - e) January 16, 2019 – Rooj sib tham kev xaiv tsa
 - f) January 30, 2019 – *Rooj sib tham kev xaiv tsa*
 - iv. Tshuaj ntsuas tus qauv txheej txheem thiab kev cai sib tham sib hwm
- 2. Tej lus sawv daws tawm suab txhob daiv ntawv Tej Cai Tswj Kom Ua Zoo thiab daim ntawv Qhia Thaj Chaw**
- 3. Tawm suab los mus txais siv daim ntawv Tej Cai Tswj Kom Ua Zoo, uas tau muab tsim kho los ntawm Pab Pawg Ntaus Thawj Dhia Dej Num**
- 4. Kev tsim kho daim ntawv qhia txog Thaj Chaw Yuav Siv**
 - i. Hloov thaj chaw nyob rau kev sib tshuam sab hnub tuaj ntawm Shaw/Grantland seb me los loj li cas ntxiv
 - ii. Hloov thaj chaw nyog rau sab hnub poob ntawm txoj kev Blythe ze rau ntawm Blythe/Ashlan sib tshuam seb me los loj li cas ntxiv
 - iii. Hloov thaj chaw nyob qaum tem sab hnub tuaj, qab teb sab hnub tuaj, thiab qab teb sab hnub poob ntawm kev Blythe/Dakota sib tshuam seb me los loj li cas ntxiv
 - iv. Hloov thaj chaw nyob sab hnub poob ntawm txoj kev Grantland Avenue, ze kev ob txog kev Ashlan/Grantland sib tshuam seb me los loj li cas ntxiv
 - v. Xaiv li ntawm peb thaj chaw xws yuav zoo ua ib lub tshav ua si
- 5. Tawm suab los mus pov zoo rau daim ntawv qhia txog Thaj Chaw Yuav Siv, uas yog tsim kho los ntawm Pag Pawg Ntaus Thawj Dhia Dej Num**
- 6. Tawm suab qhia rau Pab Pawg Tso Cai Npaj Dhia Dej Num thiab Pawg Sawv Cev Rau Lub Zos kom pib dhia dej num ntawm kev npaj tau tseg hauv daim ntawv kev npaj hu ua Specific Plan of the West Area**
- 7. Pab Pawg Ntaus Thawj Dhia Dej Num kev tshaj tawm**
- 8. Lwm yam kev tham uas tsis tau teev tseg tias yuav muab los tham**
- 9. Xaus rooj sib tham**



**SPECIFIC PLAN OF THE
WEST AREA**

West Area Specific Plan
Steering Committee

Meeting Agenda – FINAL

February 27, 2019

ਸਟੀਅਰਿੰਗ ਕਮੇਟੀ ਦੇ ਮੈਂਬਰ

David Pena, *Chairperson*
Joseph Martinez
Tiffany Mangum

Deep Singh, *Vice Chairperson* Jeff Roberts
Eric Payne Dennis Gaab
Tina McCallister – Boothe, *Alternate*

Bill Nijjer
John Kashian

Gurdeep Shergill
Cathy Caples

ਮੀਟਿੰਗ ਕਮਰਾ ਸਰੀਰਕ ਤੌਰ ਤੇ ਅਪਾਹਜ ਹੋਣ ਲਈ ਪਹੁੰਚਯੋਗ ਹੈ, ਅਤੇ ਇੱਕ ਅਨੁਵਾਦਕ ਦੀਆਂ ਸੇਵਾਵਾਂ ਉਪਲਬਧ ਕੀਤੀਆਂ ਜਾ ਸਕਦੀਆਂ ਹਨ. ਅਪਾਹਜ ਲੋਕਾਂ, ਹਸਤਾਖਰ ਕਰਨ ਵਾਲਿਆਂ, ਸਹਾਇਕ ਸੁਣਨ ਯੰਤਰਾਂ ਜਾਂ ਅਨੁਵਾਦਕਾਂ ਲਈ ਵਾਧੂ ਰਿਹਾਇਸ਼ ਲਈ ਬੇਨਤੀਆਂ ਮੀਟਿੰਗ ਤੋਂ ਇਕ ਹਫ਼ਤੇ ਪਹਿਲਾਂ ਕੀਤੀ ਜਾਣੀਆਂ ਚਾਹੀਦੀਆਂ ਹਨ, ਹਾਲਾਂਕਿ ਬਾਅਦ ਦੀਆਂ ਬੇਨਤੀਆਂ ਨੂੰ ਪੂਰਾ ਕਰਨ ਲਈ ਹਰ ਕੋਸ਼ਿਸ਼ ਕੀਤੀ ਜਾਵੇਗੀ. ਕਿਰਪਾ ਕਰਕੇ 559-621-8181 ਤੇ ਵਿਕਾਸ ਅਤੇ ਸਰੋਤ ਪ੍ਰਬੰਧਨ ਨੂੰ ਕਾਲ ਕਰੋ ਏਜੰਸੀ ਅਤੇ ਕਿਸੇ ਵੀ ਸਬੰਧਤ ਸਟਾਫ਼ ਰਿਪੋਰਟਾਂ www.fresno.gov ਤੇ ਉਪਲਬਧ ਹਨ



**SPECIFIC PLAN OF THE
WEST AREA**

West Area Specific Plan
Steering Committee

Meeting Agenda – FINAL

February 27, 2019

ਵੇਟਿੰਗ ਮੀਟਿੰਗ

1. ਕਾਲ ਟੂ ਆਰਡਰ
 - i. ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਦੀ ਘੋਸ਼ਣਾ
 - ii. ਮਾਸਟਰ ਰੋਲ ਕਾਲ
 - iii. ਮਿਨੂਟਜ਼ ਦੀ ਪ੍ਰਵਾਨਗੀ
 - a) ਜਨਵਰੀ 16, 2019 – ਵੇਟਿੰਗ ਮੀਟਿੰਗ
 - b) ਜਨਵਰੀ 30, 2019 – ਵੇਟਿੰਗ ਮੀਟਿੰਗ
 - iv. ਯੋਜਨਾ ਪ੍ਰਕਿਰਿਆ ਅਤੇ ਮੀਟਿੰਗ ਪ੍ਰੋਟੋਕੋਲ ਦੀ ਸਮੀਖਿਆ
2. ਡਰਾਫਟ ਗਾਈਡਿੰਗ ਪ੍ਰਿੰਸੀਪਲਜ਼ ਐਂਡ ਲੈਂਡ ਯੂਜ ਮੈਪ ਤੇ ਜਨਤਕ ਟਿੱਪਣੀ
3. ਸਟੀਅਰਿੰਗ ਕਮੇਟੀ ਦੁਆਰਾ ਸੋਧ ਕੀਤੇ ਗਏ ਡਰਾਫਟ ਗਾਈਡਿੰਗ ਪ੍ਰਿੰਸੀਪਲਜ਼ ਨੂੰ ਰਸਮੀ ਰੂਪ ਵਿੱਚ ਸਵੀਕਾਰ ਕਰਨ ਦੀ ਮਤਾ
4. ਡਰਾਫਟ ਲੈਂਡ ਯੂਜ ਮੈਪ ਵਿੱਚ ਤੈਅ ਕੀਤੀਆਂ ਸੋਧਾਂ
 - i. ਸਾ /ਗਰੰਟਲੈਂਡ ਦੇ ਉੱਤਰ-ਪੂਰਬੀ ਕੋਨੇ 'ਤੇ ਸਥਿੱਤ ਪਾਰਸਲ ਵਿੱਚ ਤਬਦੀਲੀਆਂ
 - ii. ਬਲੇਥ /ਅਸਲੇਨ ਦੇ ਇੰਟਰਸੈਕਸ਼ਨ ਦੇ ਪੱਛਮ ਵੱਲ ਸਥਿੱਤ ਪਾਰਸਲ ਲਈ ਬਦਲਾਅ
 - iii. ਉੱਤਰ-ਪੂਰਬ, ਦੱਖਣ-ਪੂਰਬ ਅਤੇ ਬਰੈਥ /ਡਕੋਟਾ ਦੇ ਦੱਖਣ-ਪੱਛਮੀ ਕੋਨੇ 'ਤੇ ਸਥਿੱਤ ਪਾਰਸਲ ਵਿੱਚ ਤਬਦੀਲੀਆਂ
 - iv. ਅਸਲੇਨ/ਗਰੰਟਲੈਂਡ ਦੇ ਘੇਰੇ ਦੇ ਨੇੜੇ, ਗ੍ਰੈਂਟਲੈਂਡ ਐਵੇਨਿਊ ਦੇ ਪੱਛਮੀ ਹਿੱਸੇ ਵਿੱਚ ਪਾਰਸਲ ਵਿੱਚ ਬਦਲਾਵ
 - v. ਫਲੈਗਸ਼ਿਪ ਖੇਤਰੀ ਪਾਰਕ ਦੀ ਸਥਿਤੀ ਲਈ ਤਿੰਨ ਸੰਭਾਵੀ ਸਥਾਨਾਂ ਦੀ ਚੋਣ
5. ਸਟੀਅਰਿੰਗ ਕਮੇਟੀ ਦੁਆਰਾ ਸੋਧ ਕੀਤੇ ਗਏ ਡਰਾਫਟ ਲੈਂਡ ਯੂਜ ਮੈਪ ਨੂੰ ਰਸਮੀ ਰੂਪ ਵਿੱਚ ਸਵੀਕਾਰ ਕਰਨ ਦਾ ਮੋਸ਼ਨ
6. ਯੋਜਨਾ ਕਮਿਸ਼ਨ ਅਤੇ ਸਿਟੀ ਕੌਂਸਲ ਦੀ ਸਿਫਾਰਸ਼ ਕਰਨ ਲਈ ਮੋਸ਼ਨ ਵੈਸਟ ਏਰੀਆ ਦੇ ਵਿਸ਼ੇਸ਼ ਯੋਜਨਾ ਨੂੰ ਰਸਮੀ ਤੌਰ 'ਤੇ ਸ਼ੁਰੂ ਕਰਨਾ
7. ਸਟੀਅਰਿੰਗ ਕਮੇਟੀ ਦੀਆਂ ਘੋਸ਼ਣਾਵਾਂ
8. ਅਣ-ਨਿਰਧਾਰਤ ਸੰਚਾਰ
9. ਮੁਲਤਵੀ

STEERING COMMITTEE MEETING

SPECIFIC PLAN OF THE WEST AREA

David Pena, *Chairperson*
Deep Singh, *Vice Chairperson*

Eric Payne
Tiffany Mangum
John Kashian

Gurdeep Shergill
Cathy Caples
Bill Nijjer

Dennis Gaab
Jeff Roberts
Joseph Martinez

*Tina McCallister – Boothe, Alternate for Cathy Caples

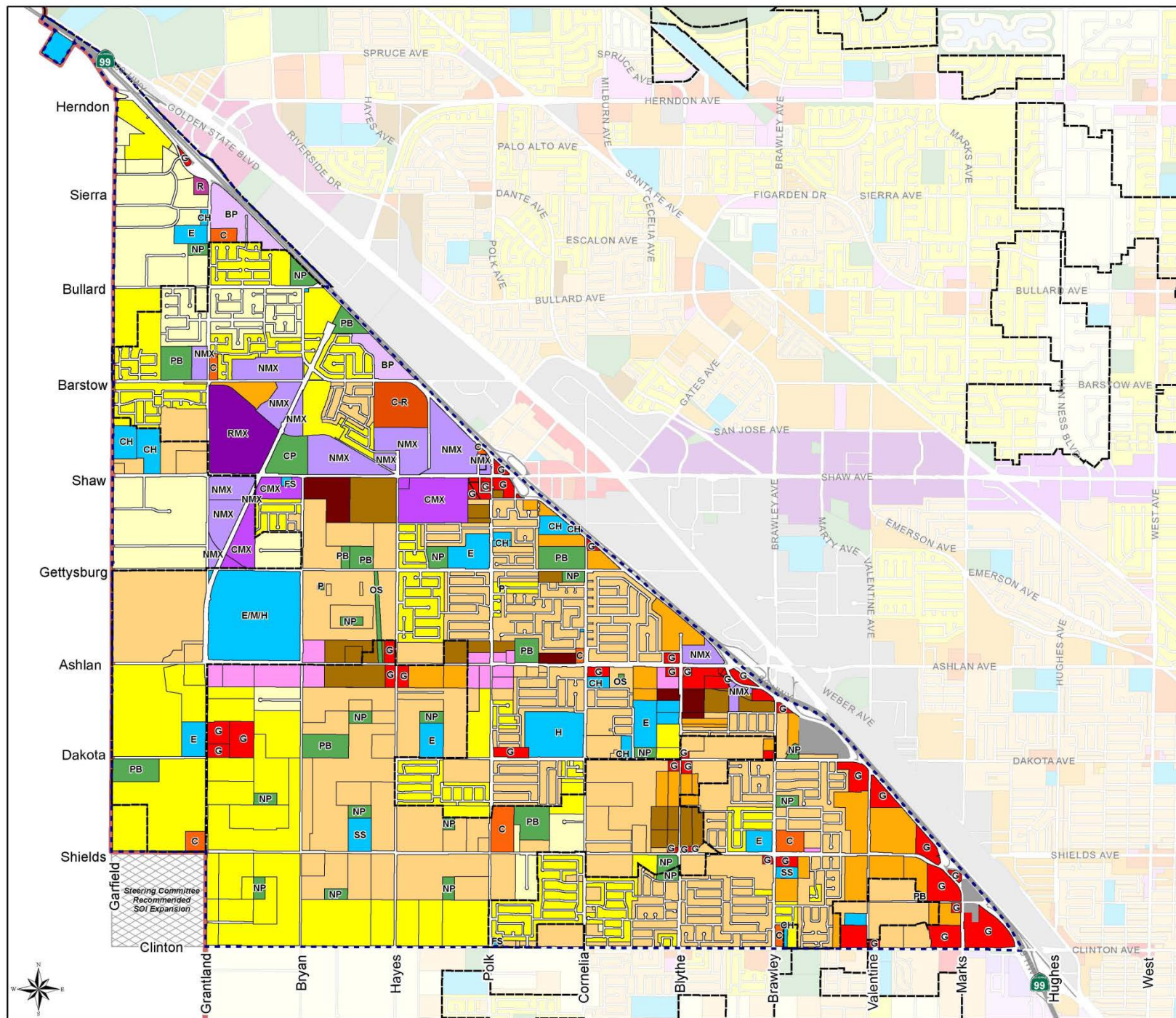


CALL TO ORDER









1. Announcement of translation services
2. Master roll call
3. Approval of the meeting summary:
 - January 16, 2019 – voting meeting
 - January 30, 2019 – voting meeting
4. Review of plan process and meeting protocol

Work Completed/Started

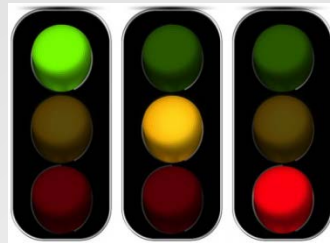
- West Area Specific Plan project officially started in September 2017 with the drafting of the existing conditions report
- Approximately 25 community stakeholders were interviewed from January – April 2018
- Steering Committee established in March 2018
- Survey released in April 2018, results are available at: www.fresno.gov/westareaplan
- Steering Committee held orientation sessions in April and October 2018
- Community Conversation No. 1 was held in May 2018
- Community Conversation No. 2 was held in June 2018
- Steering Committee has held meetings in June, July, and August, November, and January
- Conceptual land use option selected
- Draft land use map and guiding principles released November 28, 2018
- Draft land use map was amended by the Steering Committee in January
- Ag-tourism workshop (Spring 2019)
- Planning for workshop on identity for the Plan Area



PARCEL ACREAGE BY LAND USE CLASSIFICATION FOR GENERAL PLAN AND PROPOSED SPECIFIC PLAN (REVISED - 2/11/2019)

	GENERAL PLAN LAND USE DESIGNATIONS	CITY LIMITS			GROWTH AREA			PLAN AREA TOTAL		
		GENERAL PLAN ACRES	WEST AREA SPECIFIC PLAN ACRES	DIFFERENCE IN THE CITY + / -	GENERAL PLAN ACRES	WEST AREA SPECIFIC PLAN ACRES	DIFFERENCE IN THE GROWTH AREA + / -	GENERAL PLAN ACRES	WEST AREA SPECIFIC PLAN ACRES	OVERALL RESULT
RESIDENTIAL	Low	146.20	95.82		671.59	420.76		817.79	516.57	
	Medium Low	582.37	821.03		243.59	635.94		825.97	1456.98	
	Medium	1460.88	1240.70		896.13	824.67		2357.00	2065.37	
	Medium High	261.09	224.31		88.33	51.24		349.42	275.55	
	Urban Neighborhood	214.65	96.53		213.96	75.11		428.61	171.64	
	High	28.00	51.33		37.76	0.00		65.76	51.33	
	SUBTOTAL	2693.19	2529.72	163.47	2151.36	2007.72	143.64	4844.55	4537.44	307.11
COMMERCIAL	Community	81.87	27.40		56.79	25.34		138.66	52.74	
	Recreation	41.34	41.34		0.00	0.00		41.34	41.34	
	General	141.59	155.38		1.63	65.40		143.21	220.78	
	Regional	0.00	0.00		0.00	4.24		0.00	4.24	
	SUBTOTAL	264.80	224.12	40.68	58.42	94.98	36.56	323.21	319.10	4.11
EMPLOYMENT	Office	7.51	42.94		0.00	45.87		7.51	88.81	
	Business Park	22.71	20.57		54.40	35.45		77.11	56.02	
	Light Industrial	33.13	32.75		0.00	0.00		33.13	32.75	
	SUBTOTAL	63.35	96.26	32.91	54.40	81.32	26.92	117.75	177.59	59.84
MIXED USE	Neighborhood	0.00	211.12		0.00	44.83		0.00	255.95	
	Corridor - Center	106.19	71.78		0.00	24.23		106.19	96.00	
	Regional	144.72	82.61		0.00	0.00		144.72	82.61	
	SUBTOTAL	250.90	365.50	114.60	0.00	69.06	69.06	250.90	434.56	183.66
OPEN SPACE	Pocket Park	2.45	1.55		0.00	0.00		2.45	1.55	
	Neighborhood Park	36.67	39.22		47.04	47.04		83.71	86.26	
	Community Park	24.20	24.20		13.98	0.00		38.18	24.20	
	Regional Park	0.00	0.00		0.00	0.00		0.00	0.00	
	Open Space	5.03	5.03		1.76	1.76		6.79	6.79	
	Ponding Basin	67.06	89.99		40.12	39.60		107.18	129.59	
	SUBTOTAL	135.41	159.99	24.58	102.90	88.41	14.49	238.31	248.40	10.09
PUBLIC FACILITIES	Public Facility (General)	4.98	12.64		16.81	14.78		21.78	27.42	
	Church	9.93	21.20		1.66	34.60		11.59	55.80	
	Special School	4.50	4.50		13.88	13.88		18.38	18.38	
	Elementary School	56.18	66.17		25.65	25.65		81.82	91.82	
	Elementary/Middle/High School	145.37	145.37		0.00	0.00		145.37	145.37	
	High School	46.95	46.95		0.00	0.00		46.95	46.95	
	Fire Station	0.20	3.32		5.32	0.00		5.52	3.32	
	SUBTOTAL	268.10	300.15	32.05	63.32	88.91	25.59	331.41	389.06	57.65
		3675.75	3675.75		2430.39	2430.39		6106.14	6106.14	

PUBLIC COMMENT



- ❑ All speakers will be limited to 3 minutes
- ❑ All comments are to be addressed to the Steering Committee during unscheduled communications

Guiding Principles, as amended by the Steering Committee

Agriculture

- Incorporate elements of agriculture in future parks by planting a mixture of native drought-tolerant vegetation, shrubs, and trees that can serve to provide shade and enhance the streetscape.
- Encourage and provide land use opportunities for agri-tourism ventures to occur in the West Area.
- Encourage the development of harvest – producing community gardens.

Retail

- Attract desired and needed local retail establishments to serve the needs of the West Area community. Such establishments include grocery stores, bakeries, restaurants other than fast food places, and boutiques.
- Discourage the expansion of undesirable retail establishments such as liquor stores, tobacco and vapor stores, short-term loan and pawn shops, and adult stores.
- Encourage the development of retail establishments along commercial corridors.

Housing

- Encourage a variety of housing types and styles.
- Encourage the development of housing to accommodate an aging population including, multi-generational houses and other elder housing options.
- Reaffirm the City's commitment and obligation to affirmatively furthering access to fair and affordable housing opportunities by strongly encouraging equitable and fair housing opportunities to be located in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.

Parks and Trails

- 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.
- 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.

Catalytic Corridors

- Encourage the orderly and consistent development of civic, parkland, retail and commercial, mixed-use, and multi-family uses along West Shaw Avenue, West Ashlan Avenue, Veterans Boulevard, West Shields Avenue, West Clinton Avenue, and Blythe Avenue.

Transportation

- Accommodate and improve roadway access, connectivity and mobility among all modes of transportation, and prioritize roadway widening where bottlenecking exists.
- Accommodate planned transit services in the West Area by locating routes near or adjacent to the community centers, schools, parks, and retail centers.
- Provide a complete, safe, and well-maintained sidewalk network from residential neighborhoods to commercial centers, schools, parks, and community centers.
- Provide a complete, safe, and well-maintained roadway network that allows for efficient and smooth access from the West Area to other sections of the city and region.

Education

- Attract much needed educational opportunities for the residents of the West Area, especially for post-secondary education, and access to programs for life-long learners.

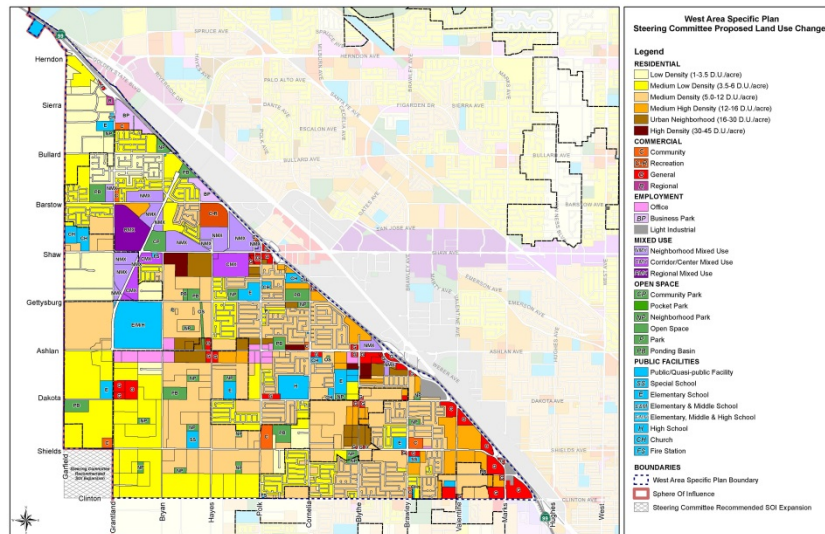
Public Safety

- Provide for safe routes to schools for children, with the City and County working together with residents, to provide sidewalks in neighborhood that have sporadic access.
- Work to promote Neighborhood Watch in all neighborhoods, and further assess the need for the location of emergency response facilities west of Highway 99.

MOTION

Motion to formally accept the Draft Guiding Principles, as amended by the Steering Committee.

TABLED AMENDMENTS TO THE DRAFT LAND USE MAP

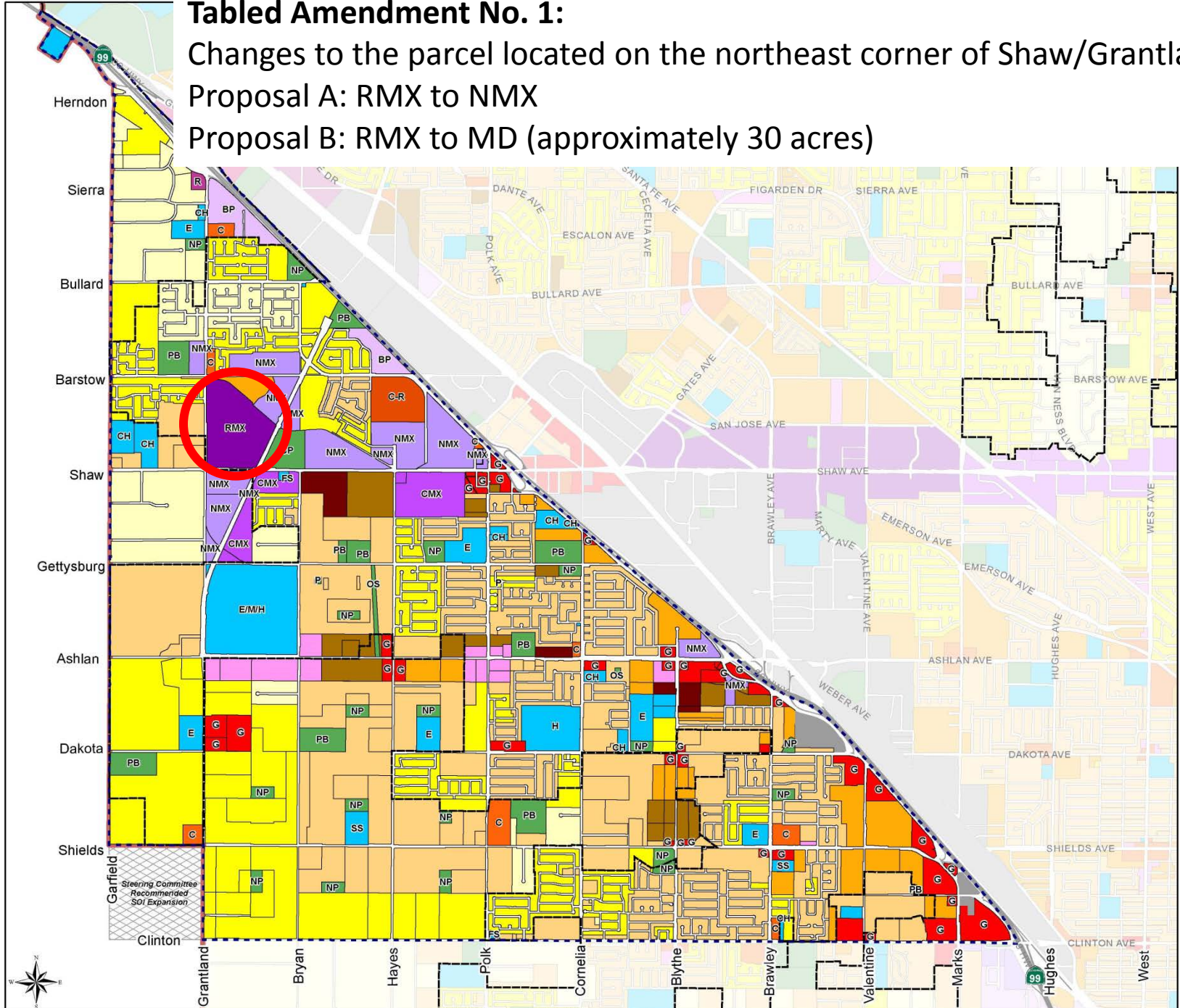


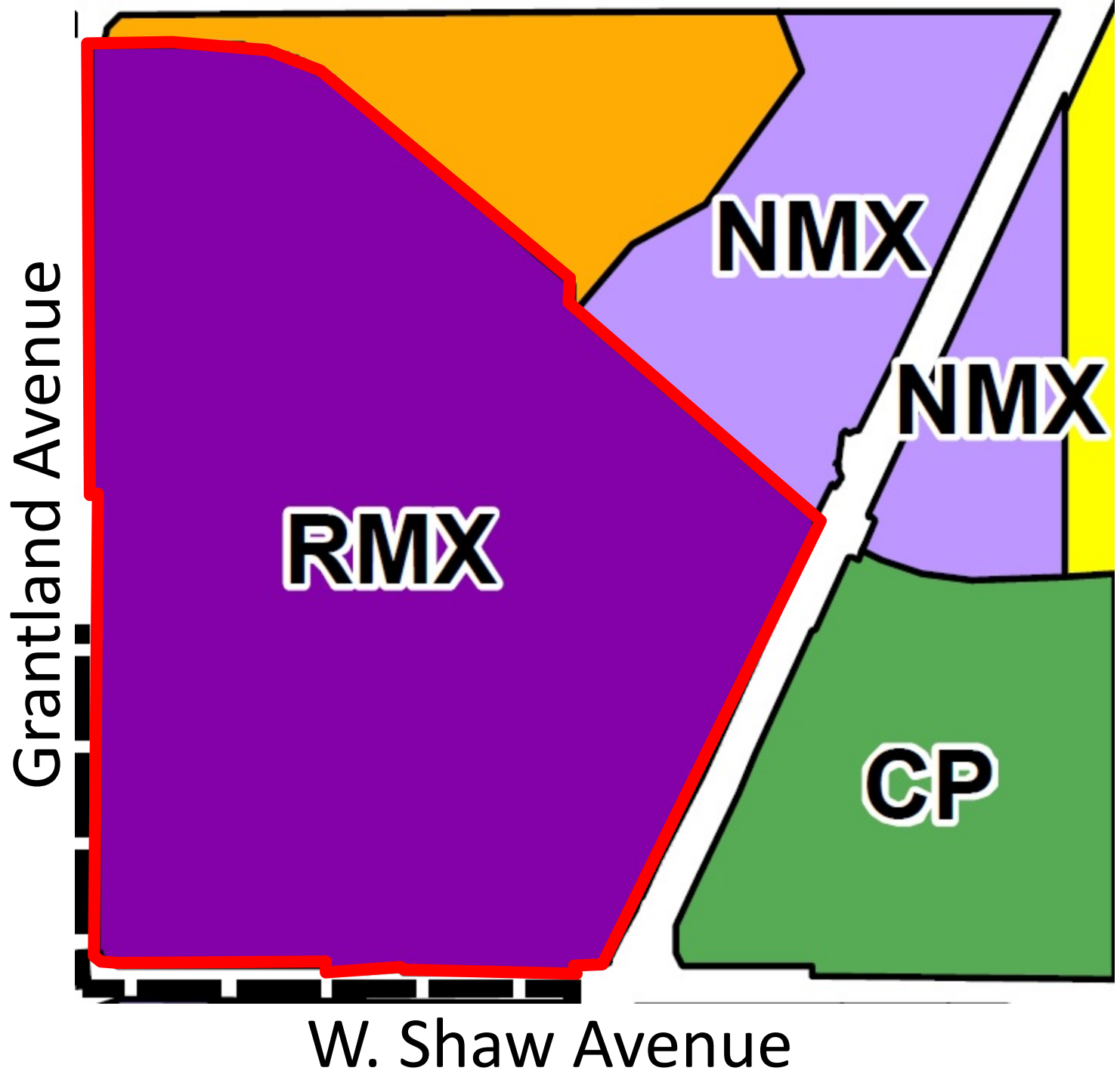
Tabled Amendment No. 1:

Changes to the parcel located on the northeast corner of Shaw/Grantland

Proposal A: RMX to NMX

Proposal B: RMX to MD (approximately 30 acres)

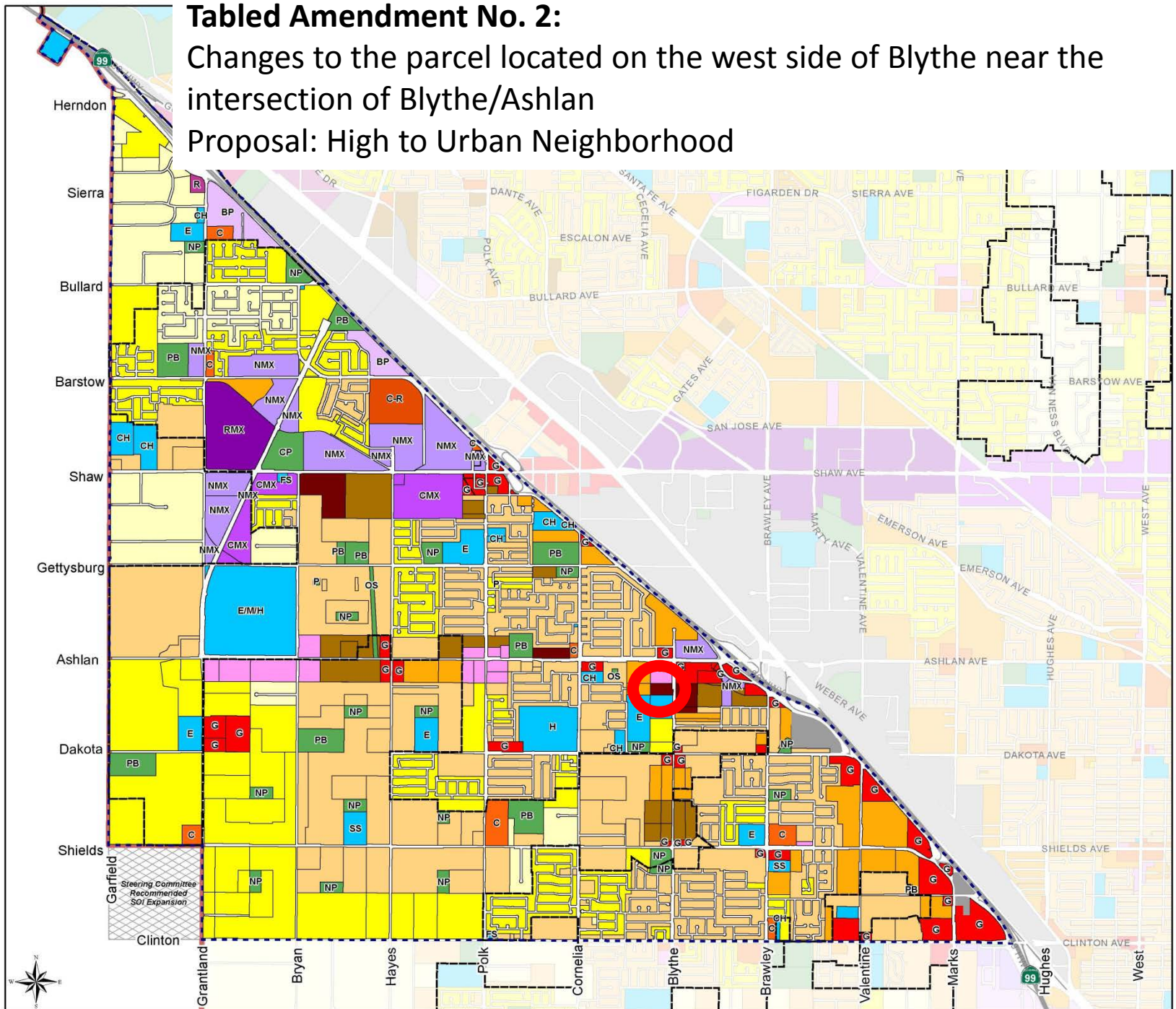




Tabled Amendment No. 2:

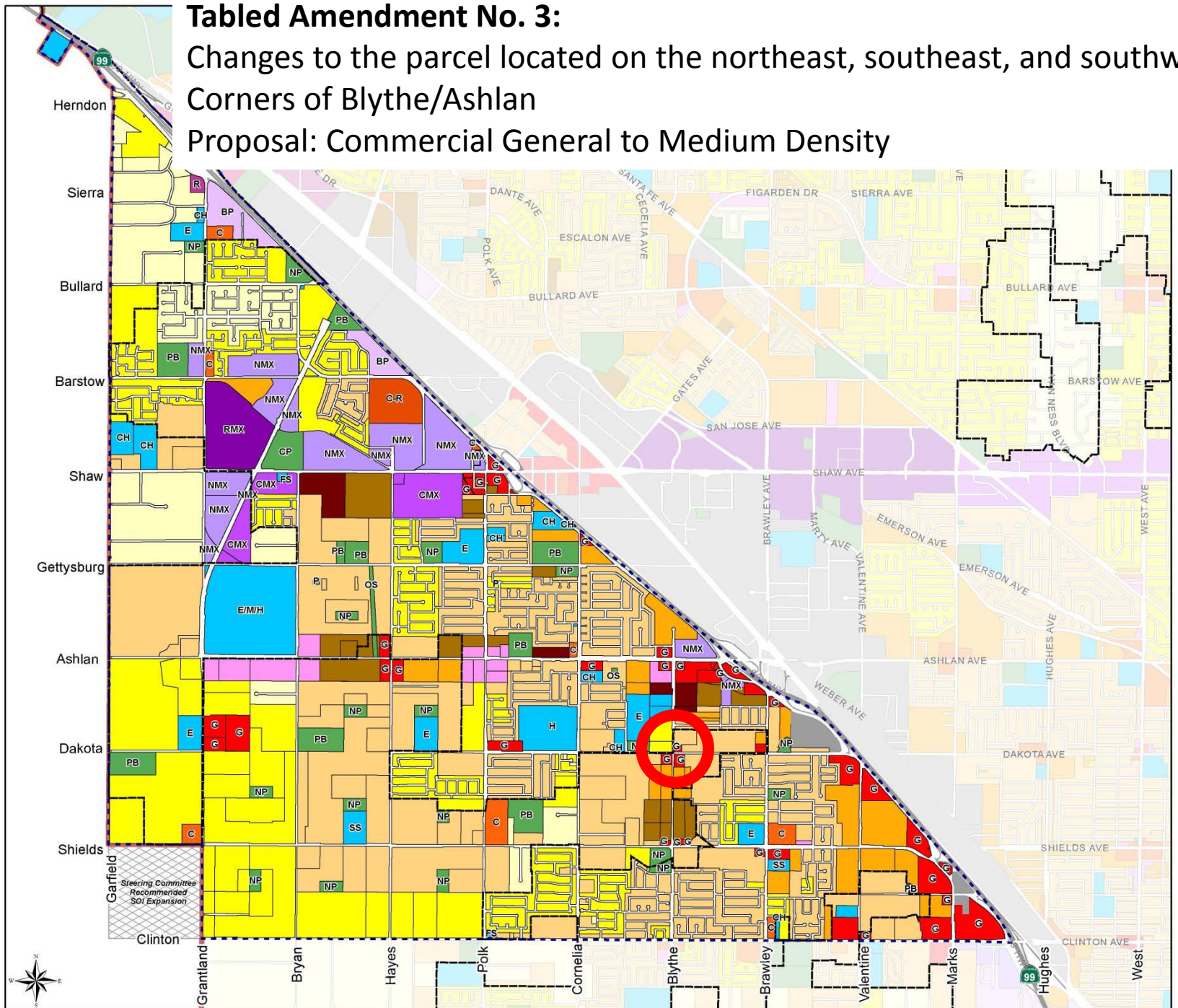
Changes to the parcel located on the west side of Blythe near the intersection of Blythe/Ashlan

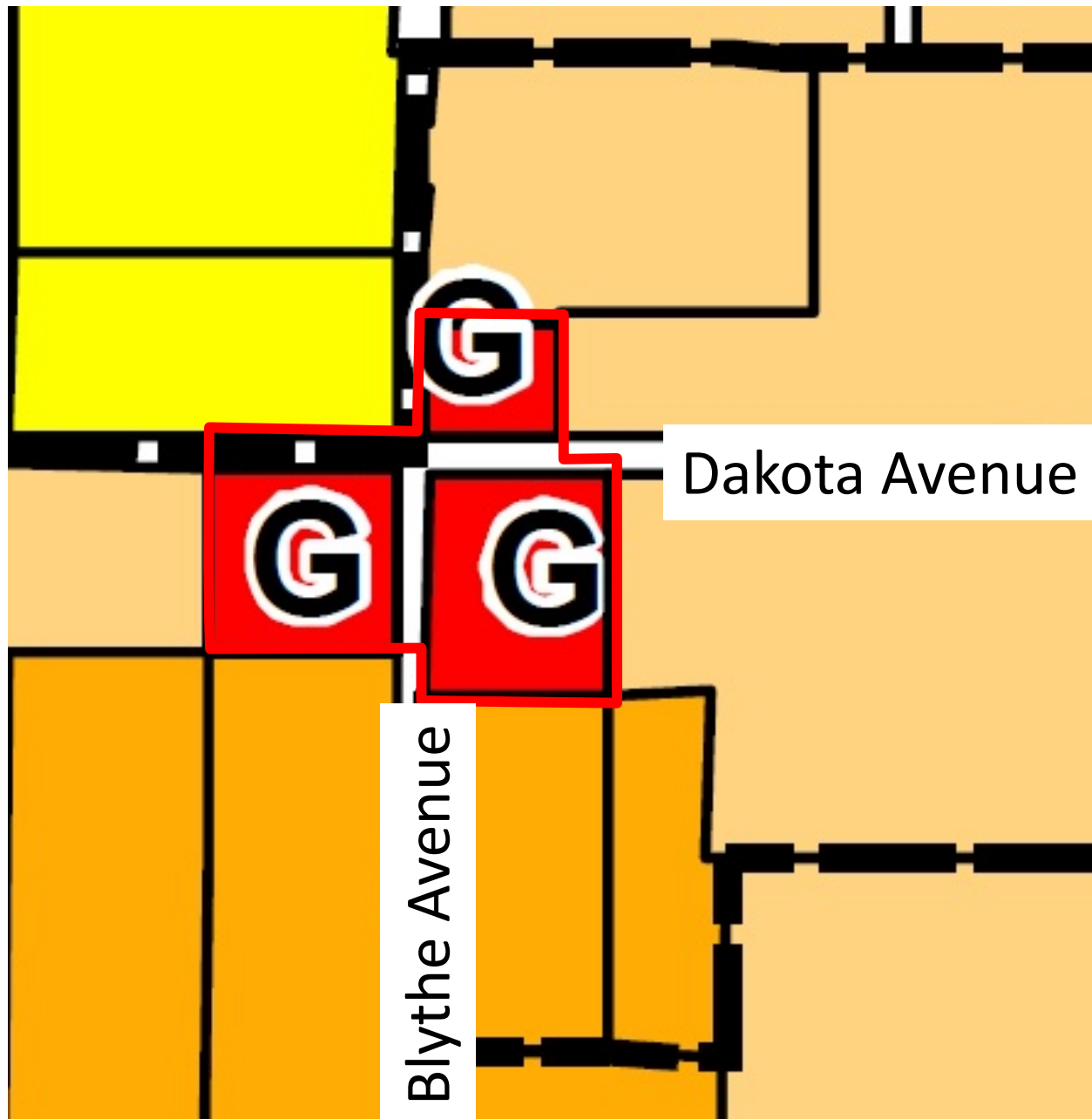
Proposal: High to Urban Neighborhood



A stylized map of the Blythe Avenue area in Los Angeles. The map shows various colored blocks and street names. The labels include 'G' (Green), 'CH' (Civic Center), 'OS' (Olympic Stadium), 'E' (East), 'NP' (North Park), and 'Blythe Avenue'. A red outline highlights a specific block in the center-right area.

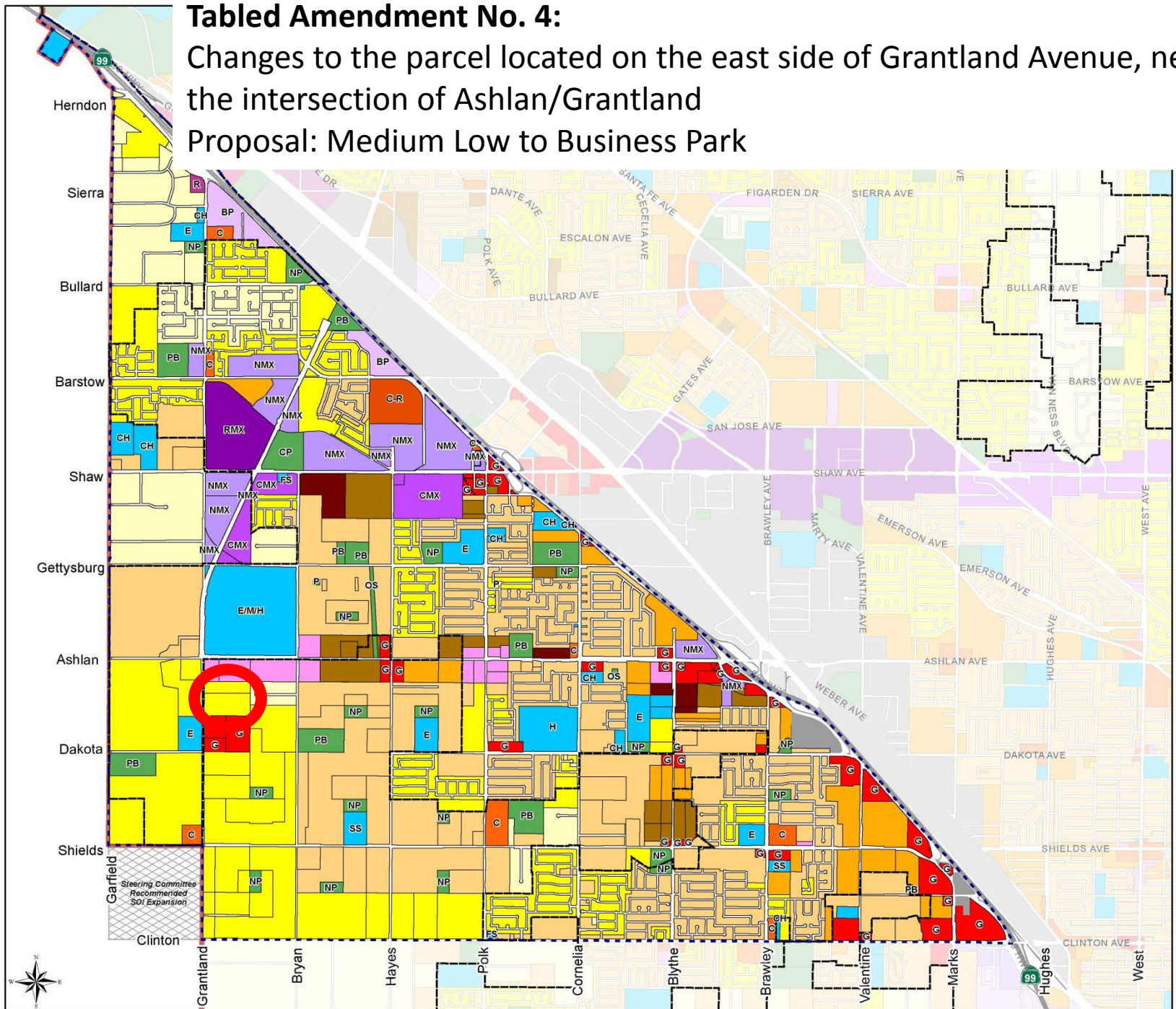
Changes to the parcel located on the northeast, southeast, and southwest
Corners of Blythe/Ashlan
Proposal: Commercial General to Medium Density





Tabled Amendment No. 4:

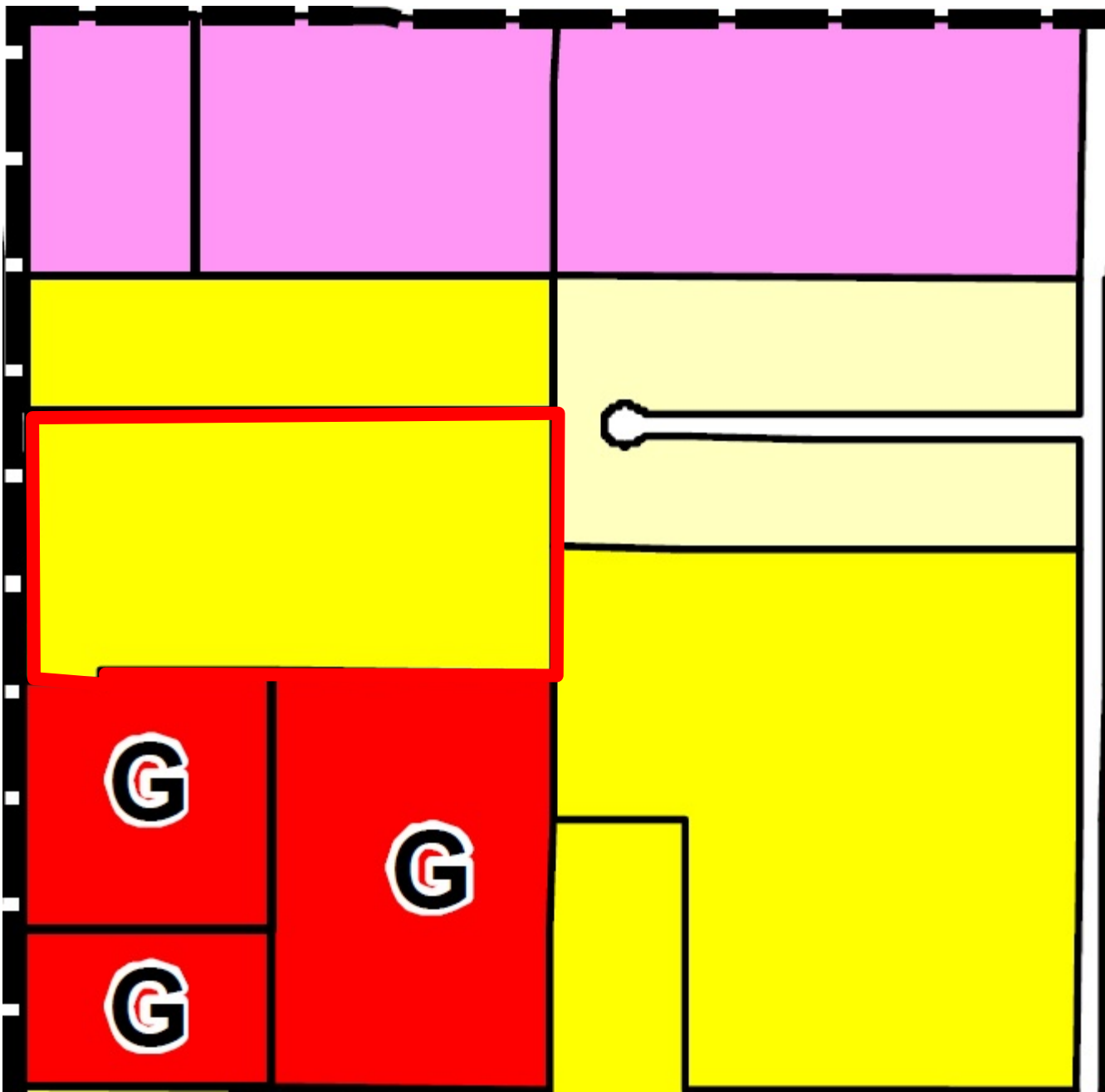
Changes to the parcel located on the east side of Grantland Avenue, near the intersection of Ashlan/Grantland
Proposal: Medium Low to Business Park



Grantland Avenue

Ashlan Avenue

Bryan Avenue



G

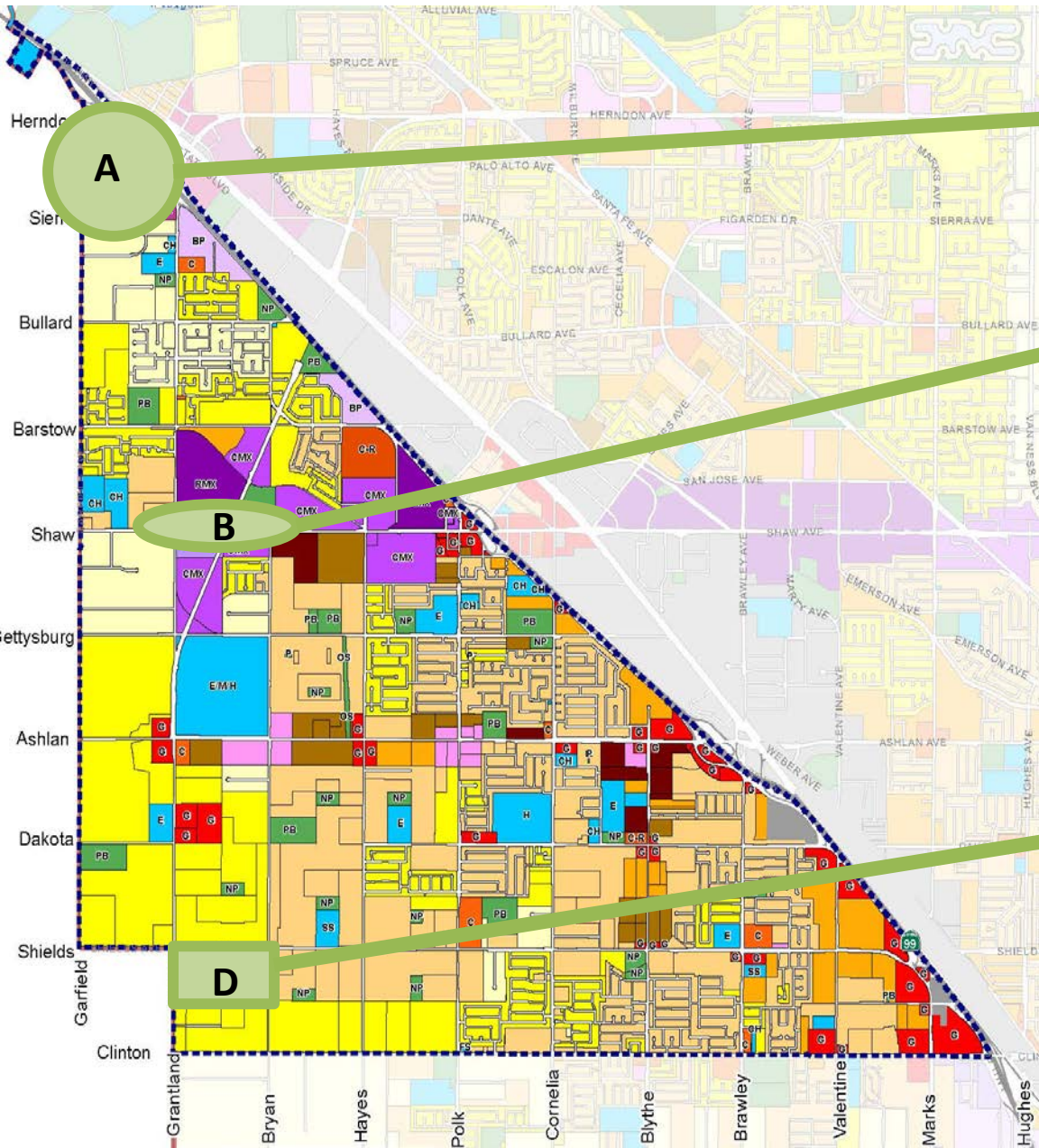
G

G

Regional Park Site Selections

INFORMATION ABOUT REGIONAL PARKS

1. Size: 40 – 1,000 acres
2. Serving Population: 100,000 (serves the entire city of Fresno and surrounding communities)
3. Serving Radius: 1 – 4 miles



OPTION A: Regional Park in the northern part of the Plan Area.

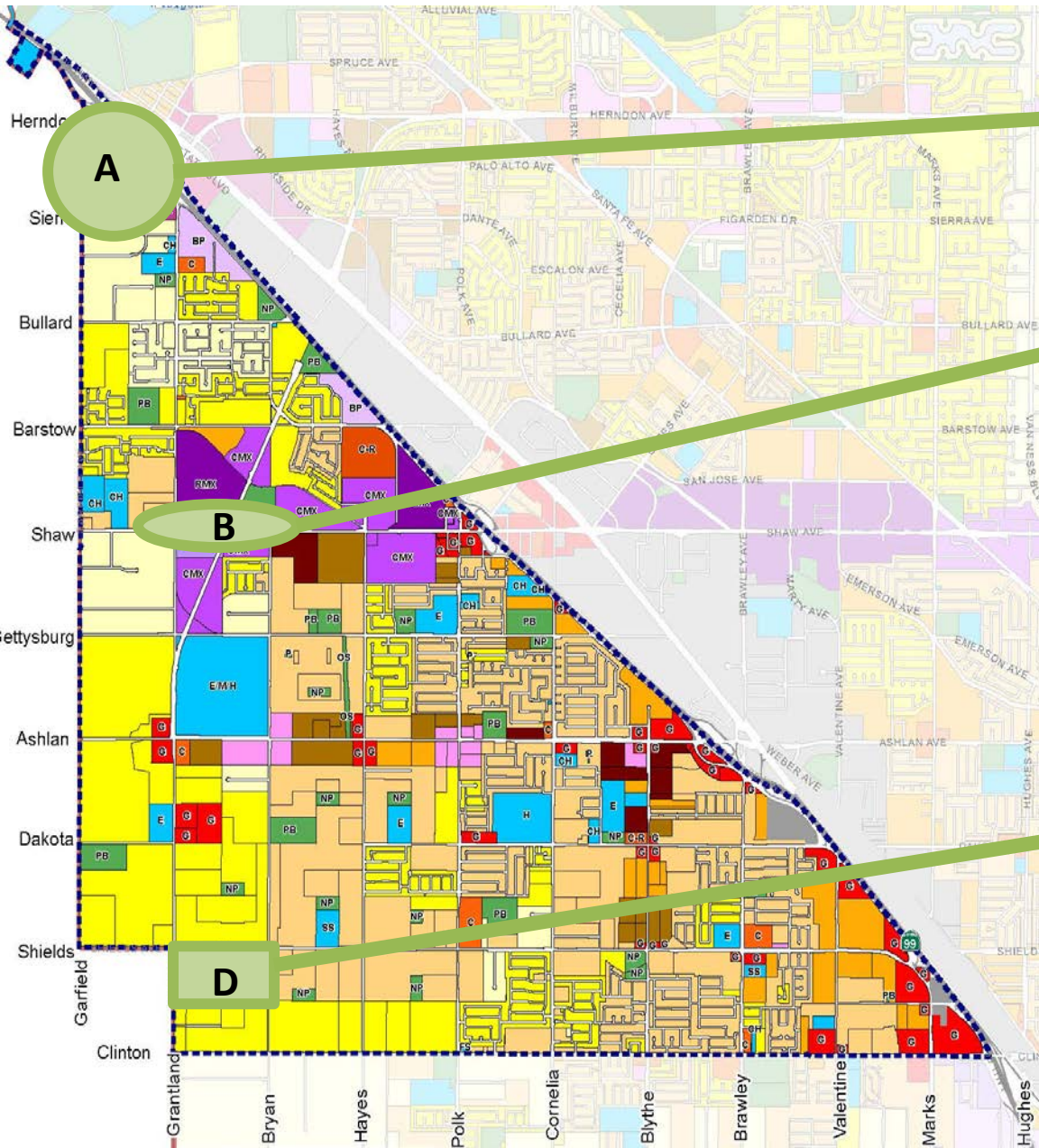
OPTION B: Regional Park straddles both sides of Shaw Ave.

OPTION C: Joint effort with CUSD for a Regional Park.

OPTION D: Regional Park on Grantland/Shields.

OPTION E: Do not show a Regional Park on the Land Use Map.

Initial Regional Park Options



OPTION A: Regional Park in the northern part of the Plan Area.

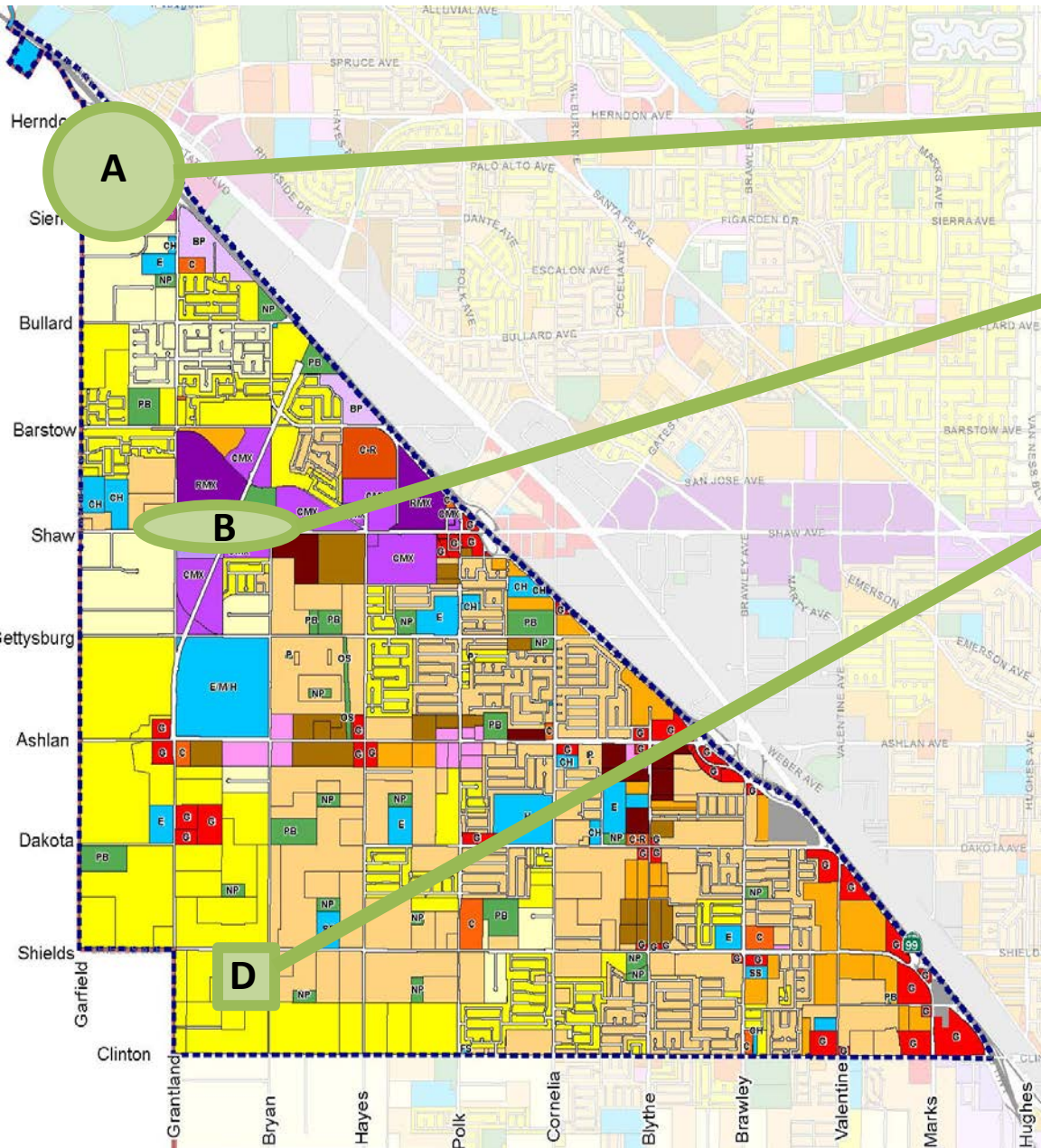
OPTION B: Regional Park straddles both sides of Shaw Ave.

OPTION C: Do not support with CUSD for Regional Park.

OPTION D: Regional Park on Grantland/Shields.

OPTION E: Do not show a Regional Park in the Land Use Map.

Deleted Regional Park Options



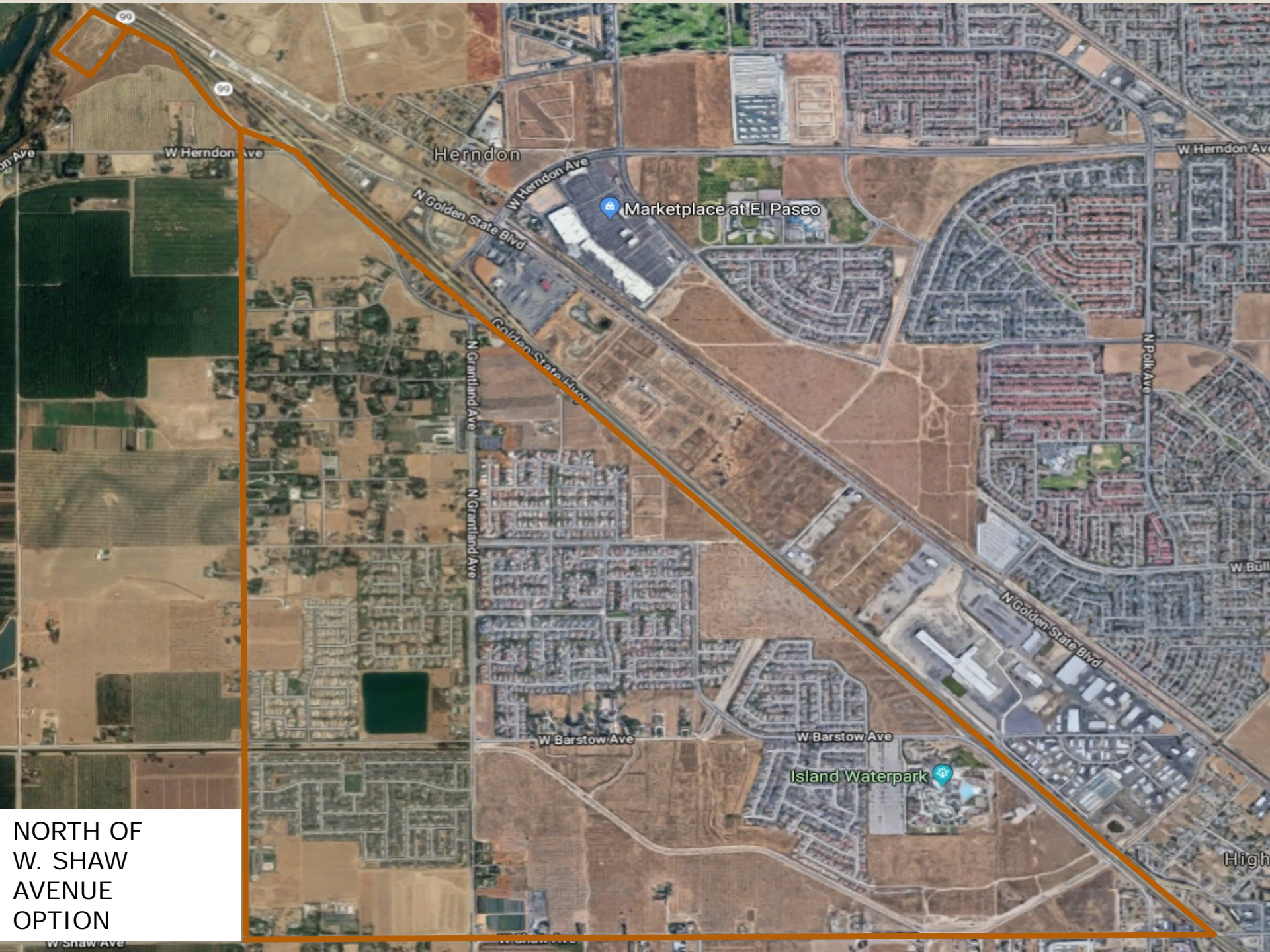
OPTION A: Regional Park in the northern part of the Plan Area.

OPTION B: Regional Park straddles both sides of Shaw Ave.

OPTION C: Regional Park on Grantland/Shields.

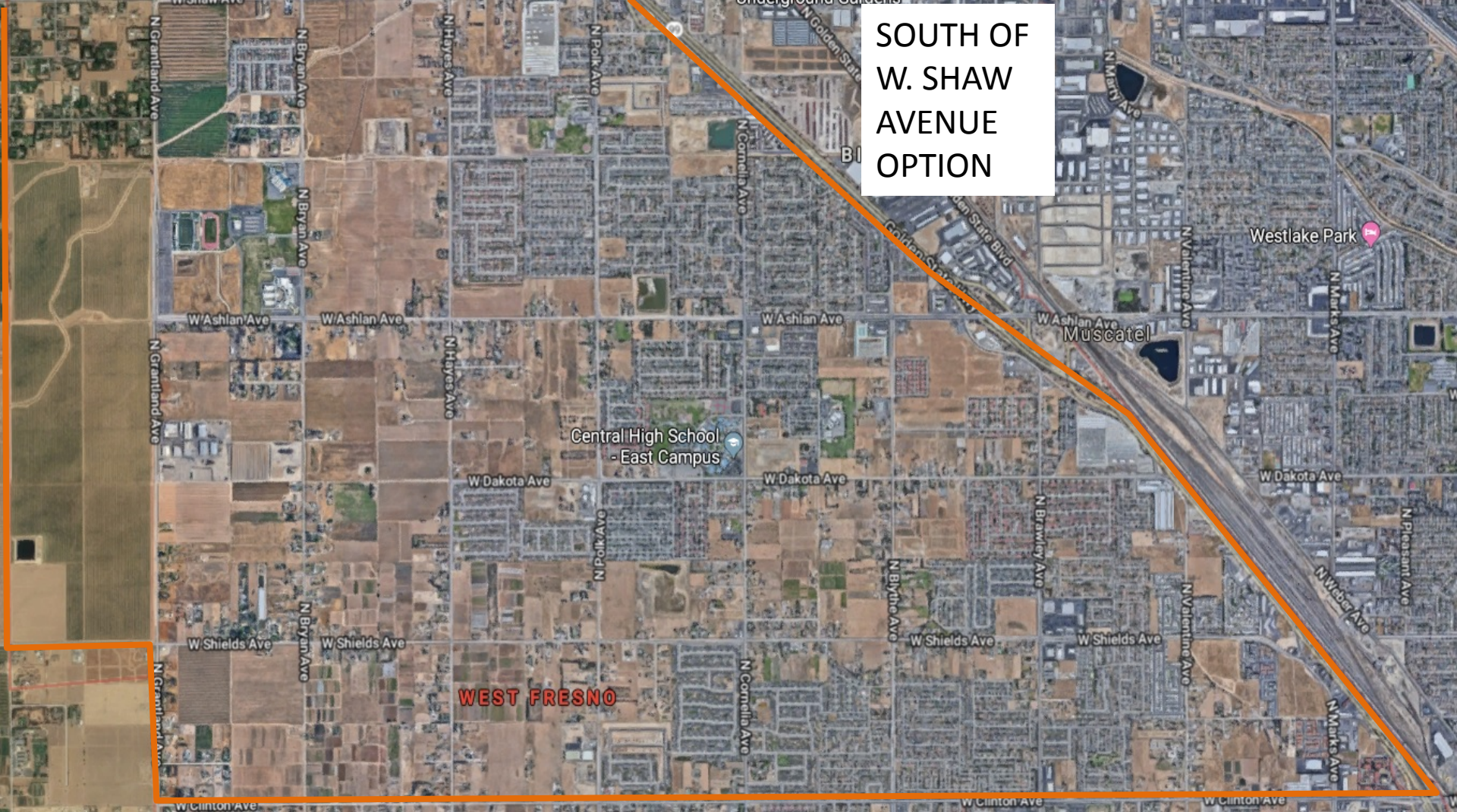
OPTION D: The Regional Park site would be on undeveloped land that extends from Parkway on the east, to Grantland on the west, north of Shaw Avenue extending to Barstow.

Current Regional Park Options



NORTH OF
W. SHAW
AVENUE
OPTION

SOUTH OF
W. SHAW
AVENUE
OPTION



MOTION

Motion to formally accept the Draft Land Use Map, as amended by the Steering Committee.

MOTION

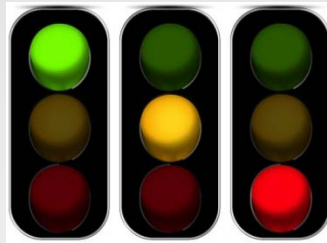
Motion to recommend the Planning Commission and City Council formally initiate the Specific Plan of the West Area utilizing the draft land use map and guiding principles.

Next Steps

1. Hearing to initiate the Specific Plan of the West Area before the Planning Commission and City Council
2. Complete DRAFT of the Specific Plan
3. Undergo Environmental Impact Report/Infrastructure Financing Plan

Steering Committee Announcements

Unscheduled Communications



- ❑ All speakers will be limited to 3 minutes
- ❑ All comments are to be addressed to the Steering Committee during unscheduled communications



Wednesday, January 16, 2019
Meeting Summary – DRAFT

Steering Committee		
David Pena, <i>Chairperson</i>	Deep Singh, <i>Vice Chairperson</i>	Dennis Gaab
Joseph Martinez	Tiffany Mangum	Cathy Caples
Jeff Roberts	John Kashian	Bill Nijjer
Eric Payne	Gurdeep Shergill	
Tina McCallister – Boothe, <i>Alternate</i>		

The Steering Committee met on Wednesday, January 16, 2019, 6:00 p.m. at Central High School – East Campus, Cafeteria/Multipurpose Room, 3535 N. Cornelia Avenue.

Voting Session.

1. CALL TO ORDER:

Chairperson Pena called the Steering Committee to order at 6:30 p.m. An announcement of translation services in Hmong, Punjabi, and Spanish was made by Orchid Interpreting, Inc. Staff provided a brief explanation of the meeting protocol and the plan process to the Steering Committee and meeting attendees.

2. MASTER ROLL CALL:

MEMBERS:

PRESENT 9 – Chairperson David Pena, Vice Chairperson Deep Singh, Joseph Martinez, Tiffany Mangum, Cathy Caples, Eric Payne, Gurdeep Shergill, Jeff Roberts, and Bill Nijjer

ABSENT 2 – Dennis Gaab and John Kashian

OTHERS:

Sophia Pagoulatos, *Planning Manager, DARM*
Kara Hammerschmidt, *Service Aide, DARM*
Rodney Horton, *Planner, DARM*

3. APPROVAL OF MEETING SUMMARY:

Moved by Member Roberts, seconded by Member Nijjer to approve the August 22, 2018, October 24, 2018, and November 28, 2018 meeting summaries. City staff conducted a roll call vote:

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER MARTINEZ	AYE
MEMBER MANGUM	AYE
MEMBER CAPLES	AYE
MEMBER PAYNE	AYE
MEMBER SHERGILL	AYE
MEMBER ROBERTS	AYE
MEMBER NIJJER	AYE

ROLL CALL TALLY: 9 – AYES, 0 – NOES

4. PUBLIC COMMENT:

Chairperson Pena opened the floor to the public and received the following comments:

Naomi Hernandez

3279 N. Berlin Avenue

Ms. Hernandez spoke in favor of having a Regional Park located in the Plan Area, and would like to be a part of an effort to raise for the park. She would like to see the Plan Area be modeled after Lodi, CA or Brentwood, CA.

Lee Ayers, Tree Fresno

3150 E. Barstow Avenue

Mr. Ayers shared that Tree Fresno was awarded a grant by the Fresno Council of Governments for West Fresno (West Shaw Avenue to Highway 180) and the City of Fowler to complete a Community Landscapes Plan. He mentioned that the Community Landscape Plan will help implement the vision of the West Area Specific Plan.

Bill Robinson

906 N Street, STE 100

Mr. Robinson mentioned that he has been in hearings where he learned that the State is going to mandate densities to the tune of 10 dwelling units per acre. He encouraged staff to track potential changes.

Carol Ann Meme

7138 W. Browning Avenue

Ms. Meme would like to have a Regional Park located in the Plan Area, because it would help improve the quality of life in the West Area. She mentioned the park should be located south at Shaw, north at Barstow, east at Parkway, and west at Grantland. She would also like to have high density residential development delayed until traffic improvements are completed.

Tim Miller

6934 W. Portals

Mr. Miller spoke of favor of adding parks to the Plan Area. He would like to see transportation infrastructure improvements within the West Area.

Elisa Bilios

5323 N. Tisha Avenue

Ms. Bilios spoke in favor of a Regional Park in the West Area. She feels that developer fees do not properly mitigate transportation issues in the Plan Area as a result of continued growth. She favors the idea of rural to urban transect model.

Daniel Brannick

4701 W. Griffith Way

Mr. Brannick supports growth at the Ashlan/99 area. He elaborated on his written comments that were provided to the Steering Committee.

Letha Oergel

3256 N. Grantland Avenue

Ms. Oergel wanted the Steering Committee to have consideration for people that have been in the Plan Area prior to development. She supports transportation improvements to ease traffic congestion.

Tina Boothe

Steering Committee Alternate

Ms. Boothe expressed her concern about allowing continued growth to occur while the community planning process is underway.

Larry Gerber

5694 N. Polk Avenue

Mr. Gerber expressed opposition to additional parks because of maintenance costs and public safety.

Felix Reyes

4330 W. Saginaw Way

Mr. Reyes discussed the lack of sidewalks or pathways for school-aged youth to walk.

Mike Karbassi

2789 W. Decatur Avenue

Mr. Karbassi expressed support for lowering the barriers for job inventors to invest in the area.

Terry Cox

Central Unified School District

President, Board of Trustees

7218 W. Olive Avenue

President Cox thanked the Steering Committee for listening to the community. She encouraged the Steering Committee to look at diversity in housing options.

John Lourenco

7188 W. Celeste

Mr. Lourenco stated that continued development without infrastructure will create a hardship for the Plan Area. He also expressed support for a Regional Park in the Plan Area.

5. AMENDMENTS TO THE DRAFT LAND USE MAP:

AGRICULTURE

Moved by Member Caples, seconded by Member Roberts to strike out the words “located close to and partnered with local non-profit organizations.” to read as:

“Encourage the development of harvest-producing community gardens.”

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER MARTINEZ	AYE
MEMBER MANGUM	AYE
MEMBER CAPLES	AYE
MEMBER PAYNE	AYE
MEMBER SHERGILL	AYE
MEMBER ROBERTS	AYE
MEMBER NIJER	AYE

ROLL CALL TALLY: 9 – AYES, 0 – NOES

RETAIL

Moved by Member Caples to strike out the words “large-scale and small-scale” and insert “local retail establishments.” and to strike out the term “department stores and convenience stores.” to read as:

“Attract desired and needed local retail establishments to serve the needs of the West Area community. Such establishments include grocery stores, bakeries, restaurants other than fast food places, and boutiques.”

Motion died for lack of a second. No vote was taken by the Steering Committee.

HOUSING

Moved by Member Caples, seconded by Member Roberts to add the following item to the Draft Guiding Principles: **“Encourage the development of housing that accommodates an aging population with multi-tiered options.”**

After discussion, the motion was withdrawn.

Moved by Member Roberts, seconded by Member Caples to strike out the following item: ~~Discourage the expansion of detach single family starter homes.~~ and replace it with: **“Encourage a variety of housing types and styles.”**

The Steering Committee entered into discussion before taking action on the motion.

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER MARTINEZ	AYE
MEMBER MANGUM	AYE
MEMBER CAPLES	AYE
MEMBER PAYNE	AYE
MEMBER SHERGILL	AYE
MEMBER ROBERTS	AYE
MEMBER NIJJER	AYE

ROLL CALL TALLY: 9 – AYES, 0 – NOES

Moved by Member Caples, seconded by Member Nijjer to amend the following item that previously read as “Encourage the development of housing to accommodate multi-generational households.” to now read as **“Encourage the development of housing to accommodate an aging population including, multi-generational houses and other elder housing options.”**

The Steering Committee entered into discussion before taking action on the motion.

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	ABSTAIN
MEMBER MARTINEZ	AYE
MEMBER MANGUM	AYE
MEMBER CAPLES	AYE
MEMBER PAYNE	AYE
MEMBER SHERGILL	AYE
MEMBER ROBERTS	AYE
MEMBER NIJJER	AYE

ROLL CALL TALLY: 8 – AYES, 0 – NOES, 1 – ABSTENTION

Member Payne stated that he would like to see the City reaffirm its commitment to fair housing, and to not have multi-family be located in just one Council District. Planning Manager Sophia Pagoulatos clarified that multifamily development opportunities are available north of West Shaw Avenue. Member Payne also stated that he would like to see some language within the draft guiding principles that reflect the City fulfilling its obligation to affirmatively furthering fair housing.

Moved by Member Payne, seconded by Vice Chairperson Singh to amend the draft guiding principles to read as: **“Encourage equitable multi-family dwelling units to be located along corridors and streets that have access to transit and commercial goods to fulfil the City’s obligation to affirmatively further fair housing.”**

The motion was tabled for the next meeting for further review and discussion.

PARKS & TRAILS

Moved by Member Caples, seconded by Member Roberts to amend the following item that previously read as: “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.” to now read as: **“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.”**

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER MARTINEZ	AYE
MEMBER MANGUM	AYE
MEMBER CAPLES	AYE
MEMBER PAYNE	AYE
MEMBER SHERGILL	AYE
MEMBER ROBERTS	AYE
MEMBER NIJJER	AYE

ROLL CALL TALLY: 9 – AYES, 0 – NOES, 0 – ABSTENTION

Moved by Vice Chairperson Singh, seconded by Member Caples to amend the following item that previously read as: “Provide for the location of a 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.” to now read as: **“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.”

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER MARTINEZ	AYE
MEMBER MANGUM	AYE
MEMBER CAPLES	AYE
MEMBER PAYNE	AYE
MEMBER SHERGILL	AYE
MEMBER ROBERTS	AYE
MEMBER NIJER	AYE

ROLL CALL TALLY: 9 – AYES, 0 – NOES, 0 – ABSTENTION

Moved by Member Payne, seconded by Member Roberts to strike the following item from the draft guiding principles: **~~“Maintain the vision of the General Plan and the Active Transportation Plan for Class I bicycle lanes, and class II bike lanes planned for in the West Area.~~**

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER MARTINEZ	AYE
MEMBER MANGUM	AYE
MEMBER CAPLES	AYE
MEMBER PAYNE	AYE
MEMBER SHERGILL	AYE
MEMBER ROBERTS	AYE
MEMBER NIJER	AYE

ROLL CALL TALLY: 9 – AYES, 0 – NOES, 0 – ABSTENTION

CATALYTIC CORRIDORS

The Steering Committee did not have any amendments to the catalytic corridor section of the draft guiding principles.

TRANSPORTATION

Moved by Member Nijer, Member Caples to amend the following item that previously read as: “Accommodate and improve roadway access, connectivity, and mobility among all modes of transportation.” to read as: **“Accommodate and improve roadway access, connectivity and mobility among all modes**

of transportation, and prioritize roadway widening where bottlenecking exists."

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER MARTINEZ	AYE
MEMBER MANGUM	AYE
MEMBER CAPLES	AYE
MEMBER PAYNE	AYE
MEMBER SHERGILL	AYE
MEMBER ROBERTS	AYE
MEMBER NIJJER	AYE

ROLL CALL TALLY: 9 – AYES, 0 – NOES, 0 – ABSTENTION

OTHER AMENDMENTS

EDUCATION

Moved by Member Caples, seconded by Member Roberts to add the following:

"Attract much needed educational opportunities for the residents of the West Area, especially for post-secondary education, and access to programs for life-long learners."

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER MARTINEZ	AYE
MEMBER MANGUM	AYE
MEMBER CAPLES	AYE
MEMBER PAYNE	AYE
MEMBER SHERGILL	AYE
MEMBER ROBERTS	AYE
MEMBER NIJJER	AYE

ROLL CALL TALLY: 9 – AYES, 0 – NOES, 0 – ABSTENTION

PUBLIC SAFETY

Moved by Member Caples, seconded by Member Roberts to add the following:

- **"Provide for safe routes to schools for children, with the City and County working together with residents to provide sidewalks in neighborhood that have sporadic access."**
- **Work to promote Neighborhood Watch in all neighborhoods, and further assess the need for the location of emergency response facilities west of Highway 99."**

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER MARTINEZ	AYE
MEMBER MANGUM	AYE
MEMBER CAPLES	AYE
MEMBER PAYNE	AYE
MEMBER SHERGILL	AYE
MEMBER ROBERTS	AYE
MEMBER NIJJER	AYE

ROLL CALL TALLY: 9 – AYES, 0 – NOES, 0 – ABSTENTION

6. REGIONAL PARK OPTIONS:

Moved by Member Caples, seconded by Member Payne to add the following Regional Park option for consideration:

The Regional Park site would be on undeveloped land that extends from Parkway on the east, to Grantland on the west, north of Shaw Avenue extending to Barstow.

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER MARTINEZ	AYE
MEMBER MANGUM	AYE
MEMBER CAPLES	AYE
MEMBER PAYNE	AYE
MEMBER SHERGILL	AYE
MEMBER ROBERTS	AYE
MEMBER NIJJER	AYE

ROLL CALL TALLY: 9 – AYES, 0 – NOES, 0 – ABSTENTION

Moved by Vice Chairperson Singh, seconded by Member Payne to eliminate the option to not show a Regional Park on the land use map.

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER MARTINEZ	AYE
MEMBER MANGUM	AYE
MEMBER CAPLES	AYE
MEMBER PAYNE	AYE
MEMBER SHERGILL	AYE
MEMBER ROBERTS	AYE
MEMBER NIJJER	AYE

ROLL CALL TALLY: 9 – AYES, 0 – NOES, 0 – ABSTENTION

Moved by Vice Chairperson Singh, seconded by Member Caples to eliminate the option that proposes a joint effort with Central Unified School District for a Regional Park.

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER MARTINEZ	ABSTAIN
MEMBER MANGUM	AYE
MEMBER CAPLES	AYE
MEMBER PAYNE	NAY
MEMBER SHERGILL	AYE
MEMBER ROBERTS	AYE
MEMBER NIJJER	AYE

ROLL CALL TALLY: 7 – AYES, 1 – NOES, 1 – ABSTENTION

REGIONAL PARK OPTIONS – FINAL

OPTION A: Regional Park in the northern part of the Plan Area

OPTION B: Regional Park straddles both sides of Shaw Avenue

OPTION C: Regional Park on Grantland/Shields

OPTION D: The Regional Park site would be on undeveloped land that extends from Parkway on the east, to Grantland on the west, north of Shaw Avenue extending to Barstow.

After some discussion, the Steering Committee chose to table the site selection for a Regional Park in the Plan Area.

7. STEERING COMMITTEE ANNOUNCEMENTS:

Member Roberts expressed how he would like to have a discussion regarding noticing standards and how noticing efforts can be improved. He also requested a map of the proposed changes.

Member Shergill expressed an interest in making sure roadway improvements are a focal point of the plan.

8. UNSCHEDULED COMMUNICATIONS:

There were no unscheduled communications provided to the Steering Committee from the public.

9. ADJOURNMENT:

The meeting adjourned at 8:50 p.m. on an adjournment motion offered by Member Roberts, with a second by Member Caples.

(VOICE VOTE TALLY 8 – AYES, 0 – NOES, 0 – ABSTENTIONS).

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Rodney Horton, MRA".

Rodney Horton

Staff Representative



SPECIFIC PLAN OF THE WEST AREA

Wednesday, January 30, 2019
Meeting Summary – DRAFT

	Steering Committee	
David Pena, <i>Chairperson</i>	Deep Singh, <i>Vice Chairperson</i>	Dennis Gaab
Joseph Martinez	Tiffany Mangum	Cathy Caples
Jeff Roberts	John Kashian	Bill Nijjer
Eric Payne	Gurdeep Shergill	
Tina McCallister – Boothe, <i>Alternate</i>		

The Steering Committee met on Wednesday, January 30, 2019, 6:00 p.m. at Central High School – East Campus, Cafeteria/Multipurpose Room, 3535 N. Cornelia Avenue.

Voting Session.

1. CALL TO ORDER:

Chairperson Pena called the Steering Committee to order at 6:17 p.m. An announcement of translation services in Hmong, Punjabi and Spanish was made by Orchid Interpreting, Inc. Staff provided a brief explanation of the meeting protocol and the plan process to the Steering Committee and meeting attendees.

2. MASTER ROLL CALL:

MEMBERS:

PRESENT 7 – Chairperson David Pena, Vice Chairperson Deep Singh, Joseph Martinez, Cathy Caples, Eric Payne, Gurdeep Shergill, and Jeff Roberts

ABSENT 4 – Bill Nijjer, Dennis Gaab, John Kashian, and Tiffany Mangum

OTHERS:

Sophia Pagoulatos, *Planning Manager, DARM*

Talia Kolluri, *Supervising Deputy City Attorney, CAO*

Michael Andrade, *GIS Specialist, DARM*

Rodney Horton, *Planner, DARM*

3. PUBLIC COMMENT:

Chairperson Pena opened the floor to the public and received the following comments:

Letha Oergel
3256 N. Grantland Avenue

Ms. Oergel, with her daughter, expressed their concern about the lack of privacy and disruption caused by new development surrounding existing rural residential dwelling units.

Bill Robinson
906 N Street, STE 100

Mr. Robinson delivered a letter to the Steering Committee, he expressed opposition to the proposed planned land use change from Business Park to Medium-Low on a site located on the east side of Grantland Avenue south of the Grantland/Ashlan intersection. He stated the land is owned by Derrell's Mini Storage.

Roger Day
7206 W. Menlo Avenue

Mr. Day expressed opposition to the proposed planned land use change from Low Density to Commercial-General on a site located on the east side of N. Annapolis Avenue (south of W. Menlo Avenue). He proposed returning the site to the General Plan's planned land use designation of Low Density.

4. AMENDMENTS TO DRAFT LAND USE MAP:

LAND USE MAP CHANGES

The Steering Committee made the following changes to the draft land use changes by unanimous consent:

- a) Removed proposed Commercial-General planned land use designation on the parcel located on the east side of N. Annapolis Avenue, and replaced it with Low Density planned land use designation
- b) Removed proposed Low Density planned land use designation on the parcel located on the northeast corner of Barstow/Grantland, and replaced it with Community Commercial
- c) Removed proposed Medium-Low Density planned land use designation on the parcel located on the northwest corner of Barstow/Grantland, and replaced it with Neighborhood Mixed-Use
- d) Removed proposed Medium-Low Density planned land use designation on the parcel located on the north-side of Barstow between Grantland Avenue to Parkway
- e) Removed proposed Medium-Low Density and Commercial General planned land use designations on the quarter-section parcel bounded by Gettysburg, Grantland, Ashlan, and Garfield, and replaced it with Medium Density

- f) Added Medium-Low Density as a dual designation on the parcel located on the southeast corner of Garfield and Dakota
- g) Removed Commercial-General planned land use designation on the parcel located on the southwest corner of Ashlan/Grantland, and replaced it with Medium-Low Density
- h) Removed Community-Commercial and High Density planned land uses on the parcels located on the south-side of Ashlan at Grantland, and replaced it with Office-Employment
- i) Removed Medium-Low Density on the parcel located on the northwest corner of Shields/Grantland, and replaced it with Community-Commercial
- j) Tentatively removed Medium-High Density on the parcel located on the southeast corner of Barstow/Grantland, and replaced it with Community Park (pending research on vested entitlements)
- k) Tentatively removed Community Park designation on the corner of the proposed Veterans Boulevard and Shaw Avenue, and replaced it with Neighborhood Mixed-Use
- l) Removed Corridor/Community Mixed-Use on all parcels located east of the proposed Veterans Boulevard to Polk Avenue, and replaced it with Neighborhood Mixed-Use
- m) Removed Corridor/Community Mixed-Use on the parcel located on the northeast corner of Gettysburg/Grantland, and replaced it with Neighborhood Mixed-Use
- n) Removed Commercial-General on the parcel located on the northeast corner of Blythe/Ashlan, and replaced it with Neighborhood Mixed-Use
- o) Accepted the proposed changes by community member Daniel Brannick except the following:
 - i. removal of Commercial-General on the northeast, southeast, and southwest corners of Blythe and Dakota
 - ii. removal of High Density on the west side of Blythe near the intersection of Blythe/Ashlan
- p) Removed the High Density and Commercial-Recreation planned land use designations on the parcels located on the northwest corner of Blythe/Dakota, and replaced with Medium-Low density

The following changes were tabled:

- a) Changes to the parcel located on the northeast corner of Shaw/Grantland
- b) Changes to the parcel located on the west side of Blythe near the intersection of Blythe/Ashlan
- c) Changes to the parcels located on the northeast, southeast, and southwest corners of Blythe/Dakota
- d) Changes to the parcel on the east side of Grantland Avenue, near the intersection of Ashlan/Grantland

OTHER PROPOSALS

- a) Through unanimous consent, the Steering Committee decided to select up to three potential locations for the proposed flagship Regional Park to be studied during the EIR process.
- b) Through unanimous consent, the Steering Committee supported the proposal to extend the Sphere of Influence to include the area bounded by Garfield, Clinton, Grantland, and Shields, and to include the recommendation within the Specific Plan document.

5. TABLED AMENDMENTS TO THE DRAFT GUIDING PRINCIPLES:

HOUSING

Moved by Member Payne, seconded by Vice Chairperson Singh to add the following item as a guiding principle under the housing section: **“Reaffirm the City’s commitment and obligation to affirmatively further access to fair and affordable housing opportunities by strongly encouraging equitable and fair housing opportunities to be located in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.”**

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER MARTINEZ	AYE
MEMBER CAPLES	AYE
MEMBER PAYNE	AYE
MEMBER SHERGILL	AYE
MEMBER ROBERTS	NV *

ROLL CALL TALLY: 6 – AYES, 0 – NOES, 0 – ABSTENTION, 1 – NOT VOTING

6. STEERING COMMITTEE COMMENTS:

Member Caples discussed her proposal for the name of the West Area to be Terre Vista (view of the land). After discussion, the Committee recommended a community workshop on brainstorming the name/identity for the Plan Area.

Staff informed the community and Steering Committee about the February 20, 2019 community meeting in regards to the Community Landscapes Plan project. Staff informed the Steering Committee that the next meeting will be held on Wednesday, February 27, 2019 at 6:00 p.m. at Glacier Point Middle School.

7. UNSCHEDULED COMMUNICATIONS:

No comments from the public were heard under unscheduled communications. .

8. ADJOURNMENT:

The meeting adjourned at 8:37 p.m. on an adjournment motion offered by Member Caples, with a seconded by all.
(VOICE VOTE TALLY 6 – AYES, 0 – NOES, 0 – ABSTENTIONS, *1 – NOT VOTING).

Respectfully Submitted,



Rodney Horton
Staff Representative

* Member Roberts is recorded as Not Voting due to leaving the meeting early.

Enclosures: Letter from Bill Robinson
Letter from Daniel Brannick



CORPORATE OFFICE: 3265 W. ASHLAN AVE., FRESNO, CA 93722 (559) 224-9900 FAX: (559) 224-1884

January 30, 2019

West Area Specific Plan Committee
c/o Mr. Rodney Horton, Planner
Development and Resource Management Department
City of Fresno
2600 Fresno St, Room 3065
Fresno, CA 93721

Moonbak L. P. dba Derrel's Mini Storage, Inc
3265 W Ashlan Ave
Fresno, CA 93722

Subject: APN: 512-050-56; Property Address: 3670 N. Grantland Ave; Acreage: +/- 18.95;
Purchased: 11-04-2005

Dear Mr. Horton,

It has come to our attention that the subject property owned by Moonbak L.P. dba Derrel's Mini Storage, Inc with a current land use designation of Business Park has been proposed to be changed to a Medium Density Residential land use.

We would like to take this opportunity to express our strong opposition to any change in the current land use designation of Business Park. Derrel's Mini Storage worked with City planners during the last General Plan Update to maintain the BP Zone on this parcel and had a motion by Steve Brandau to honor the request. The land use designation was voted on by City Council with the last General Plan Update in December 2014. Derrel's Mini Storage purchased this property at a price over \$2 million dollars because it was already zoned BP which is a "by right" use for a mini storage and we respectfully request that this land designation stay as is.

Thank you,

Karen Kendall
Development Manager
Derrel's Mini Storage, Inc
559-224-9901 Ext 3028
kkendall@derrels.com

January 10, 2019

To: Rodney Horton, Planner III
City of Fresno, Development and Resource Management Department

Subject: West Area Specific Plan – Draft Land Use Map Comments

Rodney, below are my comments regarding the Draft Land Use Map for the West Area Specific Plan. The underlined headings denote different geographic locations within the plan area for which I have remarks. Also included are some exhibits to help better articulate the changes I am recommending.

(Note: While the comments are focused on recommended revisions, I do want to acknowledge that the Draft Land Use Map includes some good changes from the existing General Plan designations. In particular, the changes made to the residential densities in the southwest portion of the plan area seem like they do a better job of aligning land use designations with the character of existing development while also encouraging a more consistent urban-to-rural transition that people have sought to promote and preserve.)

Ashlan and 99 Area:

As a general comment, I feel the current draft of the Land Use Map has misinterpreted the character of development and types uses that I and others advocated for along Ashlan Avenue towards Freeway 99. Specifically, the proposed map neglects the development of commercial/retail uses and other community amenities at Ashlan and 99 while overemphasizing new residential development. Quoting the draft Guiding Principles, Catalytic Corridors are intended to “encourage the orderly and consistent development of civic, parkland, retail and commercial, mixed-use, and multi-family uses.” While the Draft Land Use Map included revisions that would add more mixed uses further west along Ashlan, the revisions made near Ashlan towards 99 would arguably impede development of a mixture of uses and exacerbate the condition where it feels like the area has a lot of residential development and not much else.

I would recommend comprehensive revisions to the draft land use designations in this area. I have included an exhibit that displays recommended changes to the land use designations from those presented in the Draft Land Use Map. The exhibit also includes a few proposed local street/roadway alignments that would ideally help improve access and circulation throughout the area (including pedestrian travel) and encourage high-quality development (e.g. running an east-west local street south of Ashlan that could encourage a structure to be designed to look good from multiple street views). The overarching theme of these proposed changes is that the Draft Land Use Map should be revised to include more commercial and/or community amenity designations along Ashlan while reducing the amount of residential designations overall and scaling down some of the proposed increases in residential densities.

Residential Land Uses

The proposed changes here include reducing several areas from High Density Residential (30-45 DU/acre) to a mix of Urban Neighborhood Density Residential (16-30 DU/acre), Medium High Density Residential (12-16 DU/acre), and Medium Density Residential (5-12 DU/acre). Higher-density areas remain concentrated near Ashlan toward 99, but the highest overall density is now Urban Neighborhood Residential. While I am generally more concerned with aesthetic form over density, the residential densities shown in the Draft Land Use Map would be exceptionally high in comparison to existing development and would create difficulty in promoting smooth built-environment transitions with existing development – both in terms of density and of form. I feel the proposed configurations would accomplish this “transitioning” more effectively, would be more consistent with the plan’s Guiding Principles as well as with the preferences of residents in the area, and would still realistically allow for future development to occur in the area.

I also should note that the Medium High Density Residential designation appears to allow for more flexibility in the development of housing types (ranging from single-family detached to multi-family) while promoting greater

residential density – both of which are things I think are good to promote for infill development in the area – which is why it appears on the map as a buffer between existing single-family residential development and areas designated for the highest density. If another residential land use designation offers that same kind of buffer/transition quality, it could be appropriate to use instead.

Also attached for reference are some pictures to help guide the form which I am seeking to promote through the density changes, i.e. what my ideal “transitional” density might look like and what my ideal “highest level of density” might look like.

Commercial Uses

My single biggest goal for the West Area Specific Plan is to encourage desirable commercial development on the vacant land at the south side of Ashlan between Blythe and 99. It is a highly traveled, highly visible, well-connected area that has enough space to accommodate uses like a supermarket and gym/fitness center which are generally seen as desirable amenities and that the area currently lacks. Because of those characteristics, I feel it provides the best area to focus on to initiate a “Catalytic Corridor” along Ashlan. I would go so far to say that any attempt at successfully catalyzing Ashlan Avenue in the West Area will hinge on the quality of development that starts just west of 99 – it is that much of a focal point for the entire corridor.

The type of commercial development I would hope to see here would be something like the commercial/retail phase of the Park Crossing development located at Friant and Fresno – which is anchored by a Trader Joes’, a Petco, and a Sportsmen’s Warehouse sporting goods store, and supported by a number of restaurants and smaller stores. The proposed amount of red “Commercial” land on the map is intended to roughly correspond with the size of Park Crossing.

The area shown as Neighborhood Mixed Use, I should note, is entirely contingent on construction of a local street running south from Parkway and joining Brunswick; without a local street to offer some additional frontage, the area could be designated for either commercial or Urban Neighborhood Residential use. The intent of this demarked area is to provide space for smaller-scale commercial uses (e.g. barber shop, nail salon, cafe, small professional office) that could be beneficial to have in the area but perhaps not a good fit in the larger “Commercial” designated area, while also providing a density/intensity transition toward existing single-family residential areas. The same general idea might be accomplished through a Commercial Main Street designation.

The corners of Blythe at Dakota are shown as replacing commercial areas with Medium Density Residential designations because commercial uses at this location seems problematic. Placing commercial here would detract from focusing activity along Ashlan, and the immediate vicinity seems poorly suited to accommodate commercial uses, given the limited road capacity of both Dakota and Blythe as well as the concentration of existing rural residential parcels along both streets. (Some kind of very low-impact commercial use may be reasonable on one corner)

Overall, the proposed space and locations for commercial areas would ideally provide commercial development of an appropriate size and mix of uses that would serve people in the area and people passing through but also not cannibalize or undermine development of the proposed Shaw Town Center or at existing commercial uses toward the southern portion of the plan area (e.g. Clinton/Brawley and Clinton/Marks).

Parks and Public Facilities

The two proposed changes here entail adding a small park site and adding a Library or Community Center. The proposed park site (north side of Dakota, east of Brawley) is located on a vacant, awkwardly shaped parcel surrounded by a relatively high level of existing residential development. The site seems unlikely to be developed with any kind of other use in the foreseeable future, and its location would provide improved park access for residents near Dakota and Brawley. The proposed Library/Community Center site is somewhat arbitrary (i.e. no especially unique or compelling reasons for the site) and may be viable for some form of residential development, but it would be situated in accessible proximity to existing and proposed development in the area, and setting aside a portion of public/civic use land in this area could be useful for meeting future community development

needs. Because the General Plan provides that all new parks, open space, and public facilities carry dual land use designations, both sites would carry an alternative land use designation to allow for alternative development if such an opportunity arises.

Dakota/Polk:

I recommend changing a portion of the southwest corner of Dakota and Polk from Medium Density Residential to a commercial use designation. This property is currently occupied by Fig Garden Packing, and it has been developed with “ag-styled” buildings used in the processing and distribution of figs and other dried fruits. Aesthetically, these “ag-styled” buildings seem to present an opportunity where, if the packing operation ever ceased or relocated, the buildings could be repurposed as a thematic commercial building, plaza, or something similar. I think a project like this, if developed, would forward the Specific Plan’s Guiding Principles related to agriculture and Agri-tourism.

Park Sites near Herndon and 99 Area:

It may be worth considering an alternative to the proposed park site on the west side of Grantland between Sierra and Bullard. Notably, the site appears to be developed with an existing residence; it is adjacent to an enclave of large rural residential properties whose owners may potentially oppose a park site here; and it may require reconfiguration of existing medians on Grantland to allow access to the site. These factors may present challenges towards actually getting a park developed at this location.

As an alternative, there is a large amount of currently vacant land near the southeast corner of Herndon and Garfield. The area is currently designated Low/Medium Low Density Residential, but the parcels have remained undeveloped for a number of years (possibly due to the shape of the parcels and their proximity to Herndon). Casually viewing the site using Google Earth, it seems possible to develop a park site here along with some kind of buffer between a park and the nearby residential enclave so as to not unreasonably disturb existing residents. A park site here might also offer a locational benefit based on its proximity to the San Joaquin River.

Shaw Town Center:

The proposed Shaw Town Center would ostensibly bring retail/commercial amenities west of 99 and the railroad tracks, thus improving access and convenience to these types of amenities for residents in the West Area. On balance, I am in support of its development. However, I have two primary concerns about the planned Town Center:

- 1) As expressed by several different people throughout the community input process, there are major concerns about the traffic conditions that would result upon the Town Center’s buildout. More specifically, traffic is already very congested at times in this area, and this is largely because of some really inadequate sections of the roadway network in the area that are complicated and expensive to improve (e.g. the intersection of Shaw and Polk, and the constrained Shaw bridge over 99). Even with the completion of Veterans Boulevard to offer some circulatory relief, the proposed Town Center would likely exacerbate the poor conditions at this segment of Shaw.
- 2) The proposed Town Center could result in blight and vacancy further east on Shaw Avenue, similar to the conditions seen on Blackstone Avenue as new commercial development has historically trended northward. Sections of west Shaw already experience some amount of blight and long-term vacancy. From my subjective view, the current conditions on Shaw are not as bad as the commercial blight/vacancy along Blackstone, which seems to be due to the presence and arrangement of some major anchor tenants along the stretch of Shaw between Golden State and Marks (e.g. Costco, Walmart, Target, and to a lesser extent Home Depot). Development of the Shaw Town Center (particularly the “RMX” areas) could end up drawing some of these existing anchor tenants out of their existing facilities, via either immediate relocation or more indirectly through development of new stores while older stores decline. If that eastern segment of Shaw were to lose those tenants, commercial blight and vacancy might rapidly accelerate without some kind of planning to repurpose/redevelop these spaces for non box-store uses.

These two concerns may be more appropriate to consider at stages other than the Land Use Map planning phase (and may also go beyond the scope of the West Area Specific Plan process), but I feel they are related and significant enough to contemplate during the process of refining Land Use designations for the plan area.

Vicinity of Ashlan/Dakota/Cornelia/99

12

- Urb Nbhd Res
- Med Hi Res
- Med Res
- Commercial
- Mixed Use
- Park
- Public Facilities

- Urb Nbhd Res
- Med Hi Res
- Med Res
- Commercial
- Mixed Use
- Park
- Public Facilities



Remove the proposed commercial at Dakota and Blythe (some low-impact, small footprint of Commercial at N/W corner may be OK)







SPECIFIC PLAN OF THE WEST AREA

Steering Committee

David Pena, *Chairperson*
Joseph Martinez
Jeff Roberts
Eric Payne
Tina McCallister – Boothe, *Alternate*

Deep Singh, *Vice Chairperson*
Tiffany Mangum
John Kashian
Gurdeep Shergill

Dennis Gaab
Cathy Caples
Bill Nijjer

DRAFT – The West Area’s Guiding Principles

The guiding principles, as amended by the Steering Committee, are designed to form the direction of the Specific Plan, and how the Plan can best benefit the future of the West Area. The guiding principles incorporate input received from community members and formal recommendations of the Steering Committee.

Agriculture

- Incorporate elements of agriculture in future parks by planting a mixture of native drought-tolerant vegetation, shrubs, and trees that can serve to provide shade and enhance the streetscape.
- Encourage and provide land use opportunities for agri-tourism ventures to occur in the West Area.
- Encourage the development of harvest – producing community gardens.

Retail

- Attract desired and needed local retail establishments to serve the needs of the West Area community. Such establishments include grocery stores, bakeries, restaurants other than fast food places, and boutiques.
- Discourage the expansion of undesirable retail establishments such as liquor stores, tobacco and vapor stores, short-term loan and pawn shops, and adult stores.
- Encourage the development of retail establishments along commercial corridors.

Housing

- Encourage a variety of housing types and styles.
- Encourage the development of housing to accommodate an aging population including, multi-generational houses and other elder housing options.
- Reaffirm the City’s commitment and obligation to affirmatively furthering access to fair and affordable housing opportunities by strongly encouraging equitable and fair housing opportunities to be located in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.

Parks & Trails

- 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.
- 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.

Catalytic Corridors

- Encourage the orderly and consistent development of civic, parkland, retail and commercial, mixed-use, and multi-family uses along West Shaw Avenue, West Ashlan Avenue, Veterans Boulevard, West Shields Avenue, West Clinton Avenue, and Blythe Avenue.

Transportation

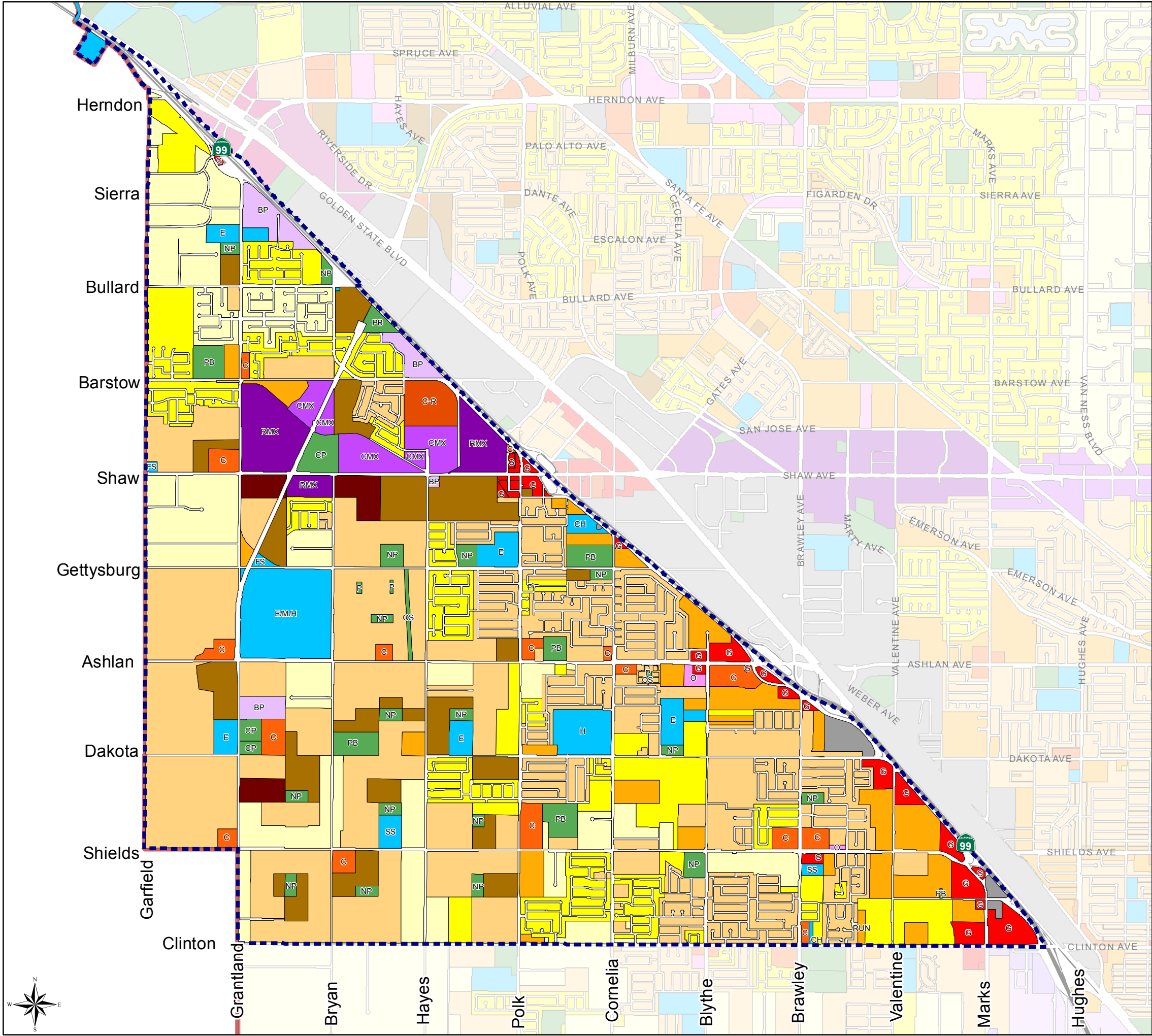
- Accommodate and improve roadway access, connectivity and mobility among all modes of transportation, and prioritize roadway widening where bottlenecking exists.
- Accommodate planned transit services in the West Area by locating routes near or adjacent to the community centers, schools, parks, and retail centers.
- Provide a complete, safe, and well-maintained sidewalk network from residential neighborhoods to commercial centers, schools, parks, and community centers.
- Provide a complete, safe, and well-maintained roadway network that allows for efficient and smooth access from the West Area to other sections of the city and region.

Education

- Attract much needed educational opportunities for the residents of the West Area, especially for post-secondary education, and access to programs for life-long learners.

Public Safety

- Provide for safe routes to schools for children, with the City and County working together with residents, to provide sidewalks in neighborhood that have sporadic access.
- Work to promote Neighborhood Watch in all neighborhoods, and further assess the need for the location of emergency response facilities west of Highway 99.



General Plan Land Use Map

Legend

RESIDENTIAL

- Low Density (1-3.5 D.U./acre)
- Medium Low Density (3.5-6 D.U./acre)
- Medium Density (5.0-12 D.U./acre)
- Medium High Density (12-16 D.U./acre)
- Urban Neighborhood (16-30 D.U./acre)
- High Density (30-45 D.U./acre)

COMMERCIAL

- Main Street
- Community
- Recreation
- General
- Highway & Auto
- Regional

EMPLOYMENT

- Office
- Business Park
- Regional Business Park
- Light Industrial
- Heavy Industrial

MIXED USE

- Neighborhood Mixed Use
- Corridor/Center Mixed Use
- Regional Mixed Use

OPEN SPACE

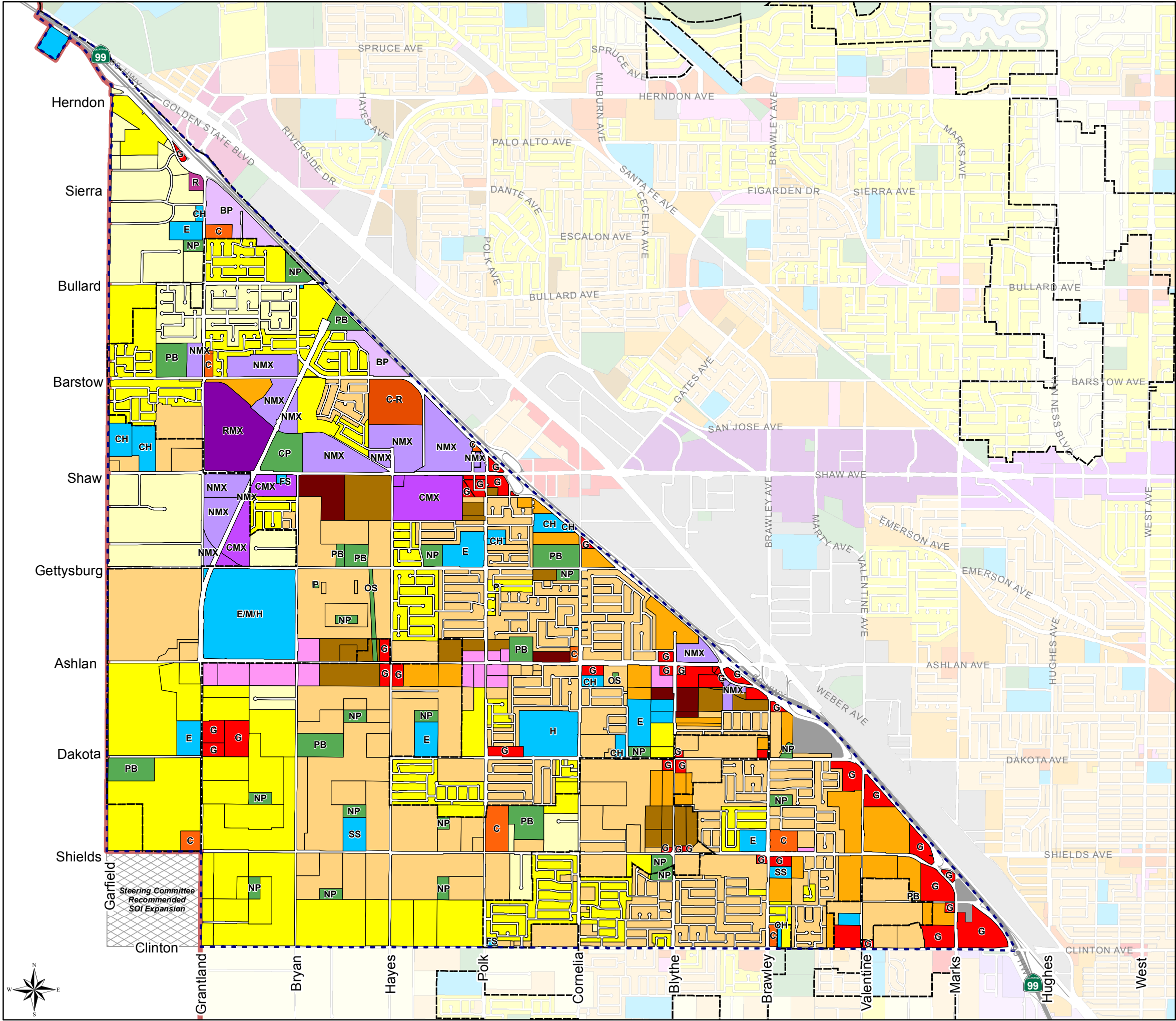
- Clear Zone
- Commercial-Recreational
- Community Park
- Flood Control Project
- Golf Course
- Lake, Pond
- Multi-Use
- Neighborhood Park
- Outdoor Environmental Education Area
- Open Space
- Park
- Ponding Basin
- Ponding Basin (Park use)
- Regional Park

BOUNDARIES

- West Area Specific Plan Boundary
- Sphere Of Influence

PUBLIC FACILITIES

- Public/Quasi-public Facility
- Special School
- Elementary School
- Elementary & Middle School
- Elementary, Middle & High School
- Middle School
- High School
- College
- School with Park
- Airport
- Cemetery
- Church
- Community Activity Center
- Convalescent Hospital
- Fairgrounds
- Fire Station
- Government Offices
- Hospital
- Medical Center
- Neighborhood Center
- PG & E Substation
- Police Dressing Station
- Water Recharge Basin
- Waste Water Treatment Facility



**West Area Specific Plan
Steering Committee Proposed Land Use Changes**

Legend

RESIDENTIAL

- Low Density (1-3.5 D.U./acre)
- Medium Low Density (3.5-6 D.U./acre)
- Medium Density (5.0-12 D.U./acre)
- Medium High Density (12-16 D.U./acre)
- Urban Neighborhood (16-30 D.U./acre)
- High Density (30-45 D.U./acre)

COMMERCIAL

- C Community
- C-R Recreation
- G General
- R Regional

EMPLOYMENT

- Office
- BP Business Park
- Light Industrial

MIXED USE

- NMX Neighborhood Mixed Use
- CMX Corridor/Center Mixed Use
- RMX Regional Mixed Use

OPEN SPACE

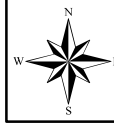
- CP Community Park
- Pocket Park
- NP Neighborhood Park
- Open Space
- P Park
- PB Ponding Basin

PUBLIC FACILITIES

- Public/Quasi-public Facility
- SS Special School
- E Elementary School
- E&M Elementary & Middle School
- EMH Elementary, Middle & High School
- H High School
- CH Church
- FS Fire Station

BOUNDARIES

- West Area Specific Plan Boundary
- Sphere Of Influence
- Steering Committee Recommended SOI Expansion



PARCEL ACREAGE BY LAND USE CLASSIFICATION FOR GENERAL PLAN AND PROPOSED SPECIFIC PLAN (REVISED - 2/11/2019)									
GENERAL PLAN LAND USE DESIGNATIONS	CITY LIMITS			GROWTH AREA			PLAN AREA TOTAL		
	GENERAL PLAN ACRES	WEST AREA SPECIFIC PLAN ACRES	DIFFERENCE IN THE CITY + / -	GENERAL PLAN ACRES	WEST AREA SPECIFIC PLAN ACRES	DIFFERENCE IN THE GROWTH AREA + / -	GENERAL PLAN ACRES	WEST AREA SPECIFIC PLAN ACRES	OVERALL RESULT
RESIDENTIAL	Low	146.20	95.82	671.59	420.76		817.79	516.57	
	Medium Low	582.37	821.03	243.59	635.94		825.97	1456.98	
	Medium	1460.88	1240.70	896.13	824.67		2357.00	2065.37	
	Medium High	261.09	224.31	88.33	51.24		349.42	275.55	
	Urban Neighborhood	214.65	96.53	213.96	75.11		428.61	171.64	
	High	28.00	51.33	37.76	0.00		65.76	51.33	
	SUBTOTAL	2693.19	2529.72	163.47	2151.36	2007.72	4844.55	4537.44	307.11
COMMERCIAL	Community	81.87	27.40	56.79	25.34		138.66	52.74	
	Recreation	41.34	41.34	0.00	0.00		41.34	41.34	
	General	141.59	155.38		1.63		143.21	220.78	
	Regional	0.00	0.00		0.00		0.00	4.24	
	SUBTOTAL	264.80	224.12	40.68	58.42	94.98	323.21	319.10	4.11
EMPLOYMENT	Office	7.51	42.94	0.00	45.87		7.51	88.81	
	Business Park	22.71	20.57		54.40		77.11	56.02	
	Light Industrial	33.13	32.75		0.00		33.13	32.75	
	SUBTOTAL	63.35	96.26	32.91	54.40	81.32	117.75	177.59	59.84
MIXED USE	Neighborhood	0.00	211.12	0.00	44.83		0.00	255.95	
	Corridor - Center	106.19	71.78		0.00		106.19	96.00	
	Regional	144.72	82.61		0.00		144.72	82.61	
	SUBTOTAL	250.90	365.50	114.60	0.00	69.06	250.90	434.56	183.66
OPEN SPACE	Pocket Park	2.45	1.55	0.00	0.00		2.45	1.55	
	Neighborhood Park	36.67	39.22	47.04	47.04		83.71	86.26	
	Community Park	24.20	24.20	13.98	0.00		38.18	24.20	
	Regional Park	0.00	0.00	0.00	0.00		0.00	0.00	
	Open Space	5.03	5.03	1.76	1.76		6.79	6.79	
	Ponding Basin	67.06	89.99	40.12	39.60		107.18	129.59	
	SUBTOTAL	135.41	159.99	24.58	102.90	88.41	238.31	248.40	10.09
PUBLIC FACILITIES	Public Facility (General)	4.98	12.64	16.81	14.78		21.78	27.42	
	Church	9.93	21.20	1.66	34.60		11.59	55.80	
	Special School	4.50	4.50	13.88	13.88		18.38	18.38	
	Elementary School	56.18	66.17	25.65	25.65		81.82	91.82	
	Elementary/Middle/High School	145.37	145.37	0.00	0.00		145.37	145.37	
	High School	46.95	46.95	0.00	0.00		46.95	46.95	
	Fire Station	0.20	3.32	5.32	0.00		5.52	3.32	
	SUBTOTAL	268.10	300.15	32.05	63.32	88.91	331.41	389.06	57.65
		3675.75	3675.75		2430.39	2430.39	6106.14	6106.14	