

West Area Neighborhoods Specific Plan

Steering Committee Meeting

March 23, 2022

5:30 – 8:00pm

Virtual Meeting via Zoom



1. Call to Order





- Translation services are available.
- Select the Interpretation Globe at the bottom of your screen.
- Los servicios de interpretacion están disponibles.
- Seleccione el icono de interpretación que parece un mundo en la parte inferior de su pantalla.
- Muaj kev pab txhais lus.
- Xaiv Qhov Txhais Lus hauv lub icon ntuj uas nyob rau hauv qab ntawm koj daim iav.
- ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਉਪਲਬਧ ਹਨ।
- ਆਪਣੀ ਸਕ੍ਰੀਨ ਦੇ ਹੇਠਾਂ ਇੰਟਰਪ੍ਰੀਟੇਸ਼ਨ ਗਲੋਬ ਦੀ ਚੋਣ ਕਰੋ।

Welcome

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

Participating in this meeting will be considered consent to be recorded.



Using Zoom

1. During public comment use the “Raise Hand” button or press *9 on your phone
2. Comments are limited to 3 minutes.



Zoom registration link, go to

www.fresno.gov/westareaplan



Roll Call

David Peña (*Chair*)

Deep Singh (*Vice Chair*)

Jeff Roberts

Bill Nijjer

Gurdeep Shergill

Joseph Martinez

Eric Payne

Dennis Gaab

John Kashian

Cathy Caples

Tiffany Mangum

Tina McCallister-Boothe
(*Alternate for District 2*)



Meeting Summaries - Vote

- Vote – March 23, 2022 Meeting Summary



2. Catalytic Corridors Survey Update



Staff Introduction



Catalytic Corridors Survey

- 599 responses (as of 03/21/22)
 - 578 in English
 - 12 in Spanish
 - 9 in Punjabi
- 386 new responses
- Results are similar

Do you live, work, or play West of 99?

Take a community survey to help shape the future of the West Area's **Catalytic Corridors**:

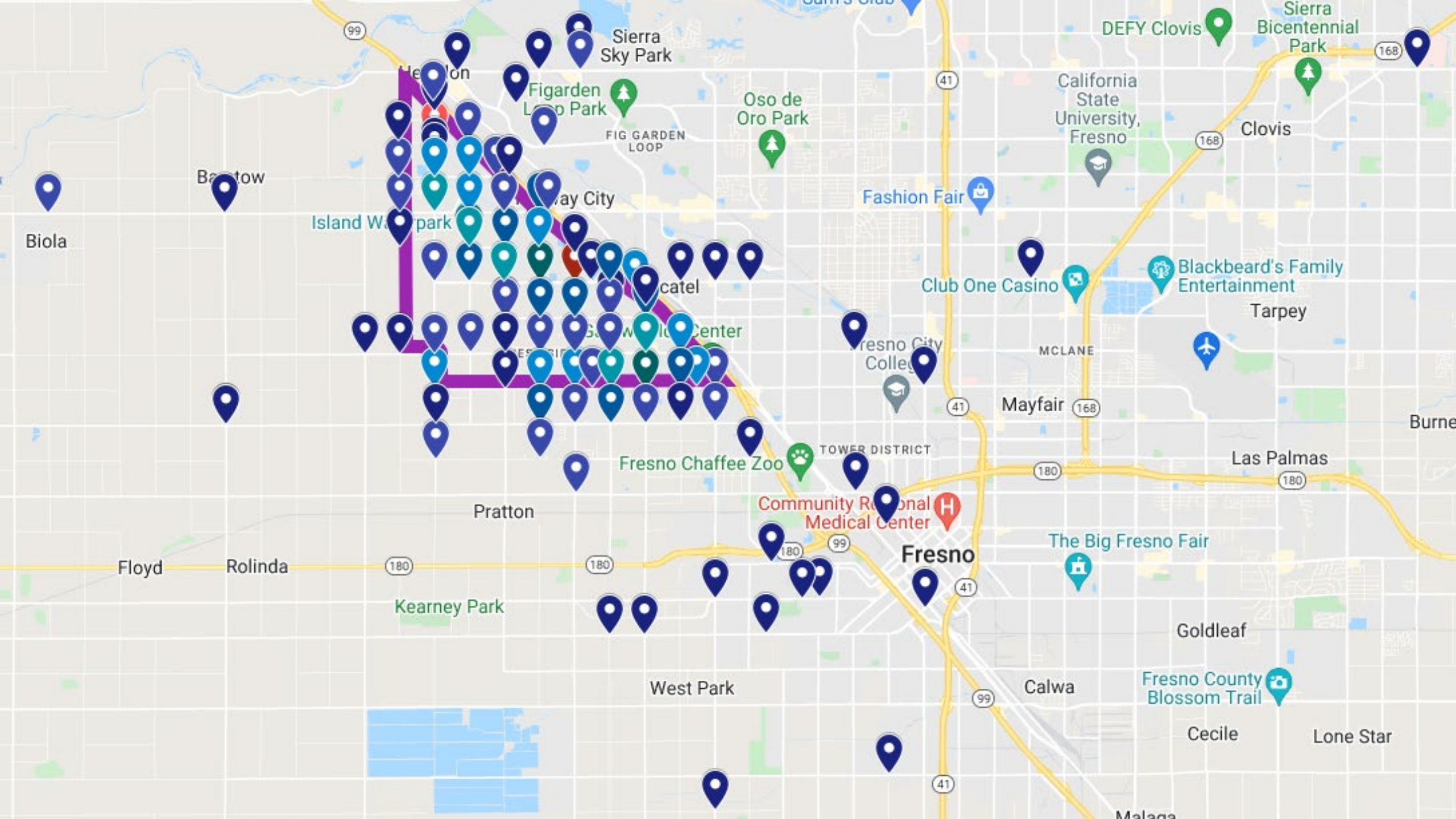
Clinton, Blythe, Shields, Ashlan, Shaw, and Veterans

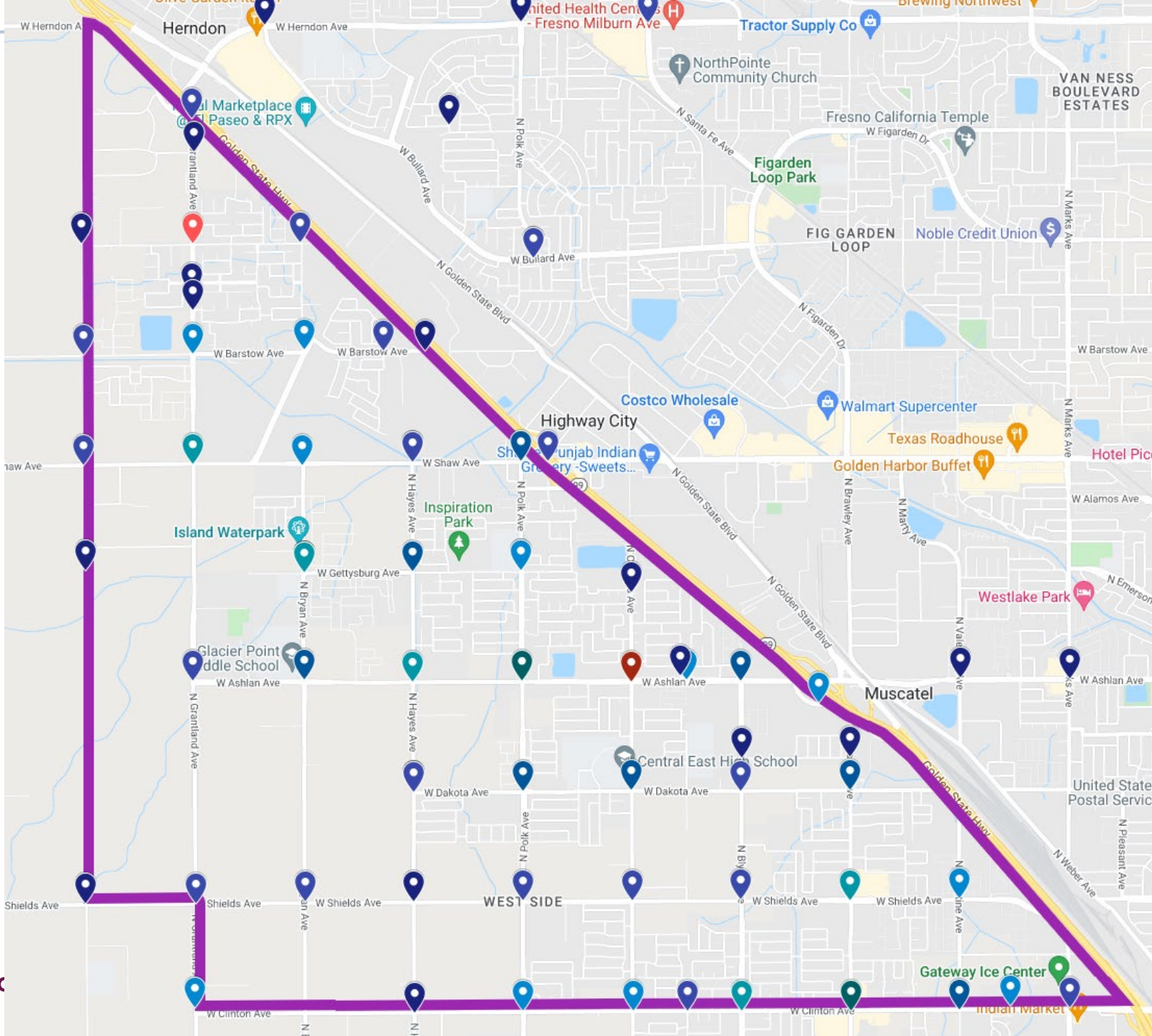
tinyurl.com/westarea-cc



West Area
Neighborhoods
SPECIFIC PLAN







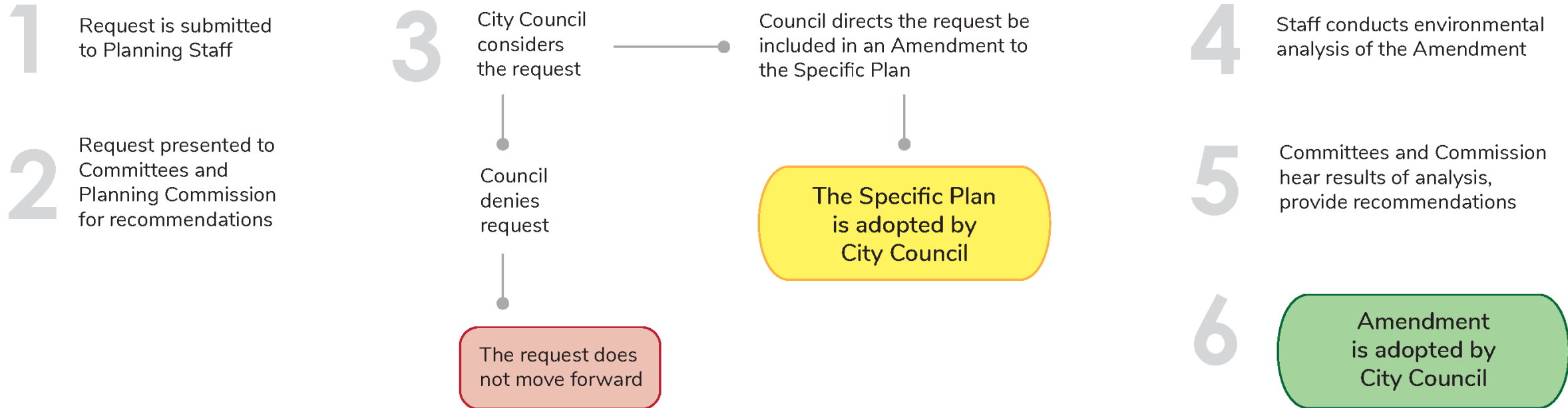
West Area Neighborhoods



3. Continued Items



Land Use Change Request Process



Category 3 Items for Review (12)

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

*pulled from Consent Group



How the voting will work...

1. The individual item will be presented
2. Committee members will discuss the item
3. Public comment will be heard for the item (3 minutes per comment)
4. Committee members will make a recommendation



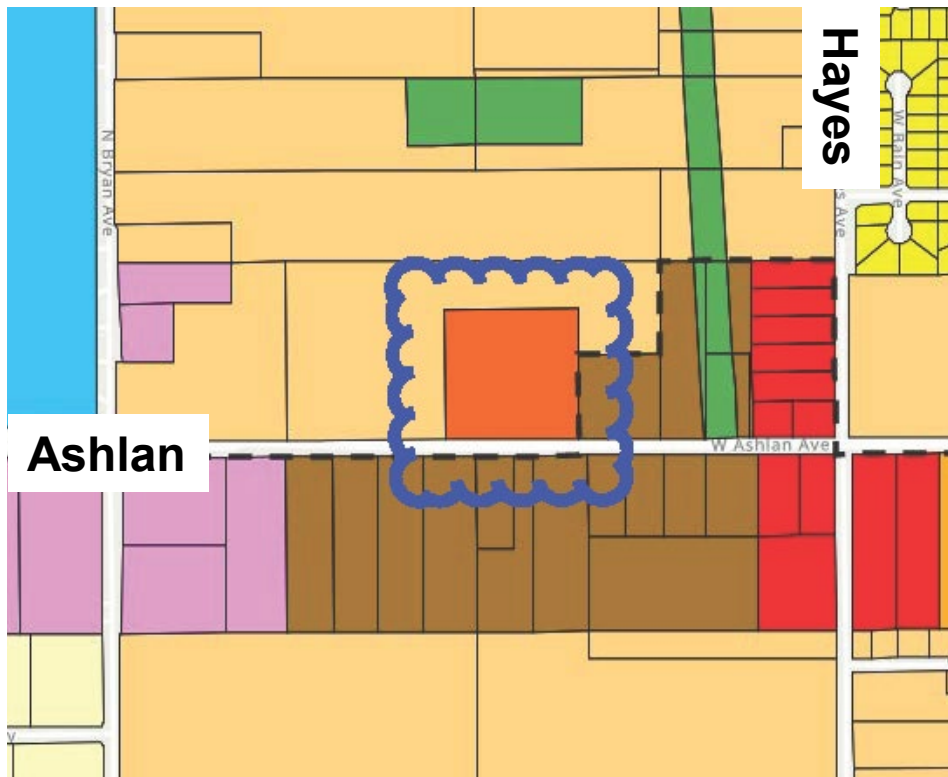
ID# 18-1 | APN 512-070-50

- **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
- **Location** is in District 1
- **Impact:** +60 housing capacity | -217,867 sq ft non-residential capacity
- **Staff recommendation:** approve (this is a technical correction)

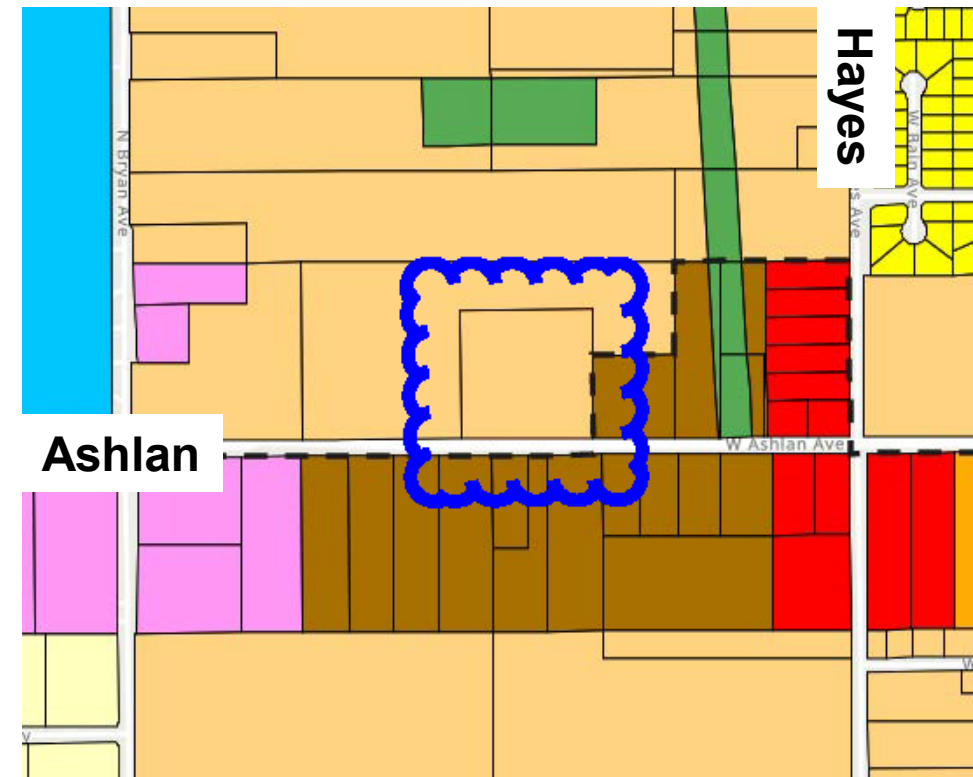


ID# 18-1 | APN 512-070-50

WANSP Designation
Community Commercial



Requested Designation
Medium Density Residential



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

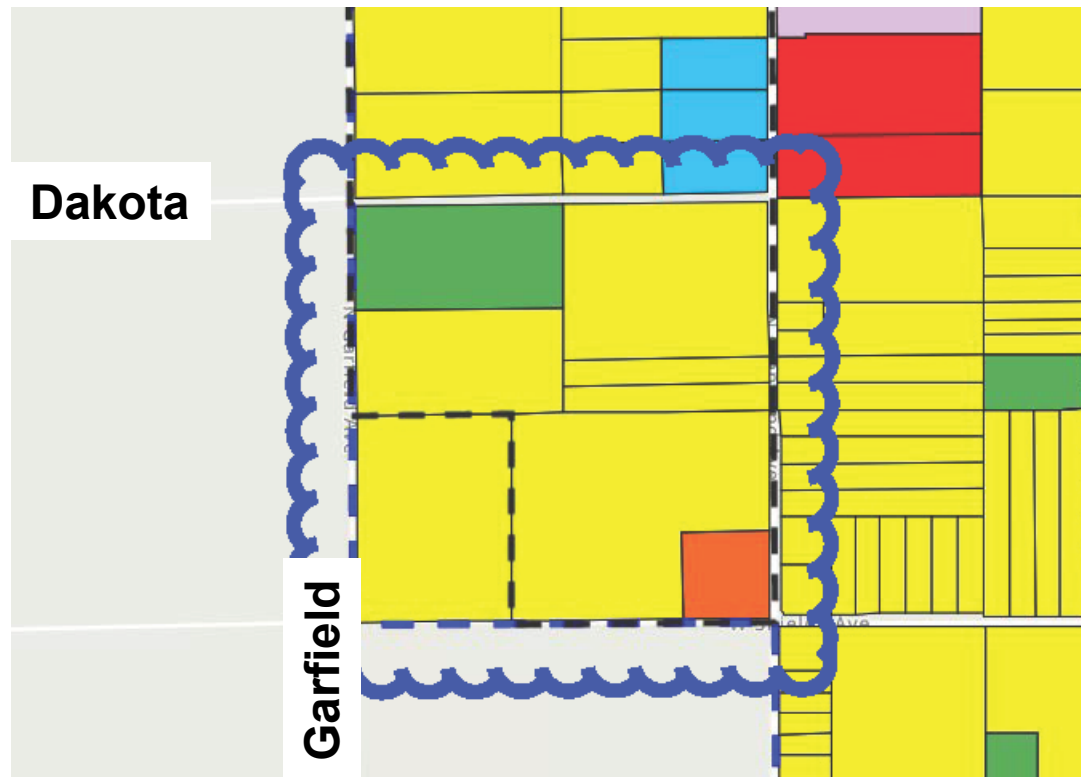
- **Request by** land owner representative: Assemi Group
- **Request to** redesignate from Medium Low Density Residential to Medium Density Residential
- **Size** is 126.95 acres
- **General plan** designation is Medium Density Residential
- **Current use** is agriculture
- **Location** is in District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



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

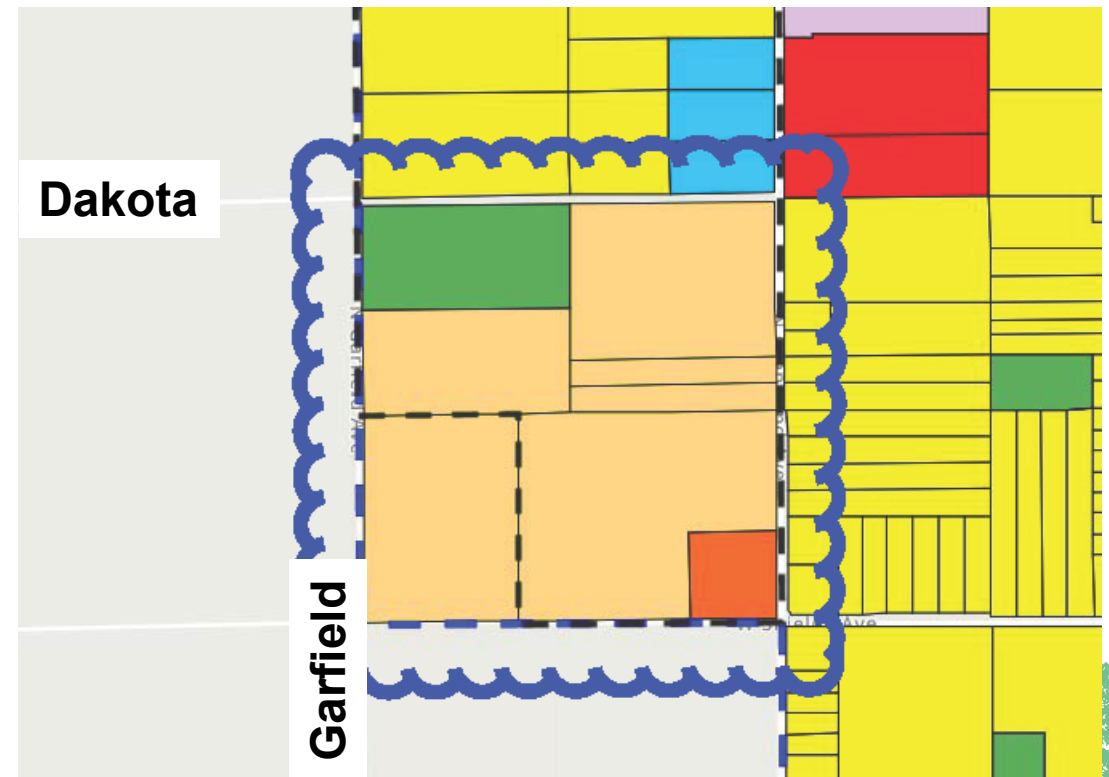
WANSP Designation

Medium Low Density Residential



Requested Designation

Medium Density Residential



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

- **Request by** community member
- **Request to** redesignate from NMX - Neighborhood Mixed Use to a designation with lower density/activity
- **Size** is 9.36 acres
- **General plan** designation is Medium High Density Residential
- **Current use** is rural residential
- **Location** is in District 2
- **Impact:** unable to determine because a land use was not specified
- **Staff recommendation:** keep current General Plan Land Use (Medium High)

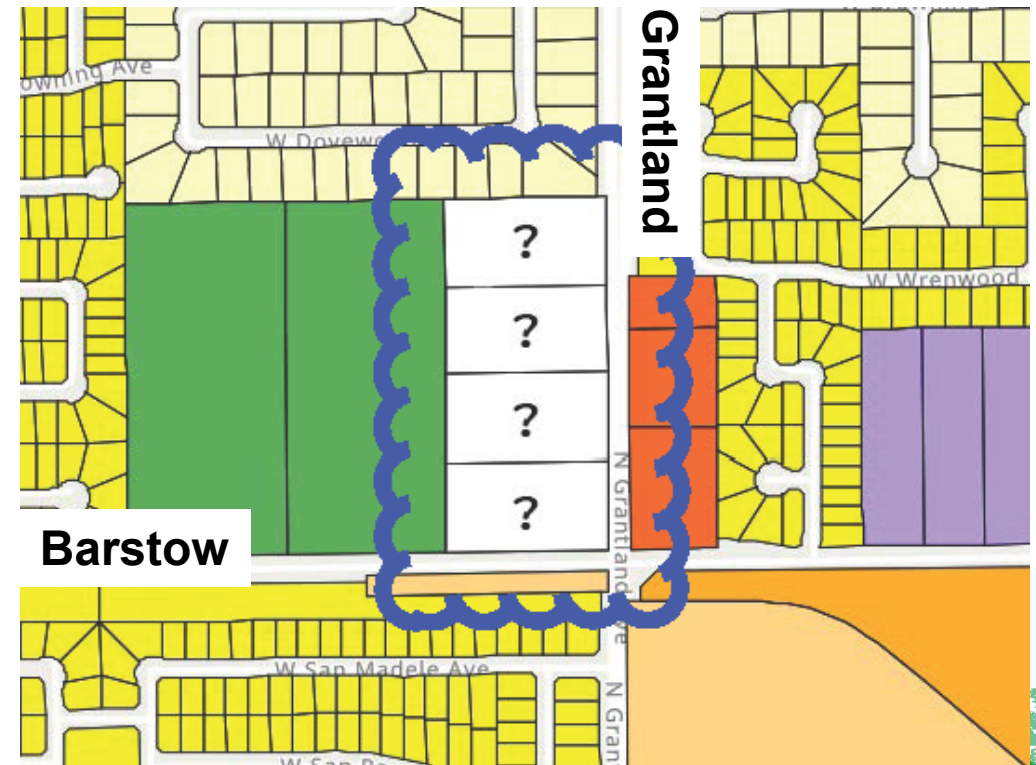


ID# 8-1 | APNs 505-040-33 +34, 50504017 +18

WANSP Designation
Neighborhood Mixed-Use



Requested Designation
Not Specified



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

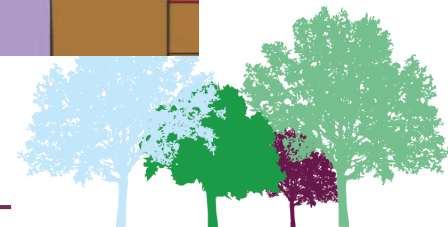
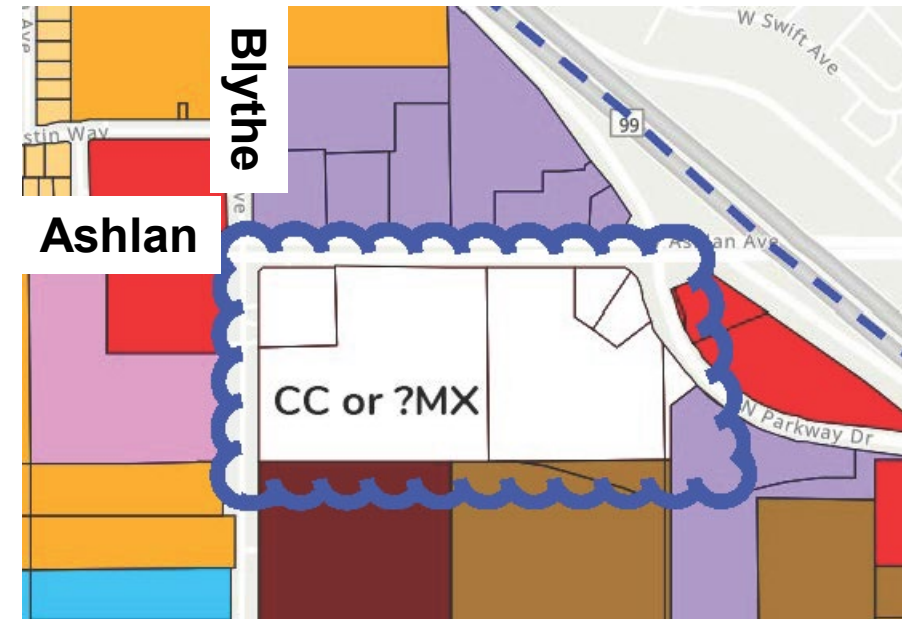
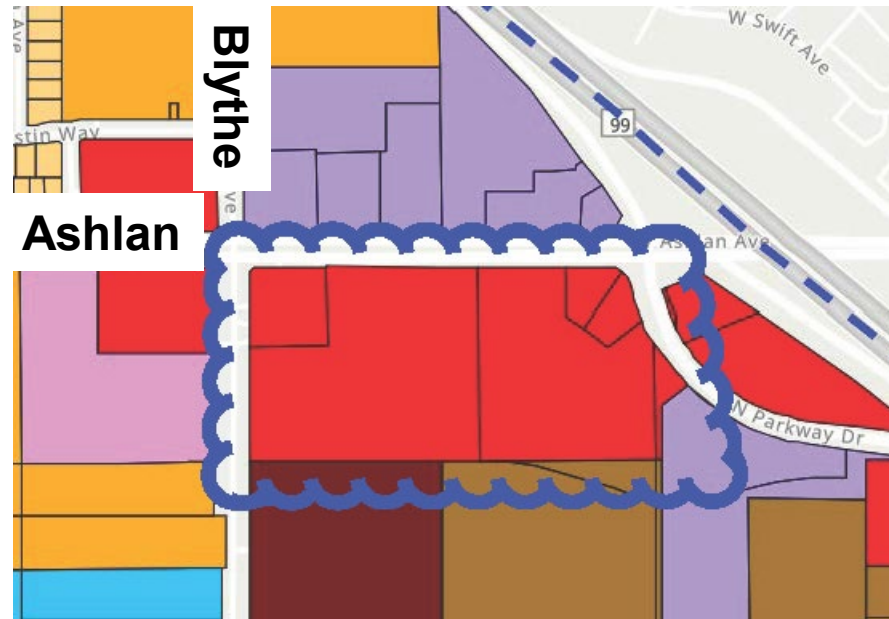
- **Request by** community member
- **Request to** redesignate from Commercial General to Community Commercial or a Mixed-Use Designation
- **Size** is 18.34 acres
- **General plan** designation is Community Commercial, Commercial General
- **Current use** is gas station, car wash, vacant
- **Location** is in District 1
- **Impact:** -758,911 sq ft non-residential capacity
- **Staff recommendation:** approve with Community Commercial



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

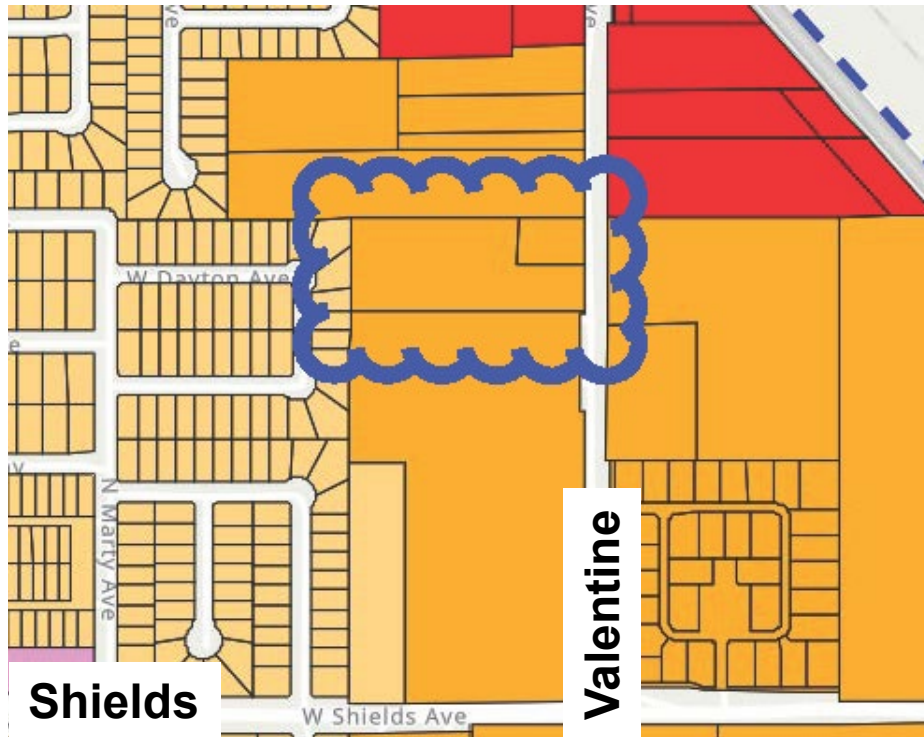
- **Request by** land owner
- **Request to** redesignate from Medium High Density Residential to High Density Residential
- **Size** is 3.06 acres
- **General plan** designation is Medium High Density Residential
- **Current use** is vacant
- **Location** is in District 1
- **Impact:** +135 housing capacity
- **Staff recommendation:** deny



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

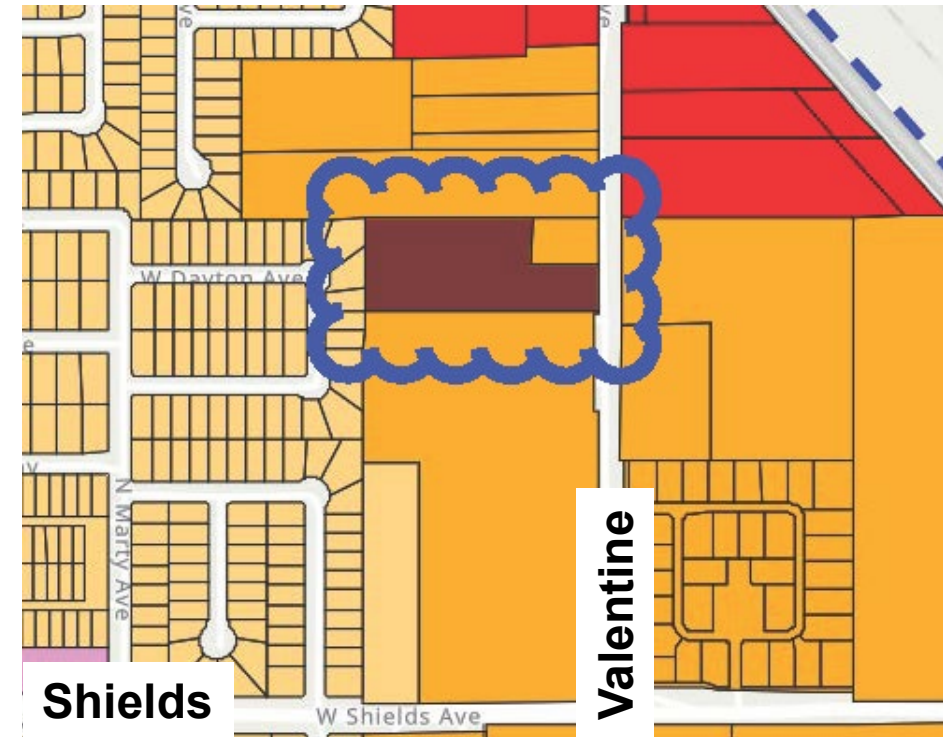
WANSP Designation

Medium High Density Residential



Requested Designation

High Density Residential



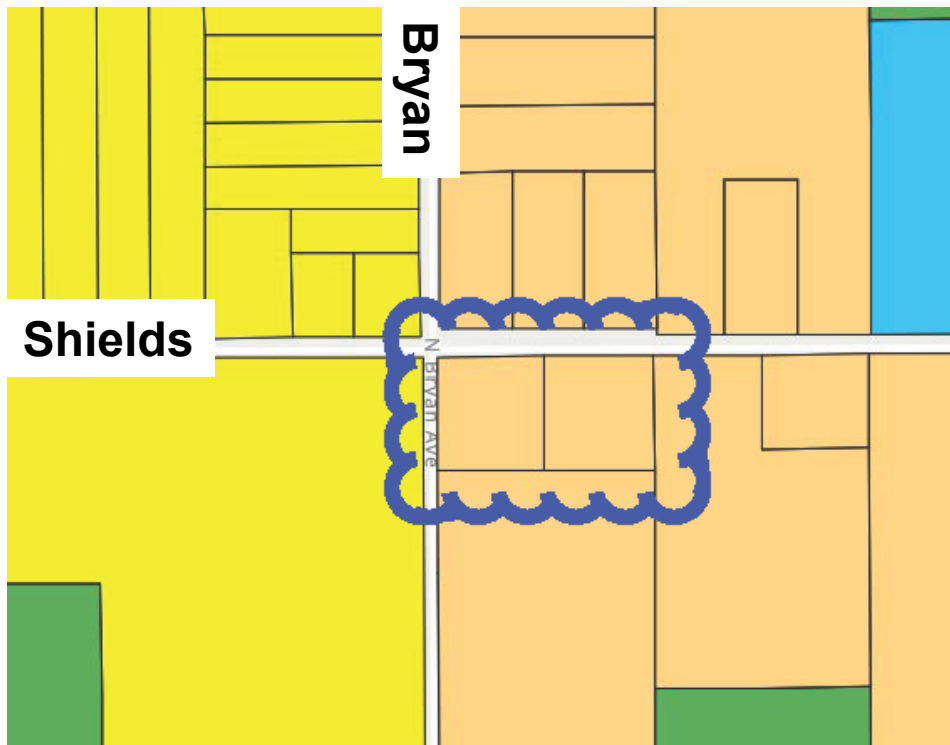
ID# 29-8 | APNs 312-052-14, 312-052-48

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

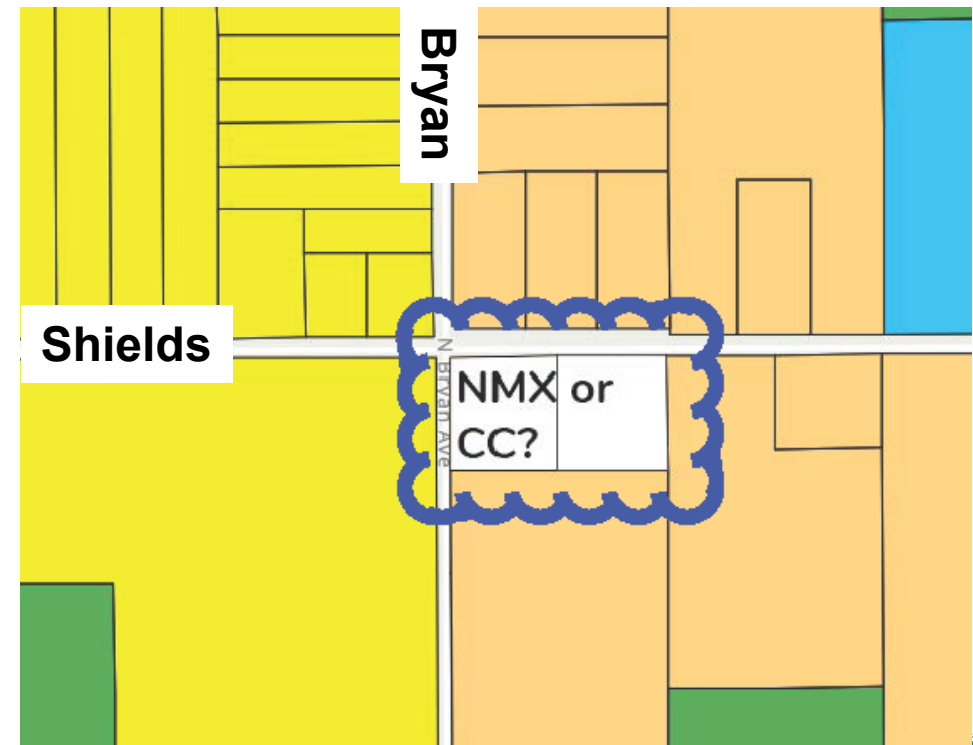


ID# 29-8 | APNs 312-052-14, 312-052-48

WANSP Designation
Medium Density Residential



Requested Designation
Neighborhood Mixed-Use or
Community Commercial



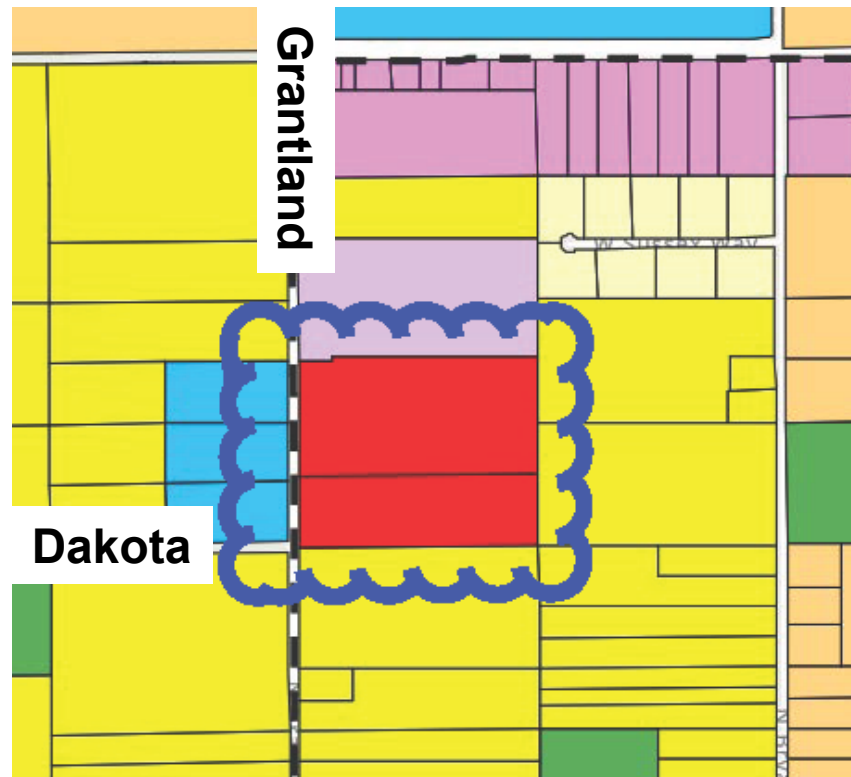
ID# 11-13 | APNs 512-050-55 & 512-050-59

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

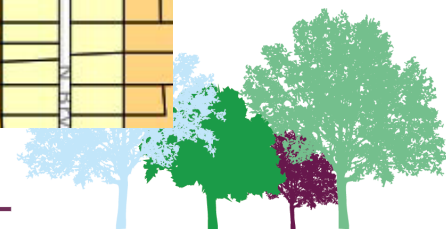
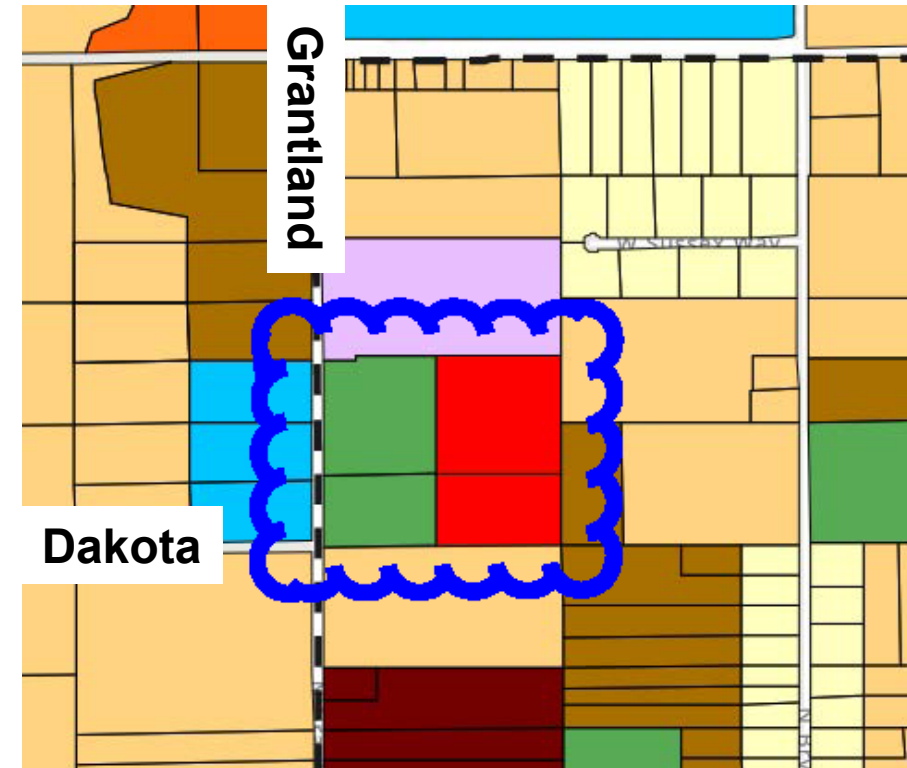


ID# 11-13 | APNs 512-050-55 & 512-050-59

WANSP Designation Commercial General



Requested Designation Community Park + Commercial General



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

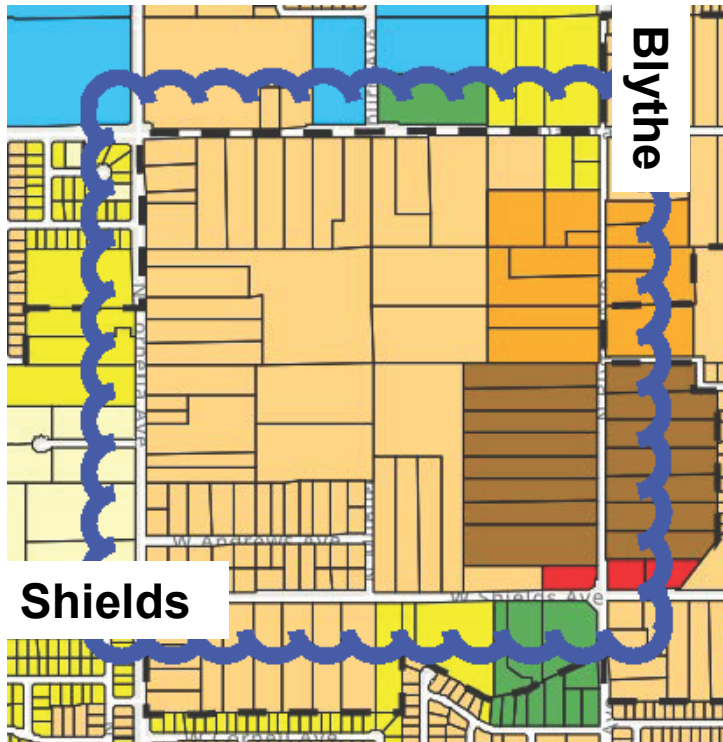
- **Request by** community member
- **Request to** maintain existing designations
- **Size** is ~162 acres
- **General plan** designations are Low Density Residential, Medium Low Density Residential, Medium Density Residential, and Medium High Density Residential
- **Current use** is primarily vacant,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



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

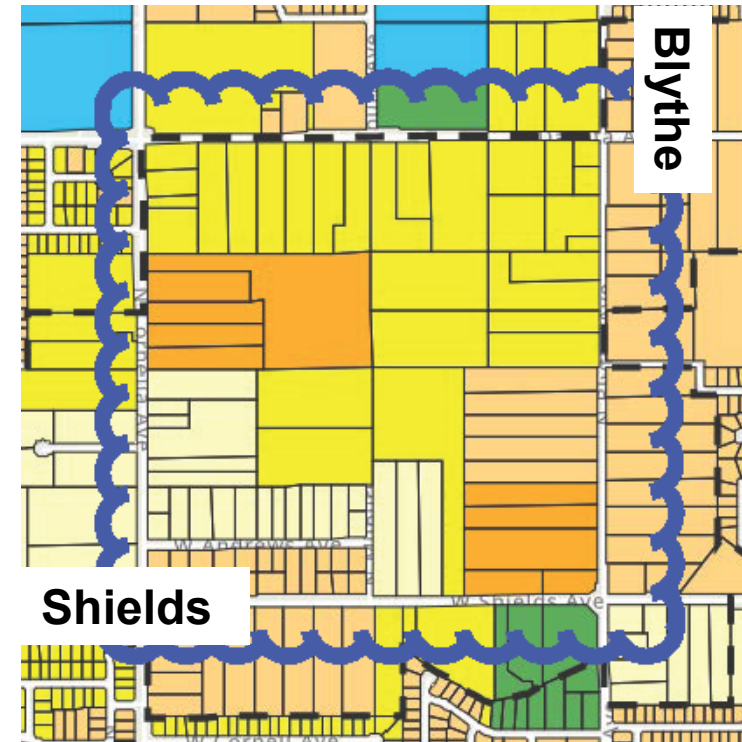
WANSP Designation

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



Requested Designation

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



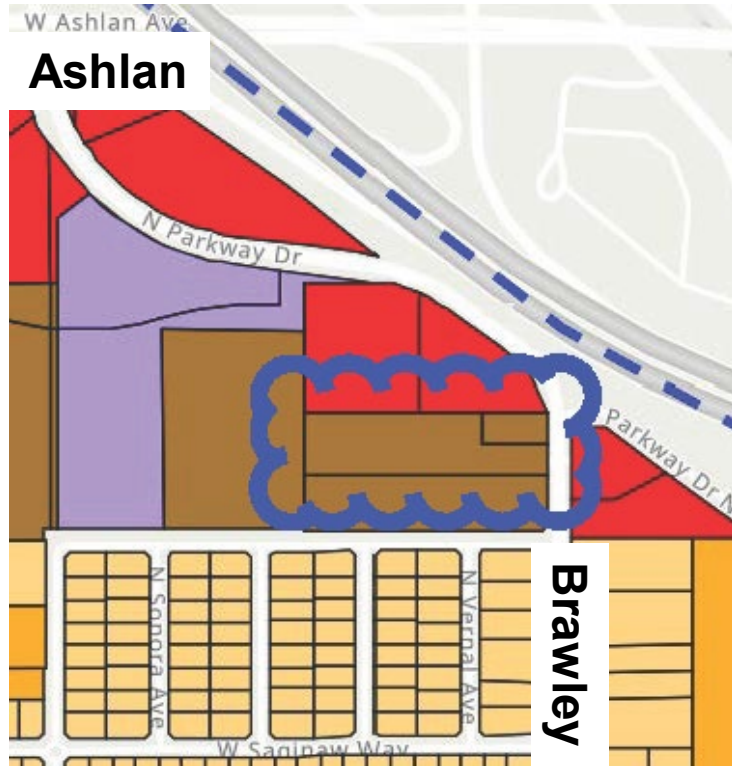
ID# 22-1 | APNs 511-240-15S & 511-240-16S

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

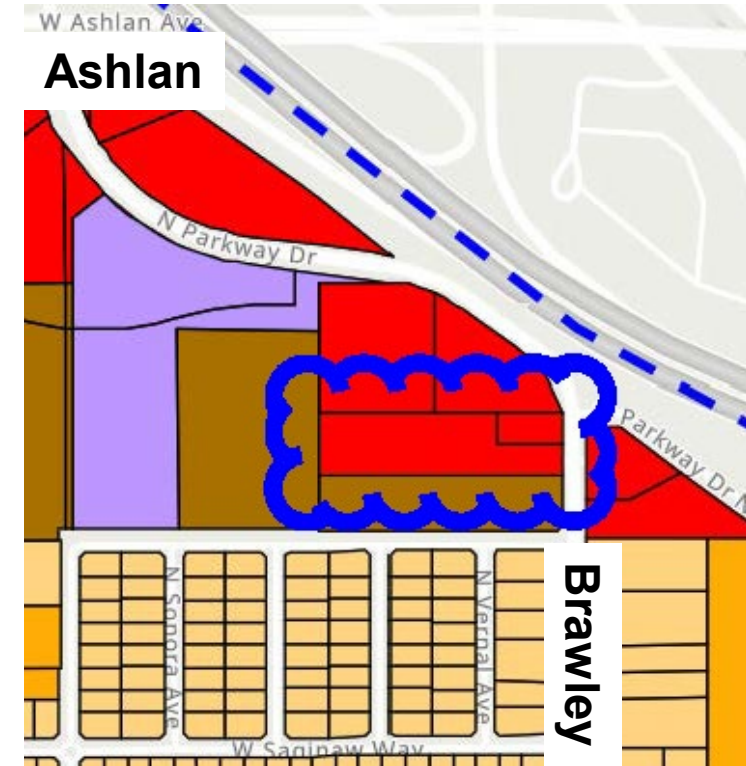


ID# 22-1 | APNs 511-240-15S & 511-240-16S

WANSP Designation
Residential Urban Neighborhood



Requested Designation
Commercial General



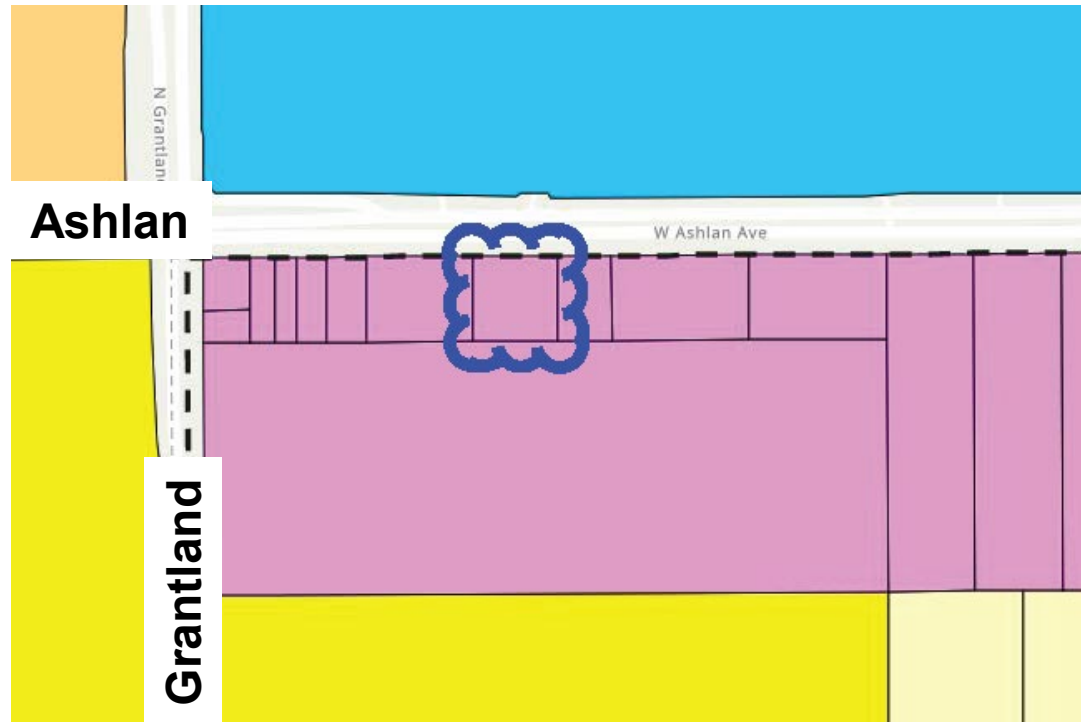
ID# 30-1 | 512-130-14

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

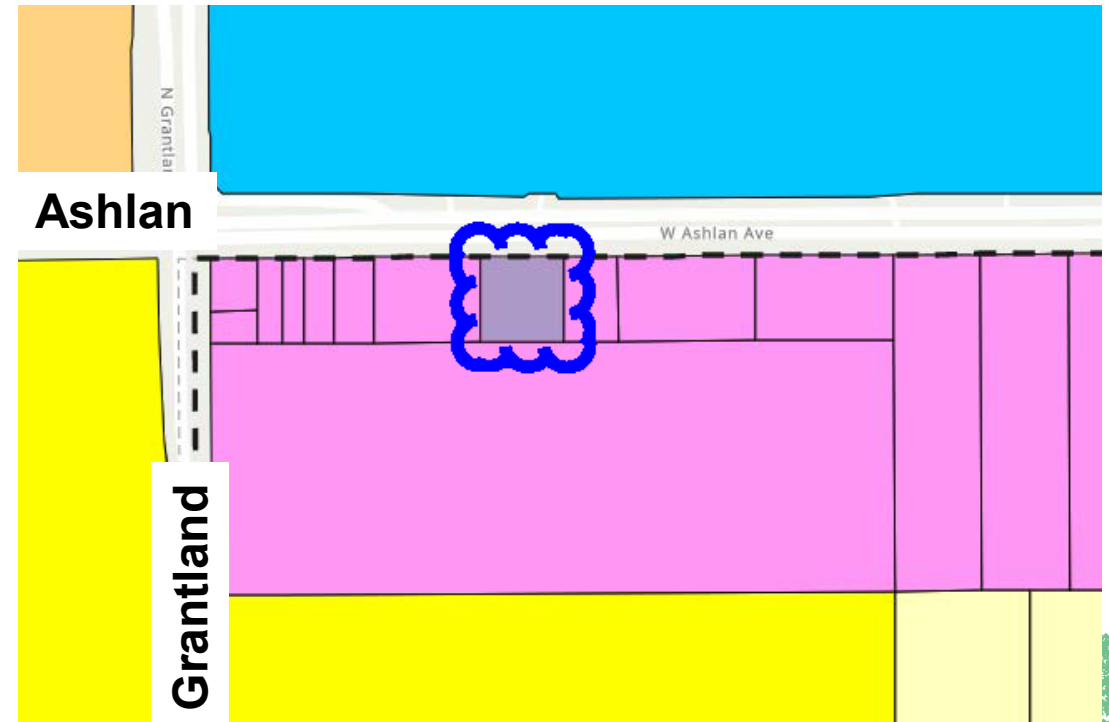


ID# 30-1 | 512-130-14

WANSP Designation
Office



Requested Designation
Neighborhood Mixed-Use



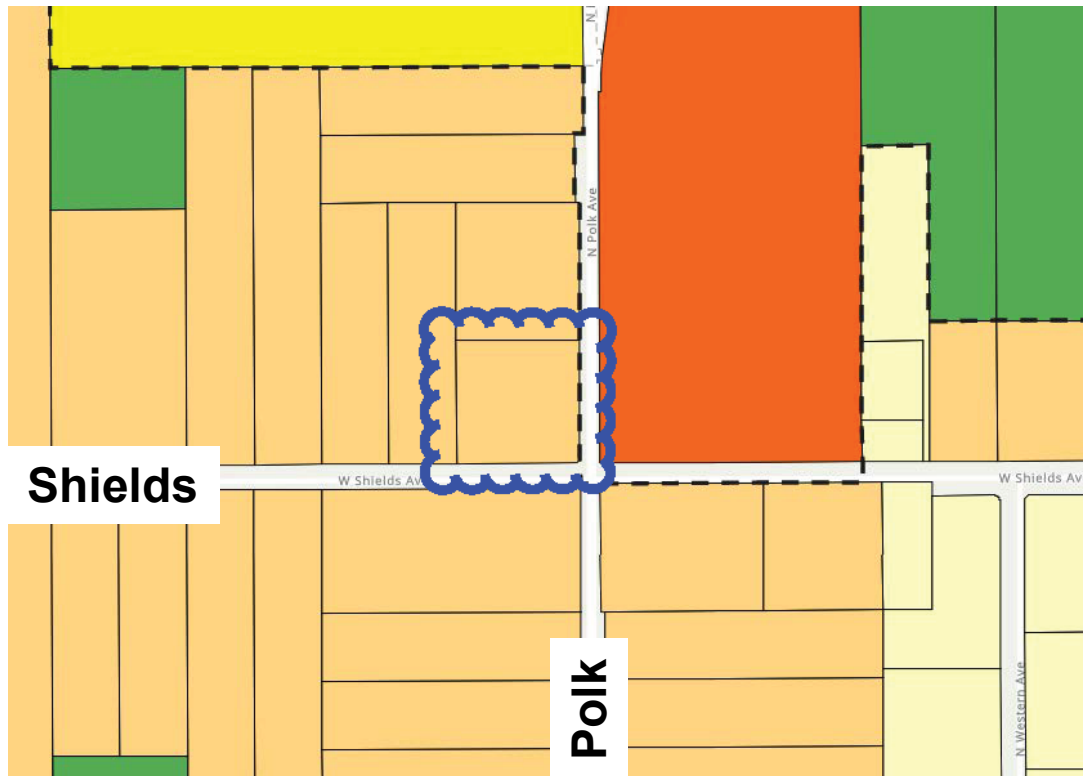
ID# 31-1 | 511-021-13

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

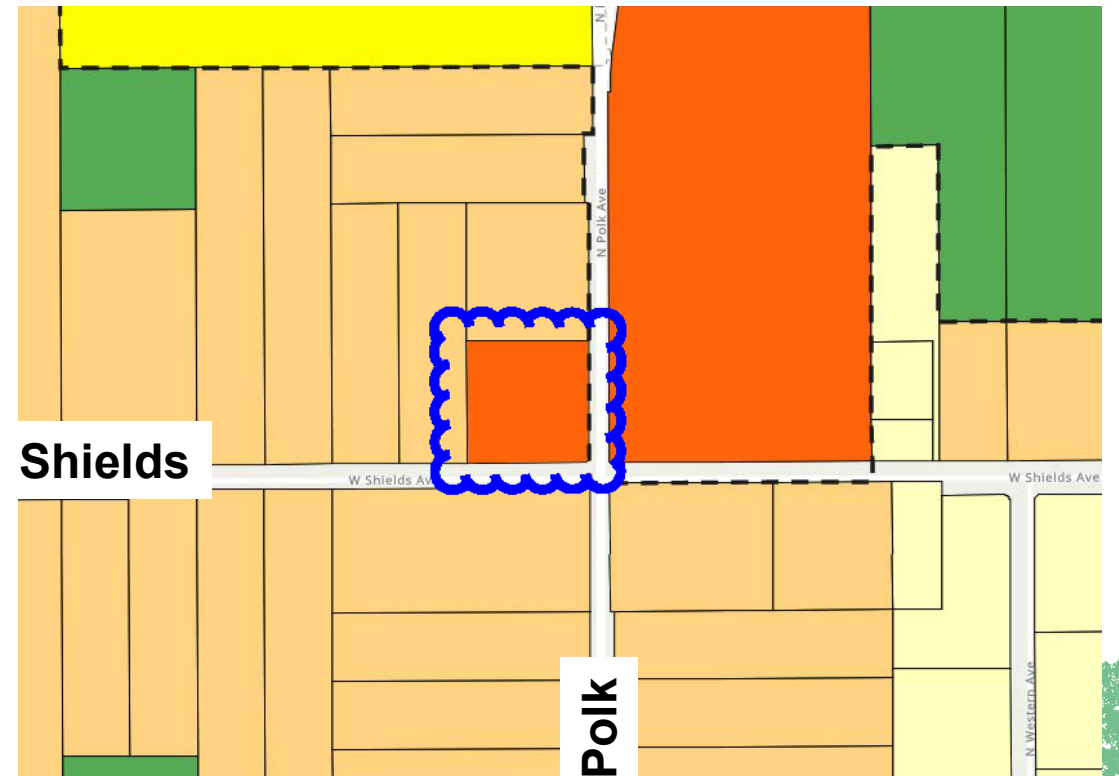


ID# 31-1 | 511-021-13

WANSP Designation Medium Density Residential



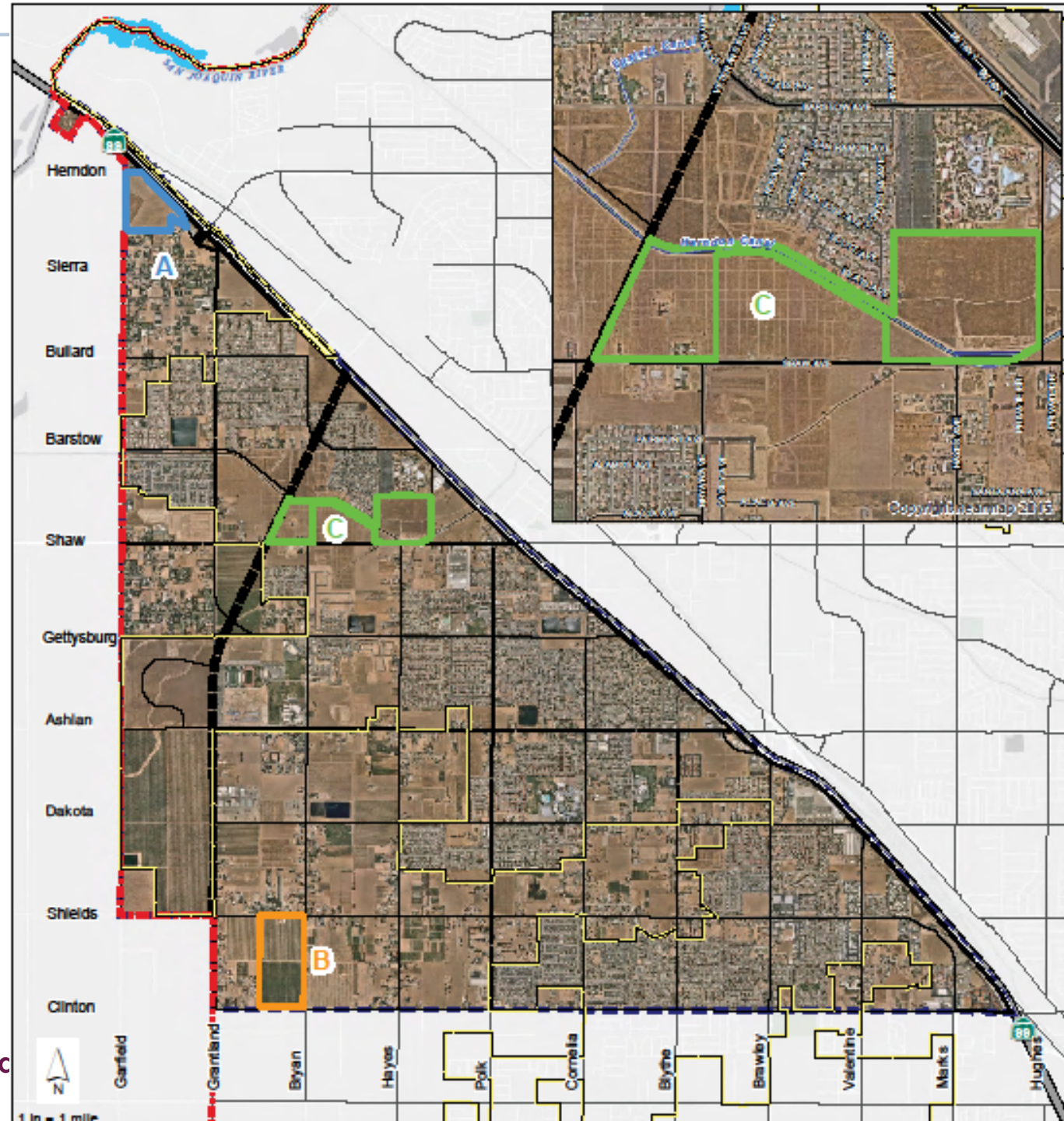
Requested Designation Community Commercial



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

- **Request by** Steering Committee members
- **Request to** consider a Regional Park south of Shaw Avenue;
add Option B as park space to the Land Use Map
- **Staff recommendation:** neutral





West Area Neighborhoods



5. Next Steps



Scheduling, if needed



Timeline (2022)

(Feb & Mar 2022) Steering Committee makes recommendations on proposed changes

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

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

(Summer 2022) Planning Commission

(Summer 2022) City Council



5. Steering Committee Announcements



6. Unscheduled Communications



7. Adjourn



Contact

Plan webpage:

www.fresno.gov/westareaplan

Project liaison:

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Casey.Lauderdale@fresno.gov

(559) 621-8515

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Fresno, CA 93721

