



Steering Committee Meeting Packet for March 07, 2022

1. Agenda
2. February 03, 2022 Meeting Summary Draft
3. Draft Presentation Slides
4. Catalytic Corridors Draft Page (recommend viewing as two-page spread)
5. Example rendering of an agricultural buffer (re: LUH 2.2)
6. Land Use Change Request Letter from Ricky Dhaliwal
7. Land Use Change Request Letter from Sanktokh Dhillon



West Area Neighborhoods Steering Committee Meeting Agenda

Voting Meeting

March 07, 2022

5:30 PM – 8:00 PM

THIS MEETING WILL OCCUR VIRTUALLY THROUGH ZOOM.

REGISTRATION INSTRUCTIONS

Click the link below to register for the meeting. After registering you will receive instructions to log-in from your computer or dial-in from a phone. Please contact Casey Lauderdale at casey.lauderdale@fresno.gov or (559) 621-8515 if you need assistance.

https://zoom.us/webinar/register/WN_bamrHAJeQUqQK7jY8wnl3A

Steering Committee Members:

David Peña, *Chairperson*

Deep Singh, *Vice Chairperson*

Jeff Roberts

Bill Nijjer

Gurdeep Shergill

Joseph Martinez

Eric Payne

Dennis Gaab

John Kashian

Cathy Caples

Tiffany Mangum

Tina McCallister – Boothe, *Alternate*

Standard Meeting Procedures:

For each agenda item, the following procedure is used.

1. The Committee Chair announces the agenda item
2. City staff makes an announcement or provides a presentation, if applicable
3. Committee members discuss the item
4. Members of the public provide comments for the item
5. The Committee takes action, if applicable



Agenda

- 1. Call to Order – 5:30pm (~10 min)**
 - i. Announcement of translation services & review of Zoom features
 - ii. Roll call
 - iii. Vote - Approval of the meeting summary for February 03, 2022
- 2. Continued Items (Vote) (~40 min)**
 - a. Catalytic Corridors – staff will present findings of the survey, a draft of the one-page summary, and committee members will be asked to provide input regarding the summary and designation of Corridors.
 - b. Comment ID# 24-14 regarding policy LUH 2.2 pertaining to an agricultural buffer – staff will present clarified language and a visualization of what the policy intends to accomplish. Committee members will consider changes to the proposed policy.
- 3. New Items (Vote) (~10 min)**
 - a. Proposed modification of policy PF 1.14 pertaining to historic preservation.
- 4. Formal Recommendations on Category 3 (Vote) (~60 min)**
 - a. The Steering Committee will be asked to provide its formal recommendations on proposed updates to the Specific Plan. The vote will consider the proposed changes via Category 3 of the Comment Summary Matrix, which are requests for changes to the Specific Plan Proposed Planned Land Use Map.
- 5. Next Steps (~10 min)**
 - a. Staff will share a presentation outlining the next steps for the Specific Plan.
- 6. Steering Committee Announcements (~5 min)**
- 7. Unscheduled Communications (~5 min)**
- 8. Adjournment**



Steering Committee

David Peña, <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 Tuesday, February 3, 2022 at 5:30 p.m. via Zoom.

1. CALL TO ORDER

Chairperson Peña called the Steering Committee to order at 5:32 p.m. An announcement of translation services in Hmong, Punjabi, and Spanish was made. Staff provided a brief explanation of the digital meeting features.

ROLL CALL

MEMBERS:

PRESENT – Chair David Peña, Vicechair Deep Singh, Jeff Roberts, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Eric Payne, Cathy Caples, Tiffany Mangum, Tina McCallister-Boothe (alternate)

ABSENT – Dennis Gaab, John Kashian

It was noted that Member Boothe may vote as an alternate for District 2 since Member Kashian was absent.

STAFF

Planning and Development Department: Sophia Pagoulatos, Drew Wilson, Casey Lauderdale, Marisela Martinez, Mike Sanchez, Shawn Monk

City Attorney's Office: Mary Raterman-Doidge

2. APPROVAL OF THE MEETING SUMMARIES

July 21, 2021 Meeting Summary – Moved by Member Roberts, seconded by Member Payne to approve the July 21, 2021 meeting summary. The motion was approved.

ROLL CALL VOTE TALLY

AYES: David Peña, Deep Singh, Jeff Roberts, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Eric Payne, Cathy Caples, Tiffany Mangum, Tina McCallister-Boothe (alternate)

NOES: None



December 07, 2021 – Moved by Member Caples, seconded by Member Martinez to approve the July 21, 2021 meeting summary. The motion was approved.

ROLL CALL VOTE TALLY

AYES: David Peña, Deep Singh, Jeff Roberts, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Cathy Caples, Tiffany Mangum, Tina McCallister-Boothe (alternate)

NOES: None

ABSTAIN: Eric Payne

3. COMMENT SUMMARY MATRIX OVERVIEW

Staff member Casey Lauderdale shared a presentation summarizing the comments received during the public comment period and how they were organized for review.

Member of the public, Daniel Brannick, asked if this was the time to discuss specific comments or if it would be in the next item.

Staff member Lauderdale clarified that there would be time set aside for the comment in the next agenda item.

ITEMS FOR DISCUSSION (VOTE)

There were six items presented to the Committee for discussion.

Staff member Lauderdale presented the first item: Comment ID# 11-8 regarding narrative on page 41 of the Plan that discusses the Steering Committee and expanding the Sphere of Influence.

Committee members discussed the item and Member Roberts moved to retain the existing language with a modification suggested by Member Caples, to revise the narrative that says “permit the city to grow further westward” to instead narrow the language to mention only the section bounded by Garfield, Clinton, Shields, and Grantland. The motion was seconded by Member Martinez.

Member of the public, Sheila Krebs, asked for clarification on the scope of the motion, if would remove opportunity for commercial for the whole Plan Area.

ROLL CALL VOTE TALLY

AYES: David Peña, Jeff Roberts, Joseph Martinez, Cathy Caples, Tina McCallister-Boothe

NOES: Deep Singh, Bill Nijjer, Gurdeep Shergill, Eric Payne, Tiffany Mangum

The motion fails for lack of a majority.

Committee members continued in discussion and Member Payne motioned to remove Section 2.5.A. from the Plan. Member Caples seconded the motion.



ROLL CALL VOTE TALLY

AYES: David Peña, Deep Singh, Bill Nijjer, Gurdeep Shergill, Eric Payne, Cathy Caples, Tiffany Mangum, Tina McCallister-Boothe

NOES: Jeff Roberts

ABSTAIN: Joseph Martinez

Staff member Lauderdale presented the second item: Comment ID# 12-18 regarding including more direction for Catalytic Corridors within the Plan's narrative.

Daniel Brannick provided comments and suggestions on how the Catalytic Corridors could be better defined.

Bonique Emerson asked in the chat if Category 3 would be heard at this meeting.

Staff answered that Category 3 (Land Use change requests) would be heard at the next meeting.

Gloria Hensley noted in the chat support for thematic designs for Catalytic Corridors.

Committee members discussed the item and it was proposed to collect community feedback on the vision for the Corridors.

Member Payne moved to direct staff to create a survey and a one-pager, returning to the Committee to report on the results. Seconded by Member Nijjer.

ROLL CALL VOTE TALLY

AYES: David Peña, Jeff Roberts, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Eric Payne, Cathy Caples, Tiffany Mangum, Tina McCallister-Boothe

NOES: None

Staff member Lauderdale presented the third item: Comment ID# 12-19 regarding changing Catalytic Corridor status from Blythe to Brawley Avenue.

Committee members felt that this topic was adequately covered by the previous topic. A voice vote was held to include this topic in with the prior motion.

Committee member Singh left the meeting.

VOICE VOTE TALLY

AYES: David Peña, Jeff Roberts, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Eric Payne, Cathy Caples, Tiffany Mangum, Tina McCallister-Boothe

NOES: None

Staff member Lauderdale presented the fourth item: Comment ID# 24-10 regarding policy LUH 1.1 pertaining to leapfrogged development.

Sheila Krebs asked what is meant by leapfrogged development.

Staff provided an explanation.



Committee Member Caples moved that the language “(i.e. leapfrog development)” be included in the policy. Member Martinez seconded the motion.

ROLL CALL VOTE TALLY

AYES: David Peña, Jeff Roberts, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Eric Payne, Cathy Caples, Tiffany Mangum, Tina McCallister-Boothe

NOES: None

Staff member Lauderdale presented the fifth item: Comment ID# 24-14 regarding policy LUH 2.2 pertaining to an agricultural buffer.

Daniel Brannick commented that the policy could be clarified, but believes the general idea could be supported through the desire for a transect from urban to rural uses.

The committee members discussed the policy while staff shared more context to clarify its intent. Committee Members desired to refer the policy back to staff to define/clarify its meaning and to provide an example of what a realization of this policy might look like.

Daniel Brannick commented that the discussion has helped clarify the policy’s intent, but that the language could still benefit from clarification.

Sheila Krebs noted that Clovis has a walking trail along Clovis Avenue that could be an example.

Member Roberts motioned to table the item to the next meeting. The motion was seconded by Member Caples.

ROLL CALL VOTE TALLY

AYES: David Peña, Jeff Roberts, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Eric Payne, Cathy Caples, Tiffany Mangum, Tina McCallister-Boothe

NOES: None

Staff member Lauderdale presented the sixth item: Comment ID# SC-1 regarding adding to the Guiding Principles language on tree canopy.

Committee member Mangum left the meeting.

Member Caples motioned to approve the proposed language. Member Roberts seconded.

ROLL CALL VOTE TALLY

AYES: David Peña, Jeff Roberts, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Eric Payne, Cathy Caples, Tina McCallister-Boothe

NOES: None



4. FORMAL RECOMMENDATIONS (VOTE)

The Committee was asked to approve of staff's response to comments for Categories 1, 2 and 4 of the Comment Summary Matrix.

Category 1 was considered first. Member Payne asked for more information on Staff submitted changes, which was provided. Member Payne motioned to approved. A second was made by Member Caples.

ROLL CALL VOTE TALLY

AYES: David Peña, Jeff Roberts, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Eric Payne, Cathy Caples, Tina McCallister-Boothe

NOES: None

Category 2 was considered. Member Payne motioned to approve. Member Martinez seconded.

ROLL CALL VOTE TALLY

AYES: David Peña, Jeff Roberts, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Eric Payne, Cathy Caples, Tina McCallister-Boothe

NOES: None

Category 4 was considered. Member Payne asked for more information regarding the comments that Caltrans submitted that were included in this Category. Staff member Lauderdale shared the comments and staff's response to the comments. Member Payne motioned to approve. Member Martinez seconded.

ROLL CALL VOTE TALLY

AYES: David Peña, Jeff Roberts, Gurdeep Shergill, Joseph Martinez, Eric Payne, Cathy Caples, Tina McCallister-Boothe

NOES: None

ABSTAIN: Bill Nijjer

5. SCHEDULE NEXT MEETING

Committee members discussed potential meeting dates and determined that March 7th was the best time to hold the next meeting.

5. STEERING COMMITTEE ANNOUNCEMENTS

Member Payne encouraged members of the public to visit transformfresno.com to review the Here the Stay Report that highlights the work of the Anti-Displacement Task Force and makes policy recommendations to help prevent displacement in the city of Fresno. The Council will hear the recommendations at a future date, which will be posted to the website.



5. UNSCHEDULED COMMUNICATIONS

There were no unscheduled communications.

6. ADJOURNMENT

Motion by Nijjer and seconded by Member Roberts. Approved unanimously by voice vote. The meeting adjourned at 7:38 p.m.

West Area Neighborhoods Specific Plan

Steering Committee Meeting

March 07, 2022

5:30 – 8:00pm

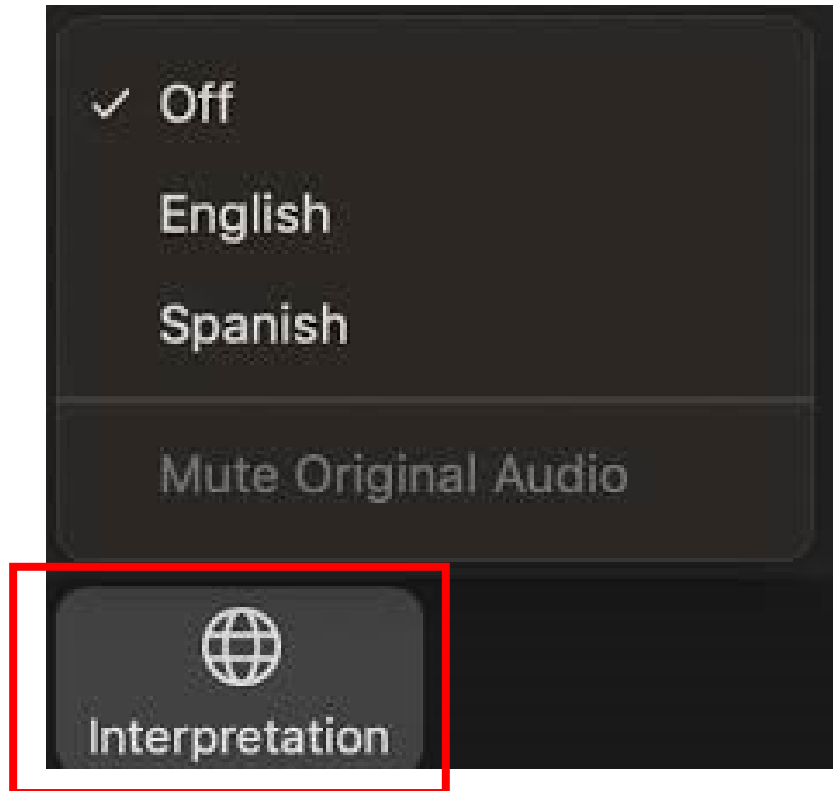
Virtual Meeting via Zoom



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

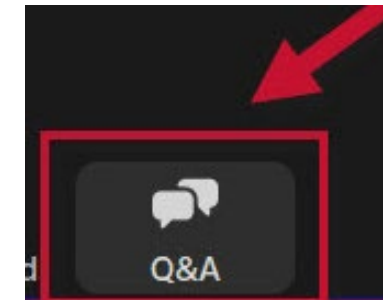
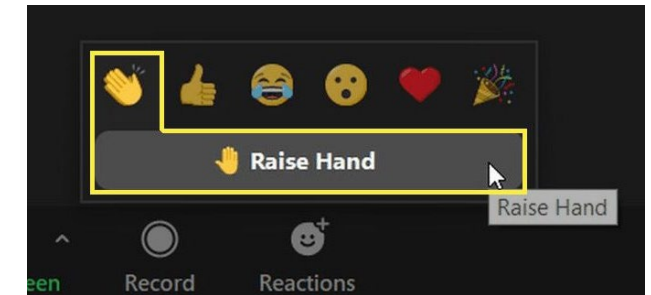
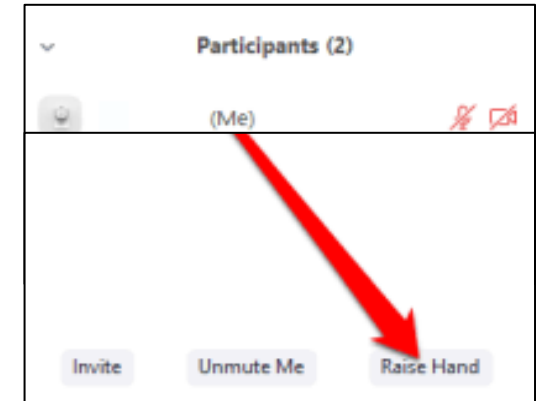
Tonight's meeting is being recorded and publicly broadcasted. It will be posted to www.fresno.gov/westareaplan

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 for District 2*)



Meeting Summaries - Vote

- Vote - February 03, 2022 Meeting Summary



2. Continued Items



Staff Introduction



ID# 12-18 | Catalytic Corridors

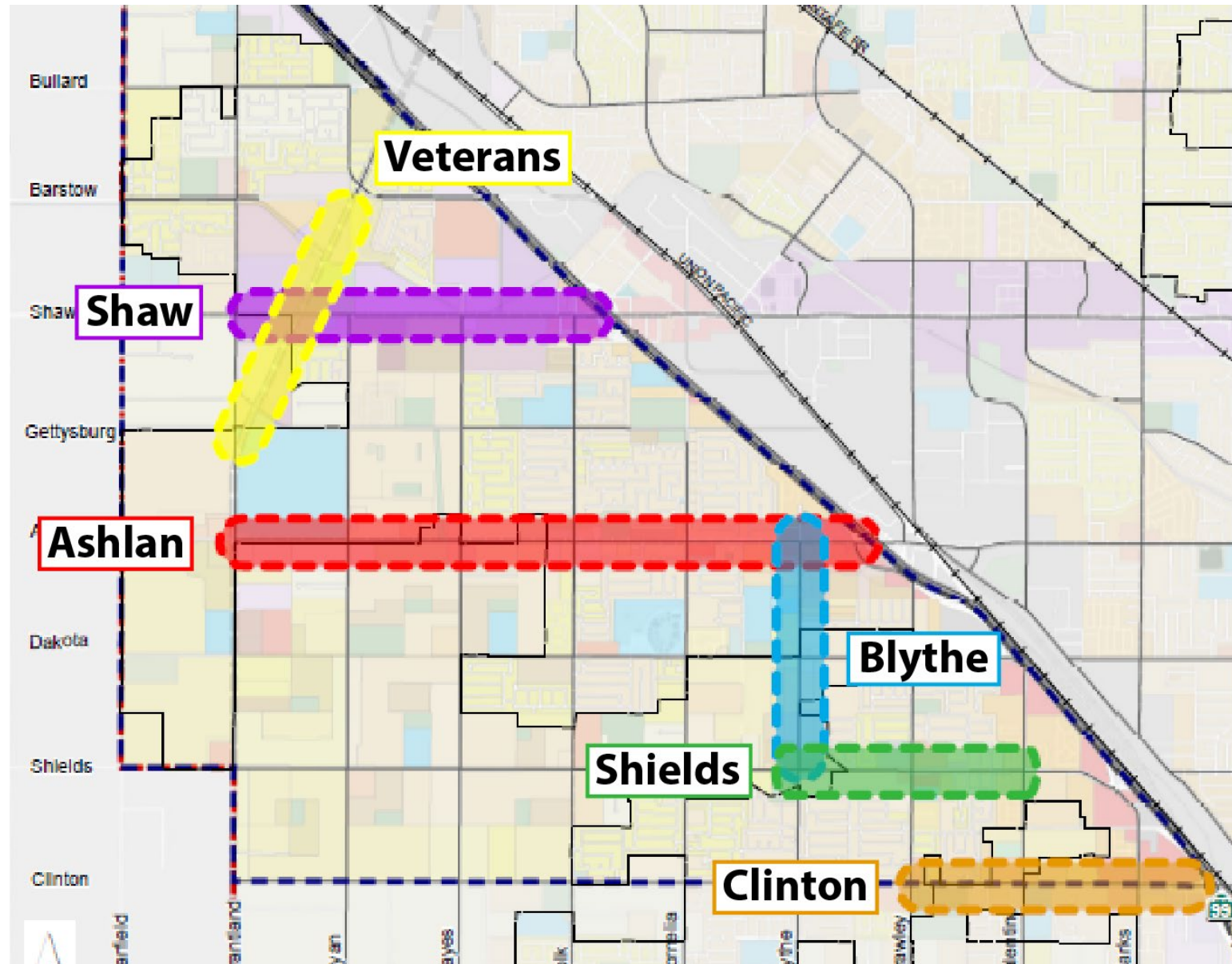
- **Request by** community member
- **Request to** include more discussion on how the Catalytic Corridors will relate to each other, answering the following questions:
 1. Will each of the Corridors have a different emphasis or be similar to one another?
 2. Are they going to delineate distinct neighborhoods within the West Area?
 3. Should they be linked in an interconnected chain?



ID# 12-19 | Catalytic Corridors

- **Request by** community member
- **Request to** move the Catalytic Corridor designation on Blythe Avenue to Brawley Avenue. If it is unfeasible to move the Catalytic Corridor to Brawley, suggestion to not include Blythe as a Catalytic Corridor and focus on planning for the corridors on Shaw, Ashlan, Clinton, and Veterans Boulevard.





Catalytic Corridors

- **Direction from Steering Committee on 02/03/22:**
 - Conduct a survey
 - Draft a one-page summary
 - Review the inclusion of Shields as a Catalytic Corridor

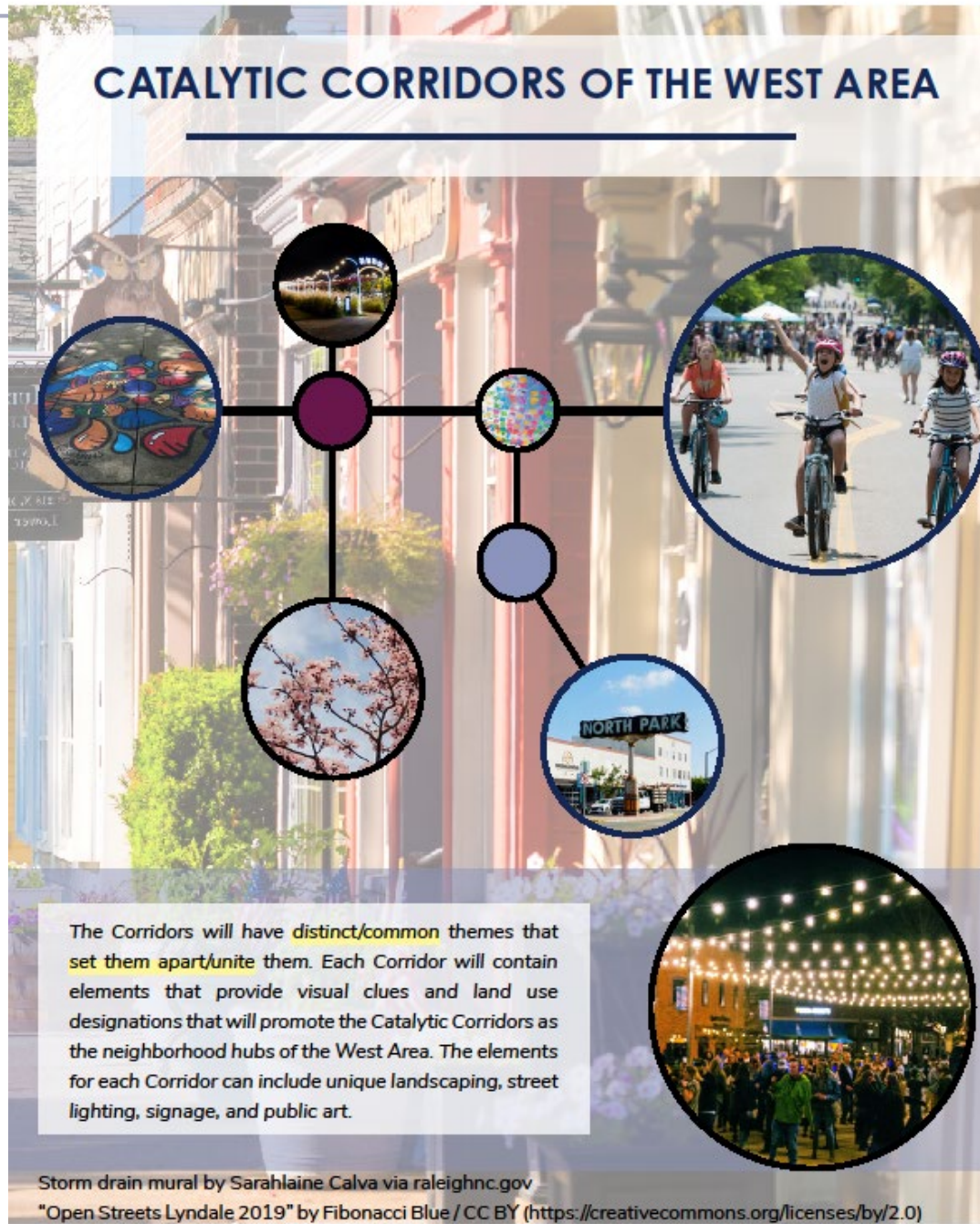


Catalytic Corridors - Survey

- [forthcoming]



Catalytic Corridors – Summary Page



ID# 24-10 | LUH 2.2

Existing policy language:

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



ID# 24-10 | LUH 2.2

Proposed modified language:

LUH 2.2 Encourage new commercial, residential, and employment uses to provide a protective **agricultural buffer** setback from the Sphere of Influence, which can include enhanced landscaping, trails, flood protection areas, community gardens, etc.



LUH 2.2 – Example



3. New Items



ID# SC-2 | PF 1.14

Existing policy language:

PF 1.14 Through conditions of approval or other mechanisms and strategies, ensure the preservation of the José Garcia Adobe, and elevate it as an important historic resource of the West Area.



ID# SC-2 | PF 1.14

Proposed modified language:

PF 1.14 Through conditions of approval or other mechanisms and strategies, ensure the preservation and promotion of the José Garcia Adobe and other historic resources in the West Area.

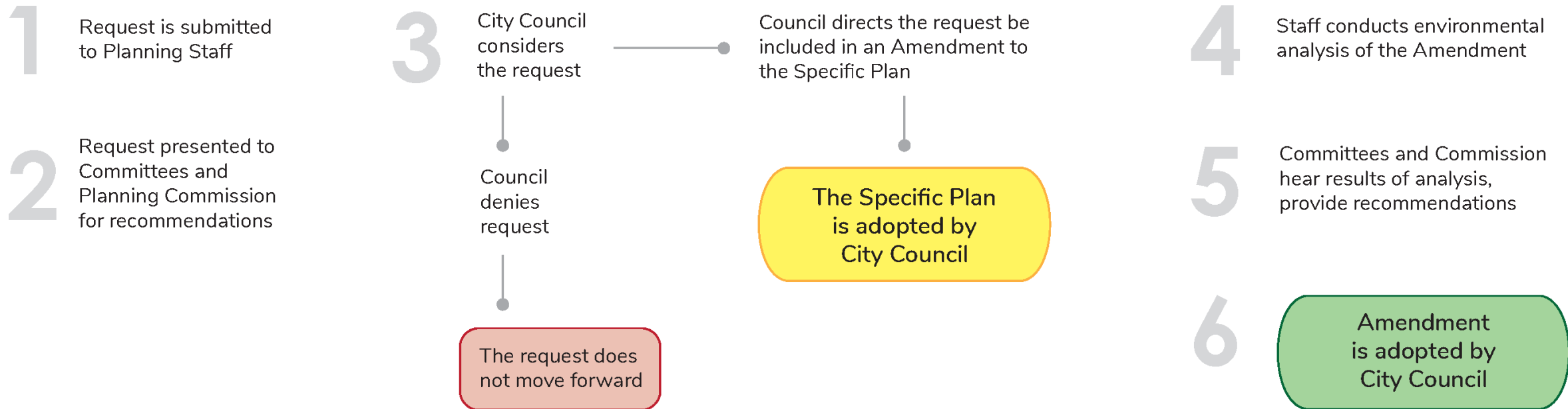


4. Formal Recommendations (Vote)

Category 3



Land Use Change Request Process



Sub-Categories

- A. Consent Group (11 items)
- B. Discussion Group (7 items)



Consent Group



Consent Group Voting

1. The 11 items in the “Consent Group” will be presented
2. Public comment will be heard for the group
3. Committee members may request items to be pulled for discussion
4. The Committee will vote on the remainder of items
 - Example: “motion to approve Staff’s recommendations”
5. Pulled items will be moved to the “Discussion Group” and will receive an individual vote



Consent Group ID#s

ID #	Staff Recommendation
3-1	Approve
6-1	Approve with modification
8-1	Approve with modification
12-22	Approve
12-23	Approve
13-1	Approve with modification
16-1	Approve
18-1	Approve
27-1	Deny
29-7	Approve
29-8	Approve with modification



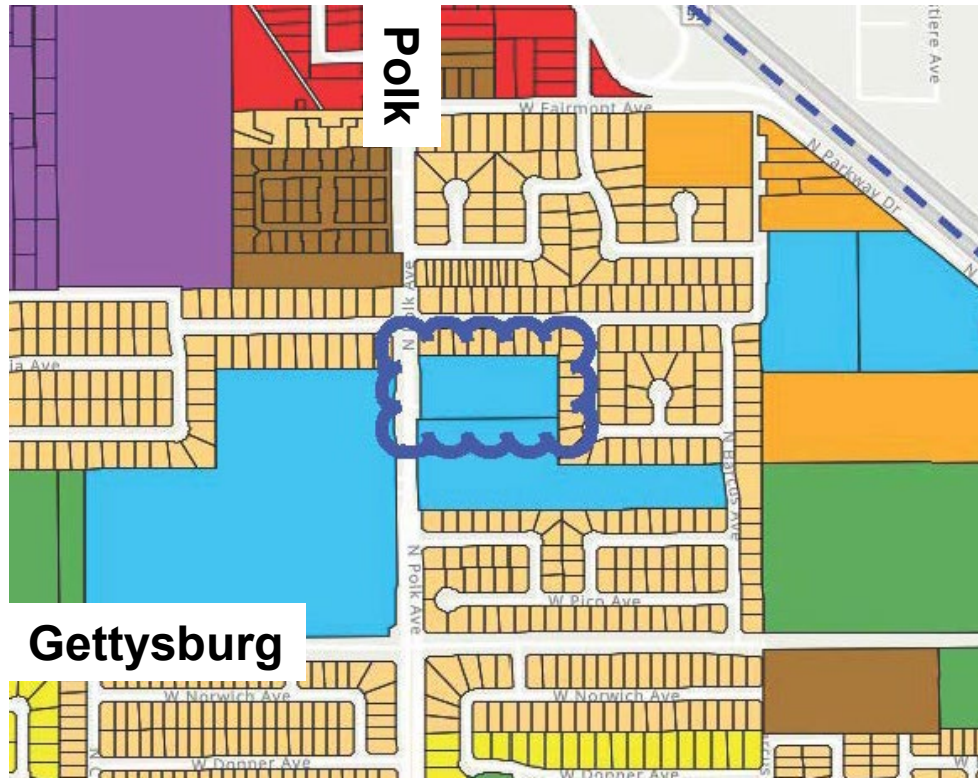
ID# 3-1 | APN 510-030-23

- **Request by** land owner: Highway City Community Development
- **Request to** redesignate from Split/Dual Public Facility and Medium Density Residential to Split/Dual Public Facility and Neighborhood Mixed-Use
- **Size** is 2.67 acres
- **General plan** designation is Medium Density Residential
- **Current use** is public facility
- **Location** is in District 1
- **Impact:** +11 housing capacity | +174,656 sq ft non-residential capacity
- **Staff recommendation:** approve

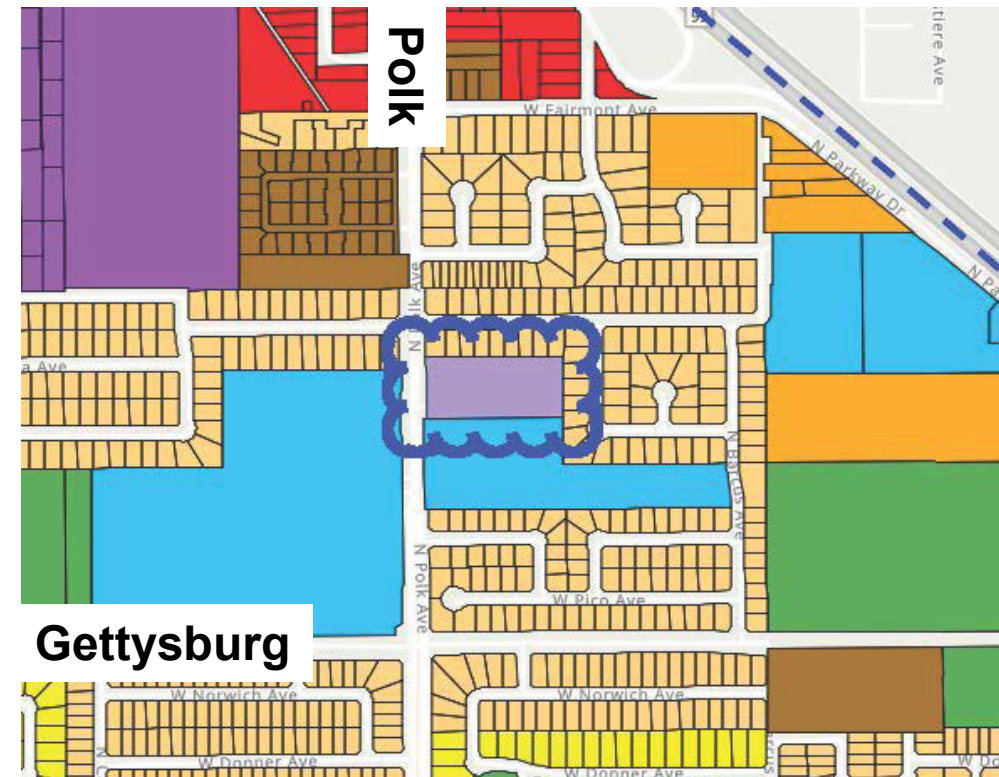


ID# 3-1 | APN 510-030-23

WANSP Designation Public Facility



Requested Designation Neighborhood Mixed-Use



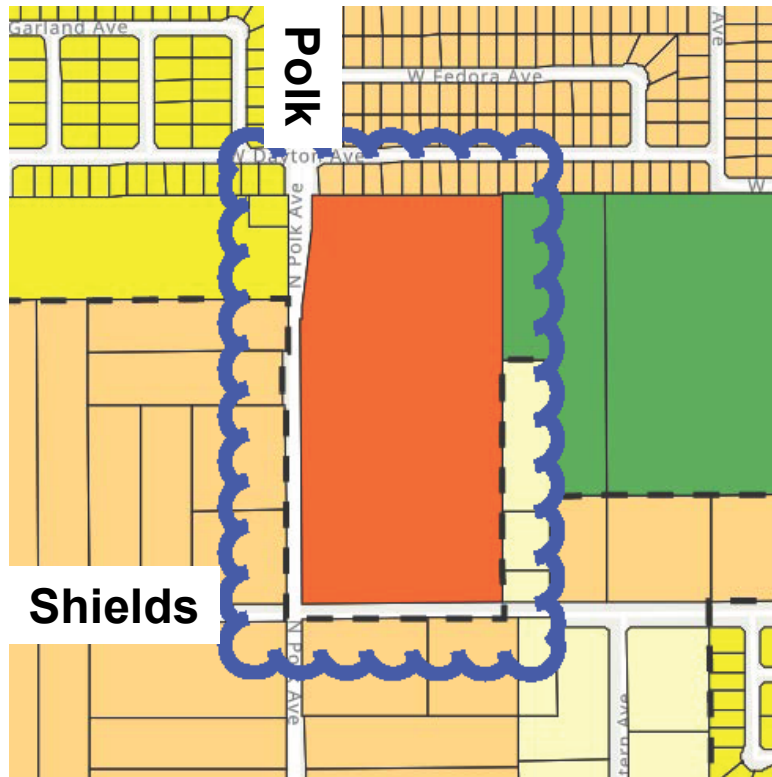
ID# 6-1 | APN 511-022-01

- **Request by** land owner representative: Precision Civil Engineering
- **Request to** redesignate from Community Commercial to 2-3 acres of Community Commercial and 15-16 acres of Medium Density Residential
- **Size** is 18.74 acres
- **General Plan** designation is Community Commercial
- **Current Use** is vacant
- **Location** is in District 1
- **Impact:** +195 housing capacity | -707,598 sq ft non-residential capacity
- **Staff recommendation:** approve with 5 acres of commercial

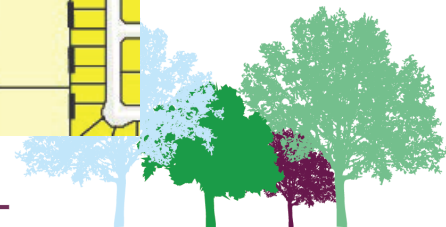
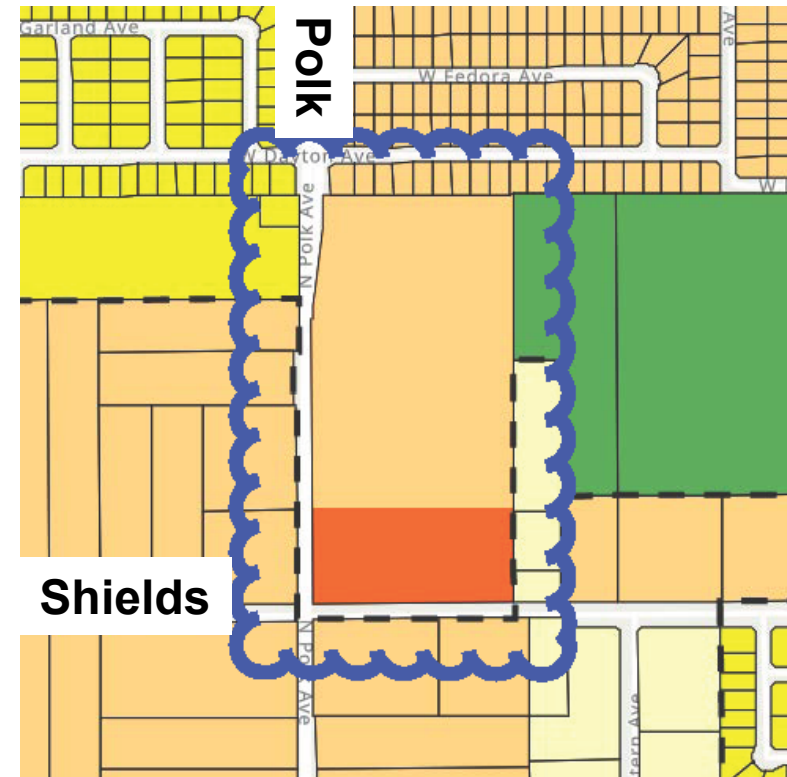


ID# 6-1 | APN 511-022-01

WANSP Designation
Community Commercial



Requested Designation
Community Commercial + Medium
Density Residential



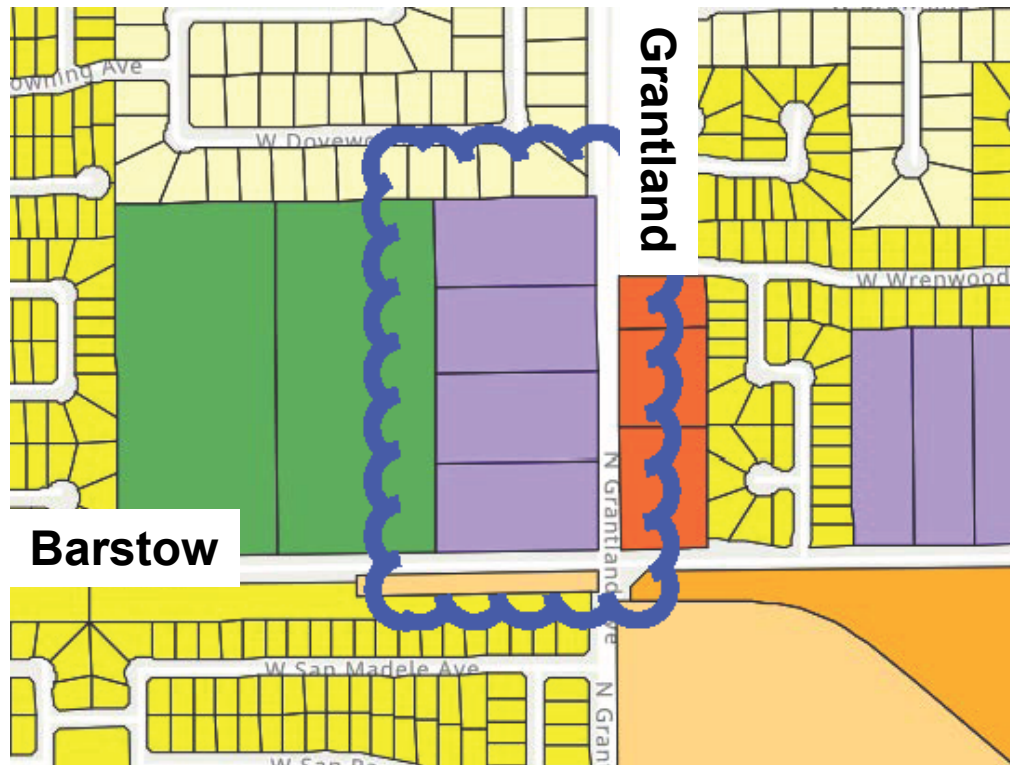
ID# 8-1 | APNs 505-040-33 +34, 50504017 +18

- **Request by** community member
- **Request to** redesignate from NMX - Neighborhood Mixed Use to a designation with lower density/activity
- **Size** is 9.36 acres
- **General plan** designation is Medium High Density Residential
- **Current use** is rural residential
- **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)

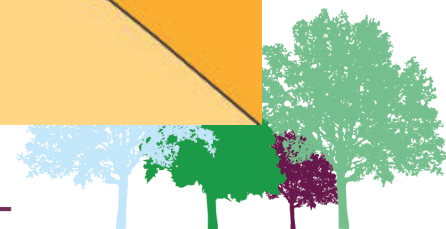
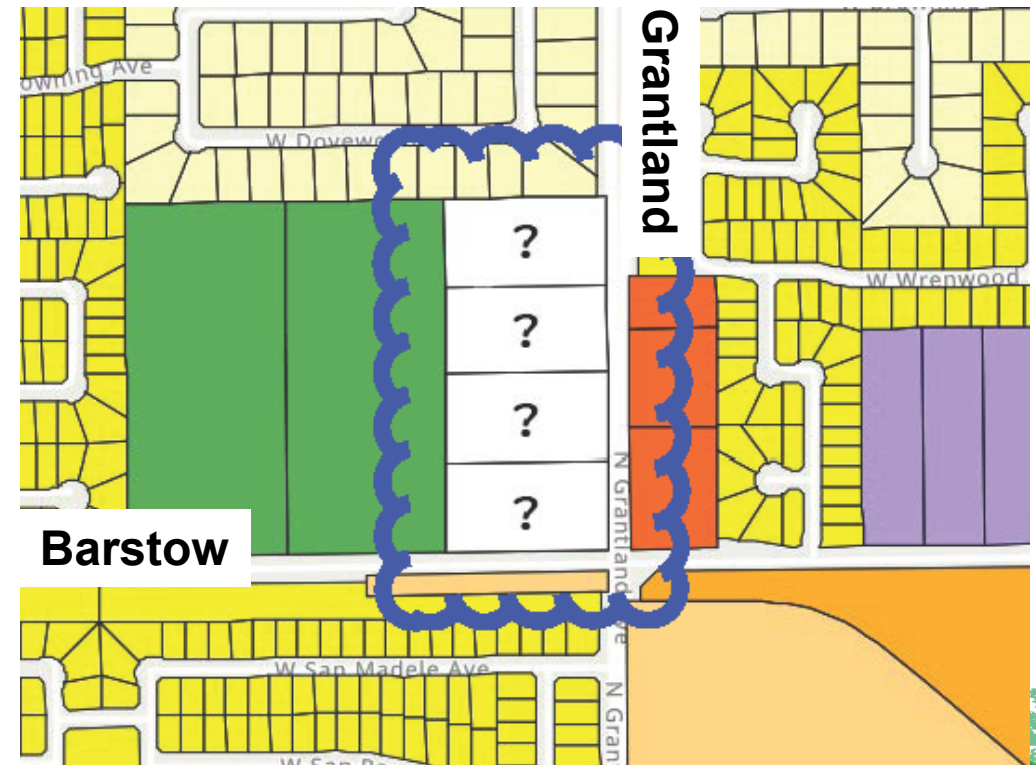


ID# 8-1 | APNs 505-040-33 +34, 50504017 +18

WANSP Designation
Neighborhood Mixed-Use



Requested Designation
Not Specified



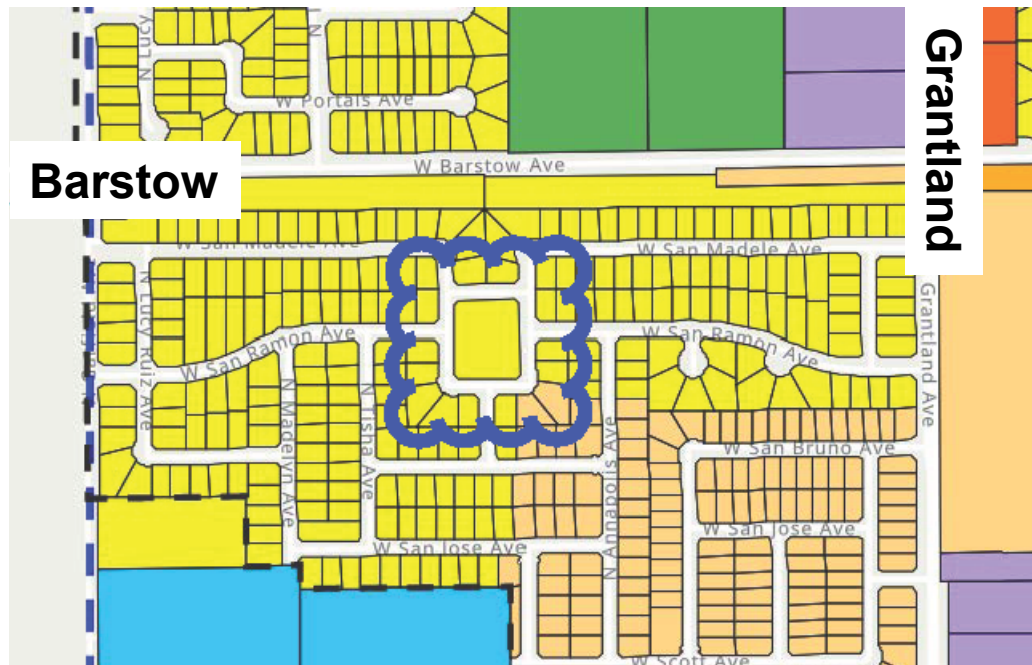
ID# 12-22 | CFD Parks

- **Request by** community member
- **Request to** show CFD parks on the Land Use Map
- **Size** n/a
- **General plan** n/a
- **Current use** n/a
- **Location** is area wide
- **Impact:** No impact
- **Staff recommendation:** approve (this is a technical correction)

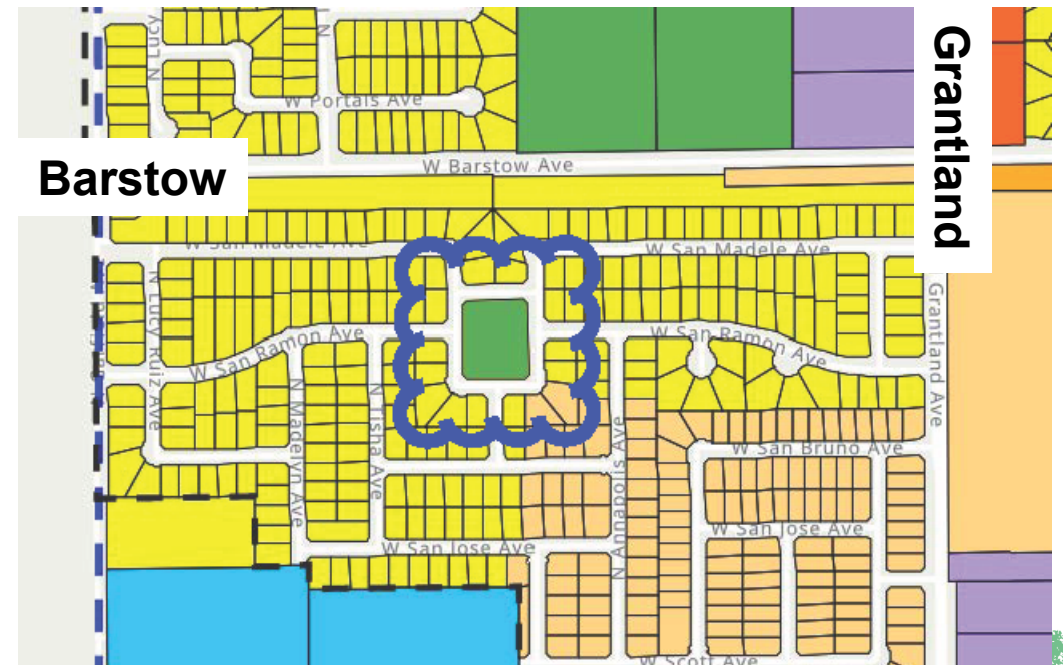


ID# 12-22 | CFD Parks

Example - WANSP Designation



Example - Requested Designation



ID# 12-23 | Powerline Trail

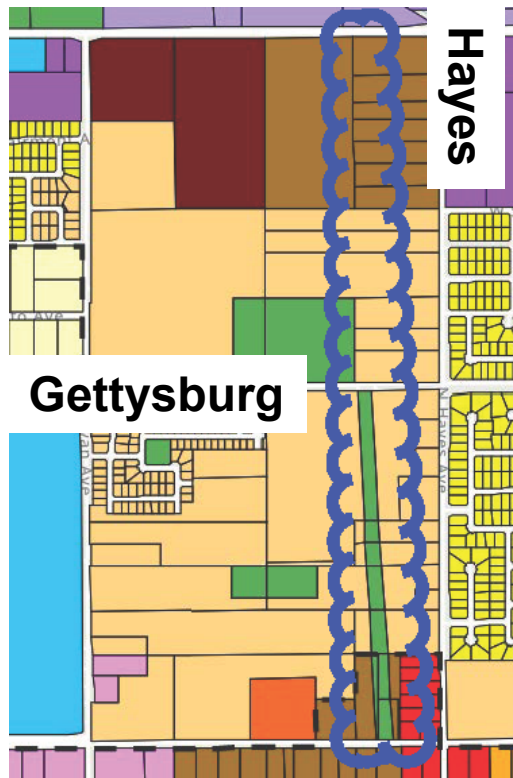
- **Request by** community member
- **Request to** extend the land use of Open Space along the designated Class 1 Trail north from Gettysburg under the powerline alignment to Shaw Avenue.
- **Size** ~7 acres
- **General plan** Neighborhood Park, Medium Density Residential, Residential Urban Neighborhood, High Density Residential
- **Current use** powerlines
- **Location** is in District 1
- **Impact:** unable to determine
- **Staff recommendation:** approve



ID# 12-23 | Powerline Trail

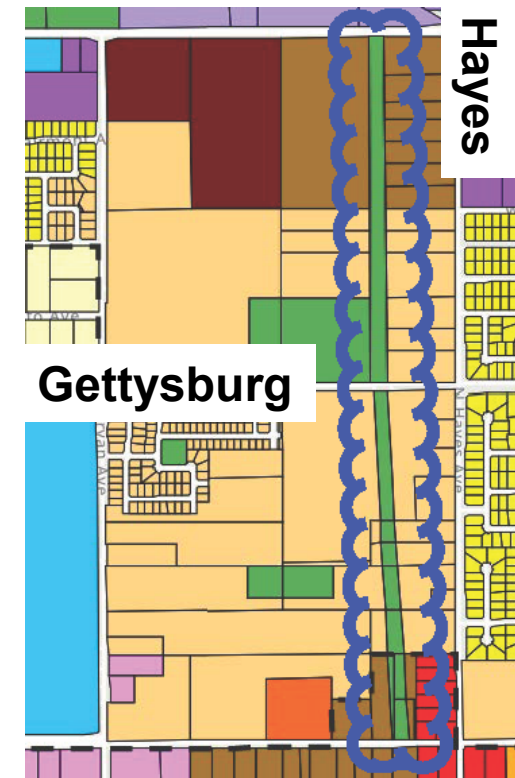
WANSP Designation

Medium Density Residential + Residential
Urban Neighborhood



Requested Designation

Open Space



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

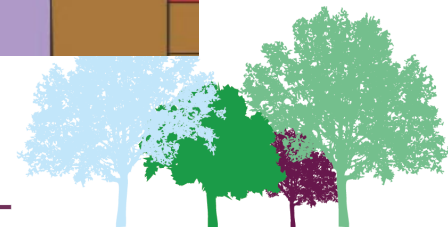
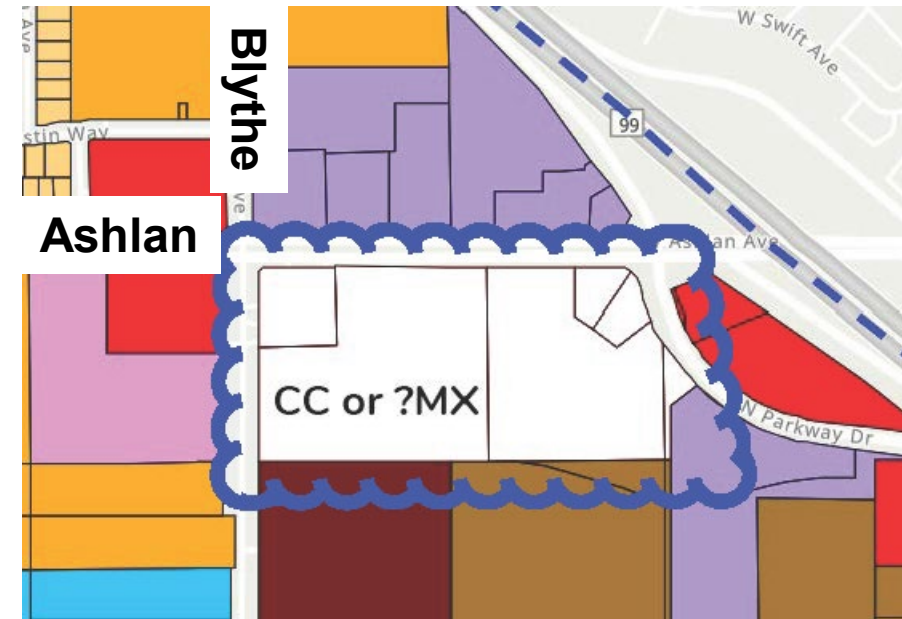
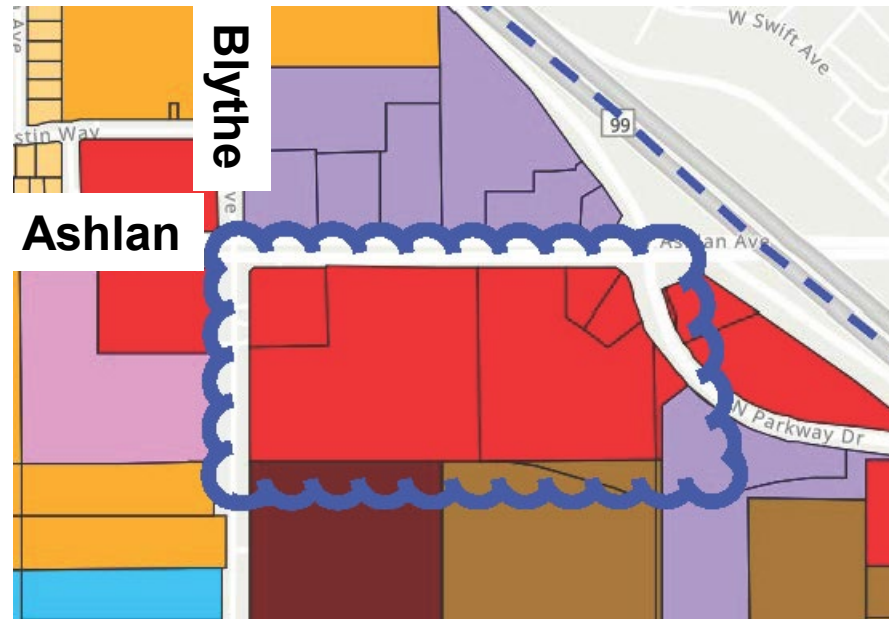
- **Request by** community member
- **Request to** redesignate from Commercial General to Community Commercial or a Mixed-Use Designation
- **Size** is 18.34 acres
- **General plan** designation is Community Commercial, Commercial General
- **Current use** is gas station, car wash, vacant
- **Location**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



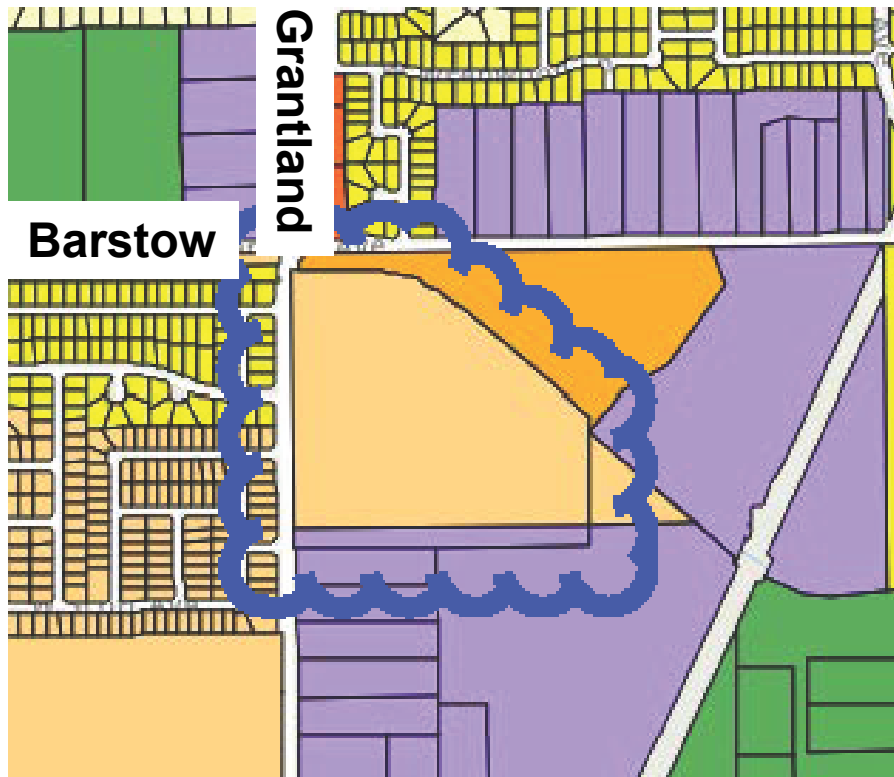
ID# 16-1 | APN 505-060-07

- **Request by** land owner representative: Land Development Services
- **Request to** redesignate from Neighborhood Mixed-Use to Medium Density Residential
- **Size** is 2.75 acres
- **General plan** designation is Regional Mixed-Use
- **Current use** is vacant
- **Location** is in District 2
- **Impact:** -11 housing capacity | -179,739 sq ft non-residential capacity
- **Staff recommendation:** approve (this is a technical correction)

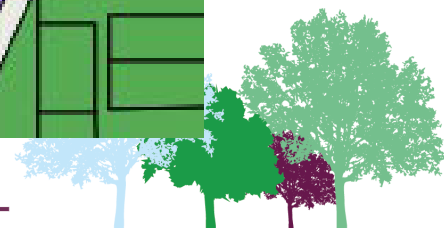


ID# 16-1 | APN 505-060-07

WANSP Designation Neighborhood Mixed-Use



Requested Designation Medium Density Residential



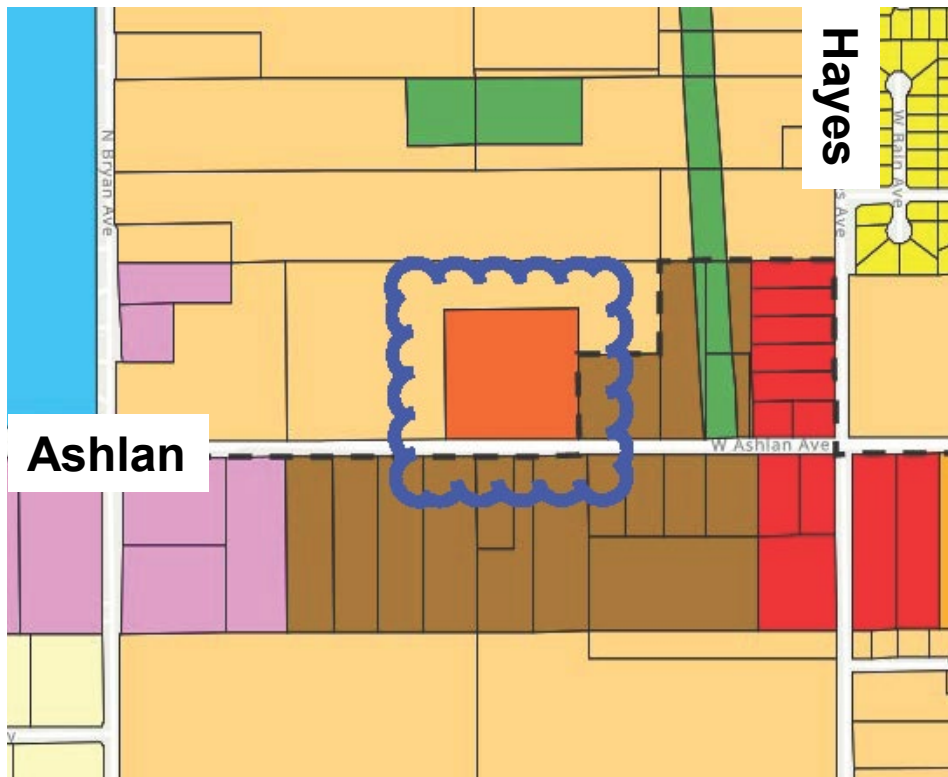
ID# 18-1 | APN 512-070-50

- **Request by** land owner: Wathen Castanos Homes
- **Request to** redesignate from Community Commercial to Medium Density Residential
- **Size** is 5 acres
- **General plan** designation is Medium Density Residential
- **Current use** is medium density housing
- **Location** is in District 1
- **Impact:** +60 housing capacity | -217,867 sq ft non-residential capacity
- **Staff recommendation:** approve (this is a technical correction)

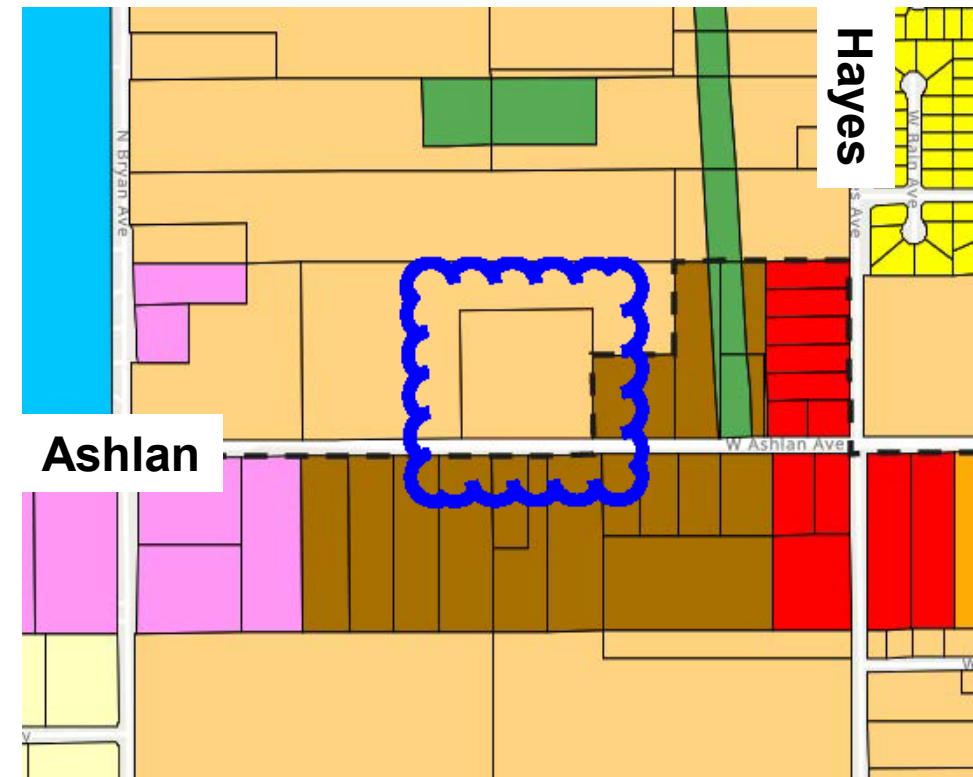


ID# 18-1 | APN 512-070-50

WANSP Designation
Community Commercial



Requested Designation
Medium Density Residential



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

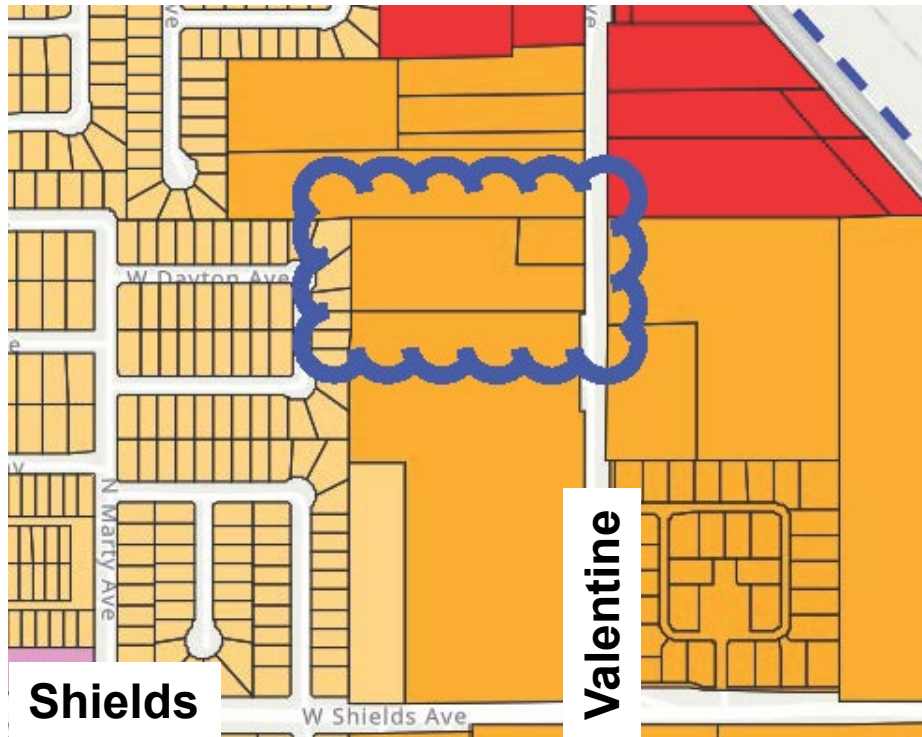
- **Request by** land owner
- **Request to** redesignate from Medium High Density Residential to High Density Residential
- **Size** is 3.06 acres
- **General plan** designation is Medium High Density Residential
- **Current use** is vacant
- **Location** is in District 1
- **Impact:** +135 housing capacity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



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

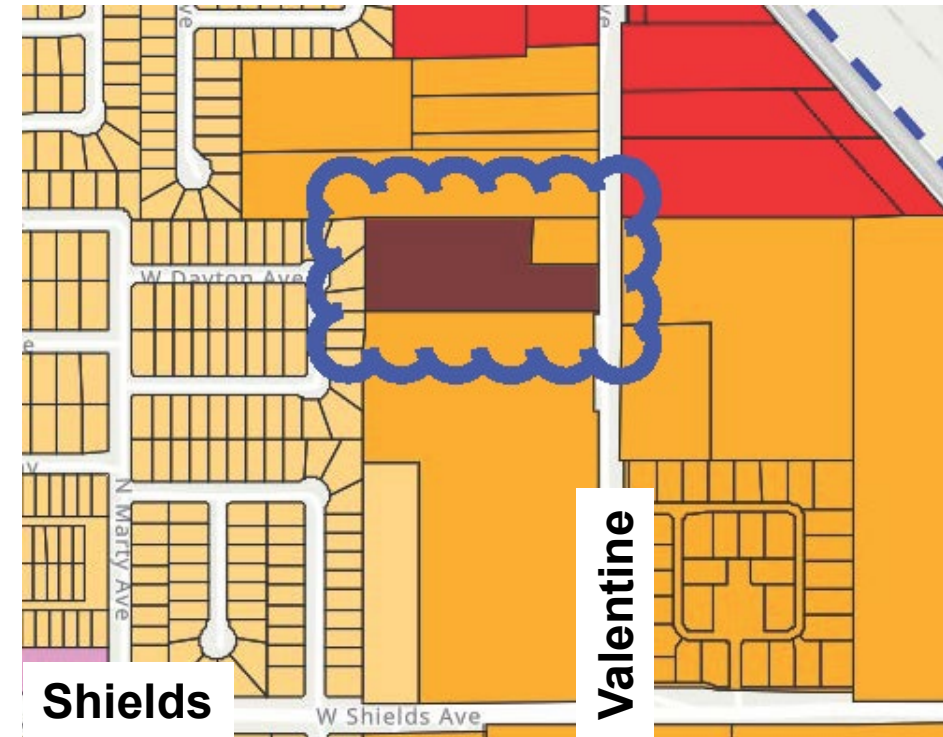
WANSP Designation

Medium High Density Residential



Requested Designation

High Density Residential



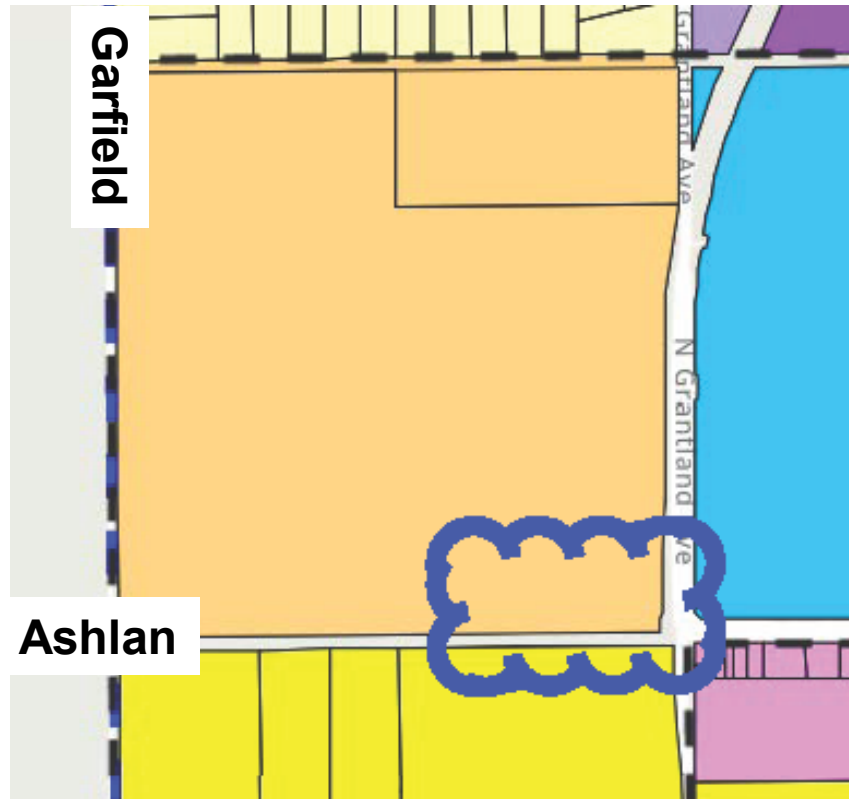
ID# 29-7 | APN 512-021-26

- **Request by Staff**
- **Request to** redesignate from Medium Density Residential to Community Commercial
- **Size** is 4.64 acres
- **General plan** designation is Medium Density Residential and Community Commercial
- **Current use** is agriculture
- **Location** is in District 1
- **Impact:** -56 housing capacity | +202,118 sq ft non-residential capacity
- **Staff recommendation:** approve

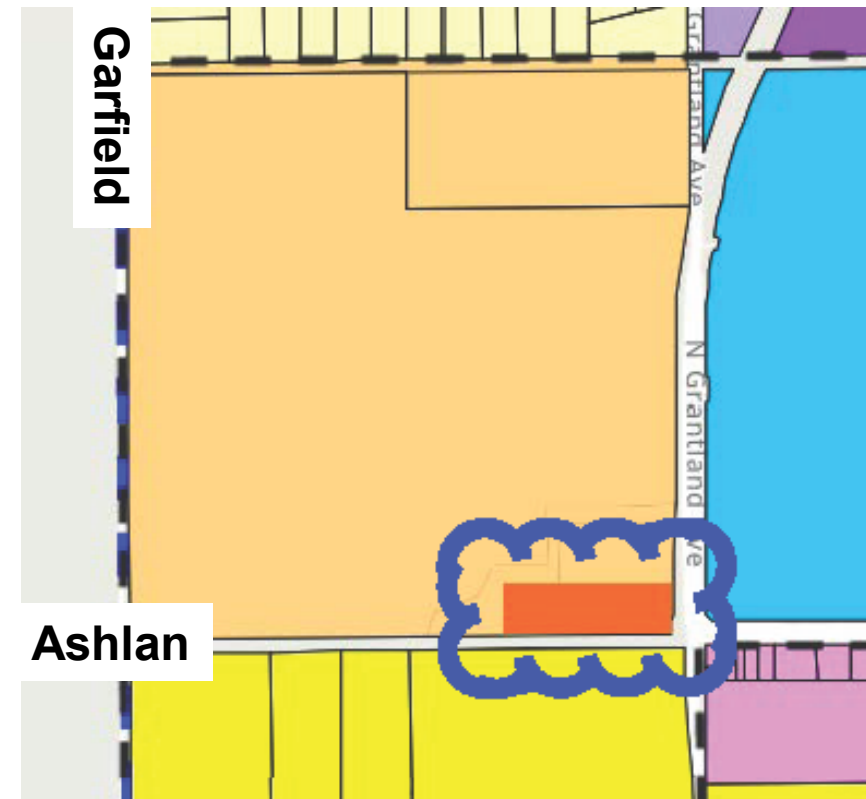


ID# 29-7 | APN 512-021-26

WANSPP Designation Medium Density Residential



Requested Designation Community Commercial



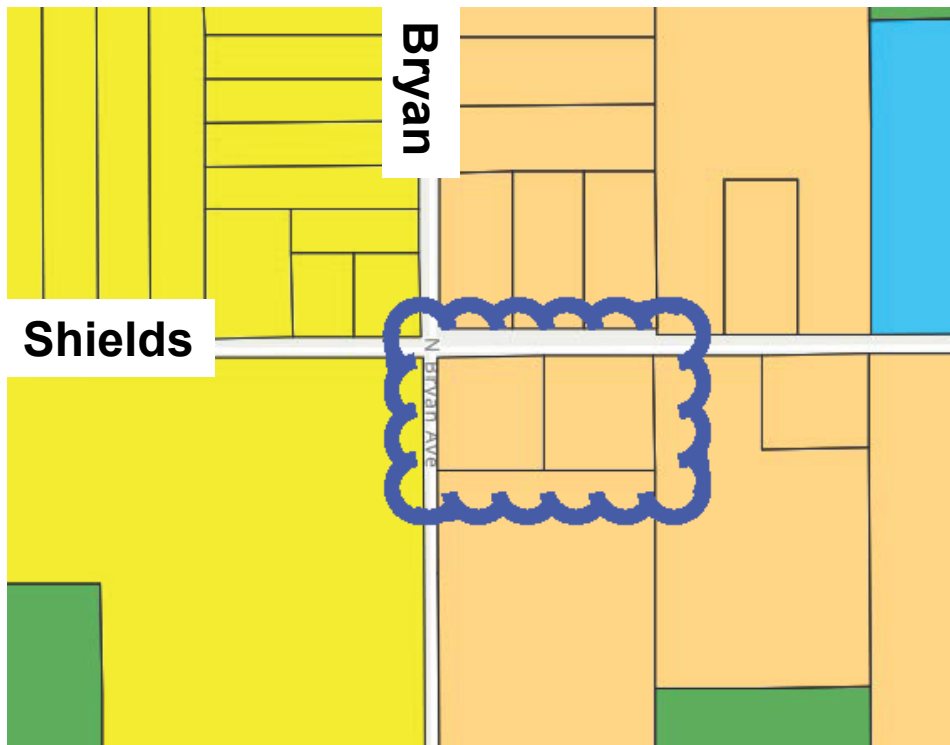
ID# 29-8 | APNs 312-052-14, 312-052-48

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

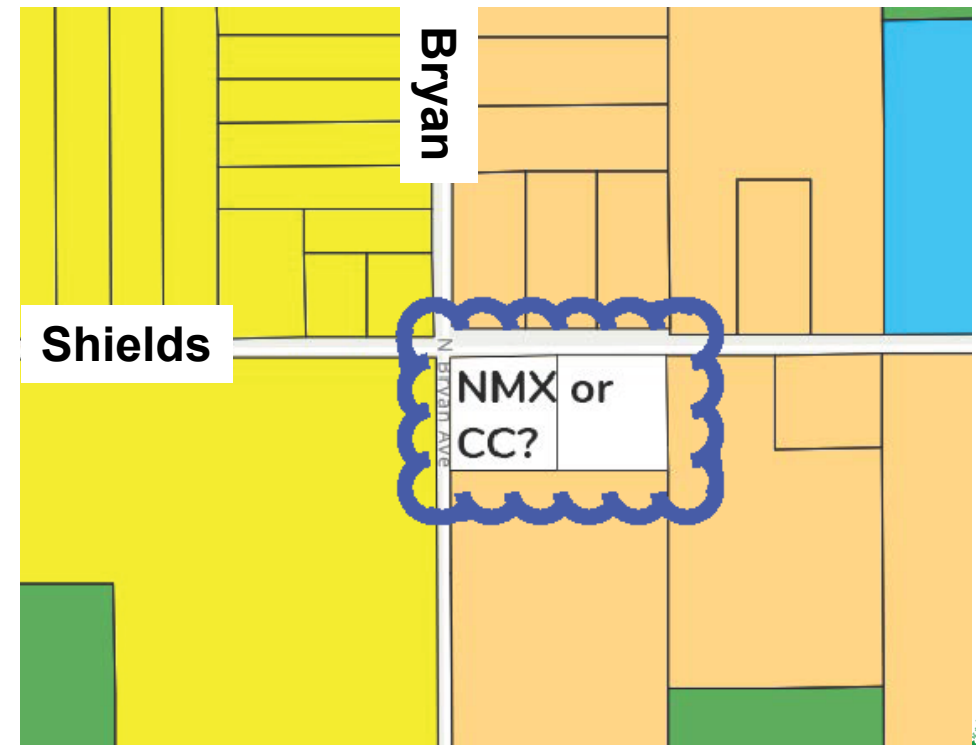


ID# 29-8 | APNs 312-052-14, 312-052-48

WANSP Designation
Medium Density Residential



Requested Designation
Neighborhood Mixed-Use or
Community Commercial



Consent Group ID#s

ID #	Staff Recommendation
3-1	Approve
6-1	Approve with modification
8-1	Approve with modification
12-22	Approve
12-23	Approve
13-1	Approve with modification
16-1	Approve
18-1	Approve
27-1	Deny
29-7	Approve
29-8	Approve with modification



Discussion Group



Discussion Group Voting

1. The individual item will be presented
2. Public comment will be heard for the item
3. Committee members will discuss the item and make a recommendation



Discussion Group ID#s

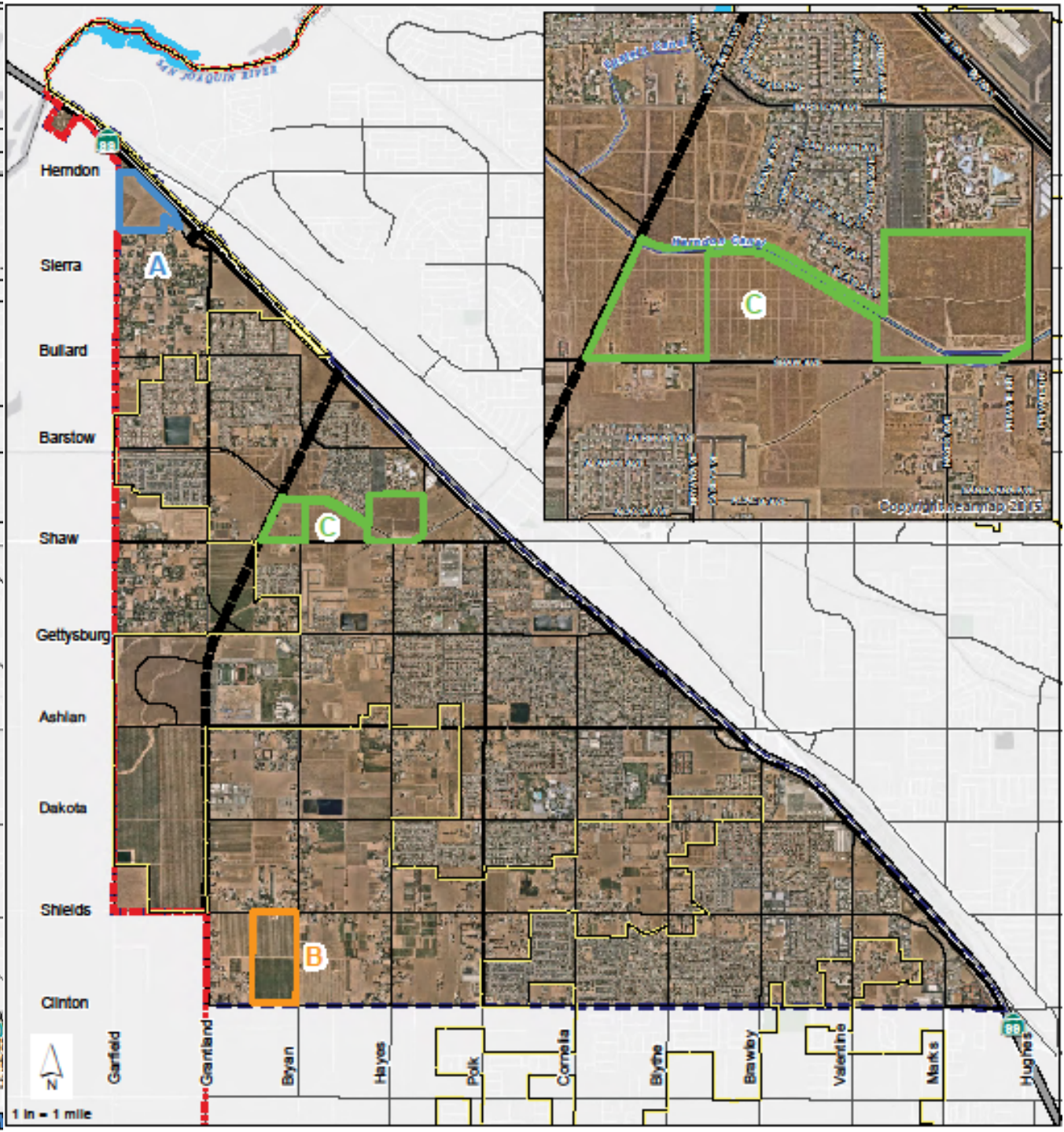
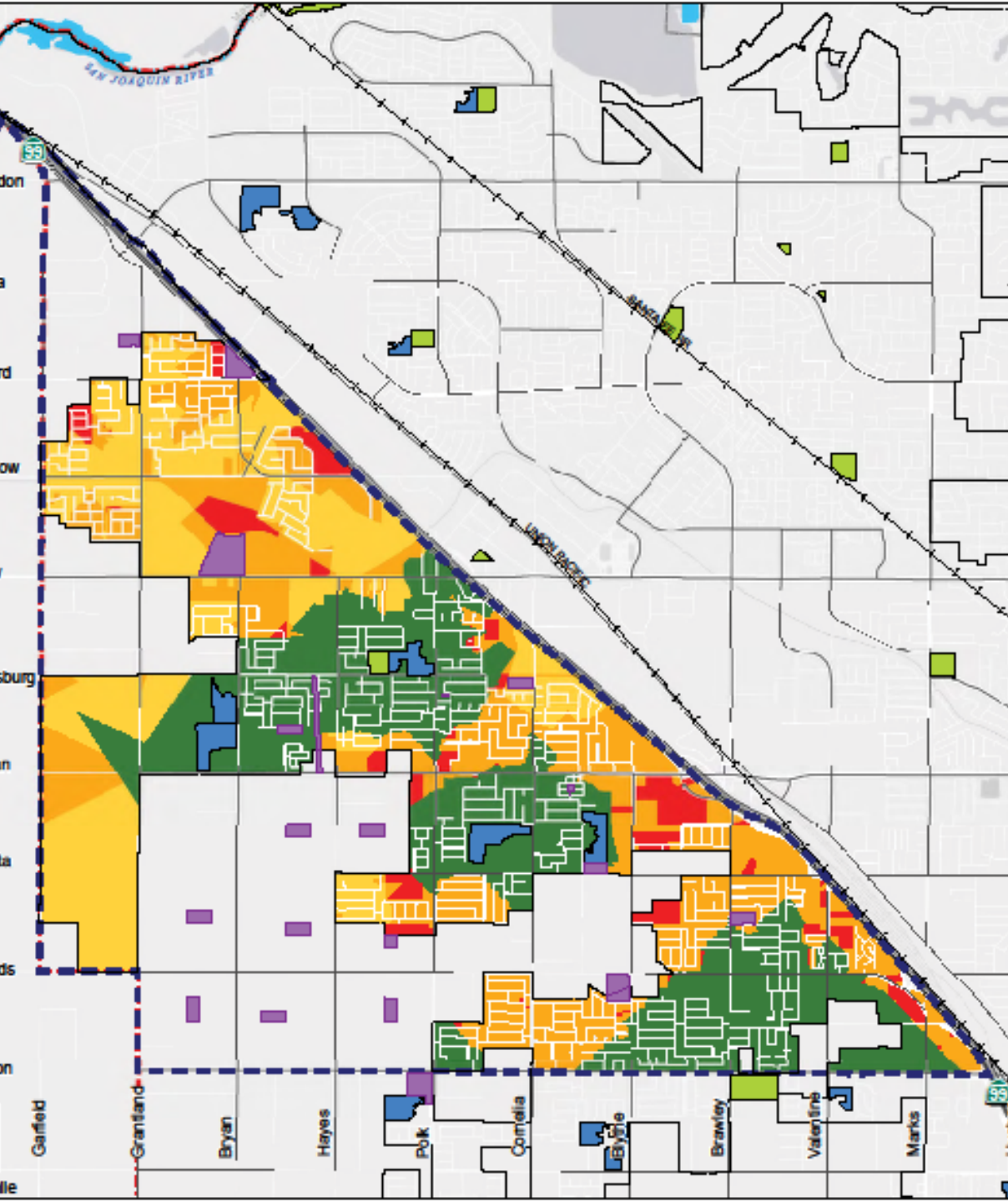
ID #	Staff Recommendation
11-12 & 19-1	Neutral
11-13	Neutral
14-1	No recommendation yet
22-1	Neutral
23-1	No recommendation yet
30-1	No recommendation yet
31-1	Neutral



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

- **Request by** Steering Committee members
- **Request to** add consider a Regional Park in the southern portion of the Plan Area; add Option B as park space to the Land Use Map
- **Staff recommendation:** neutral





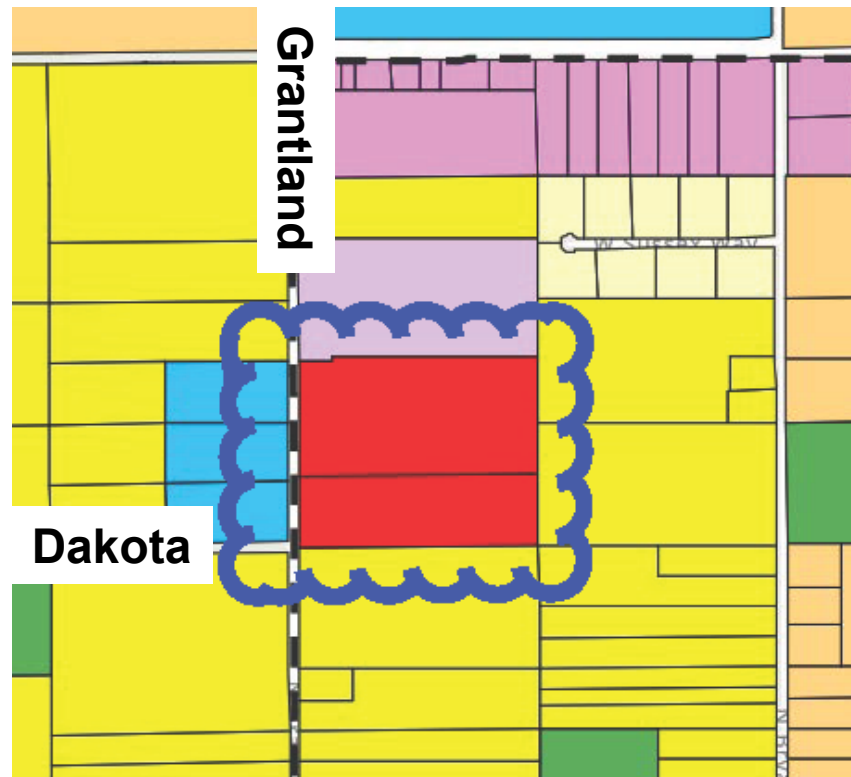
ID# 11-13 | APNs 512-050-55 & 512-050-59

- **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

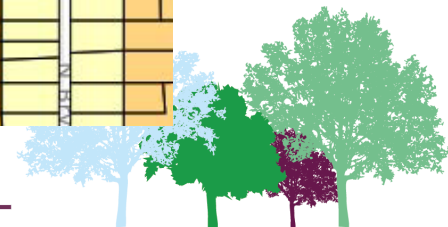
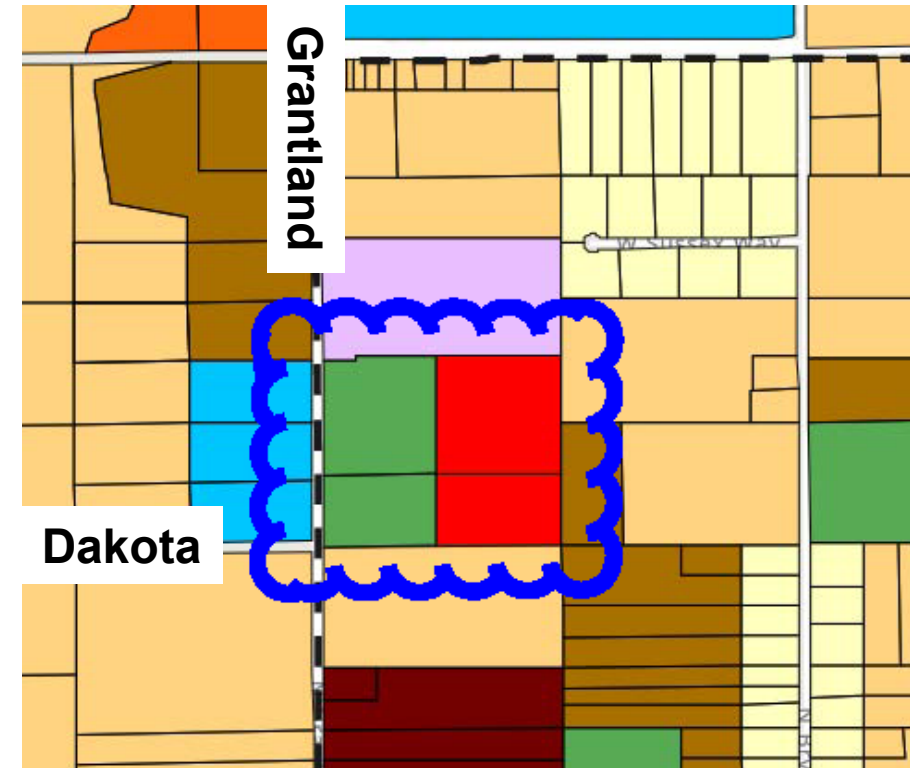


ID# 11-13 | APNs 512-050-55 & 512-050-59

WANSP Designation Commercial General



Requested Designation Community Park + Commercial General



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

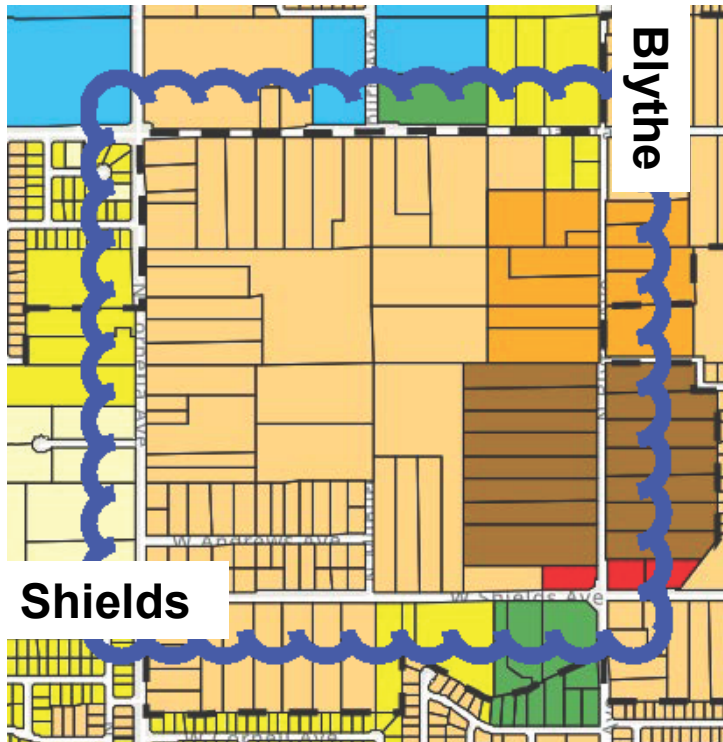
- **Request by** community member
- **Request to** maintain existing designations
- **Size** is ~162 acres
- **General plan** designations are Low Density Residential, Medium Low Density Residential, Medium Density Residential, and Medium High Density Residential
- **Current use** is primarily vacant,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

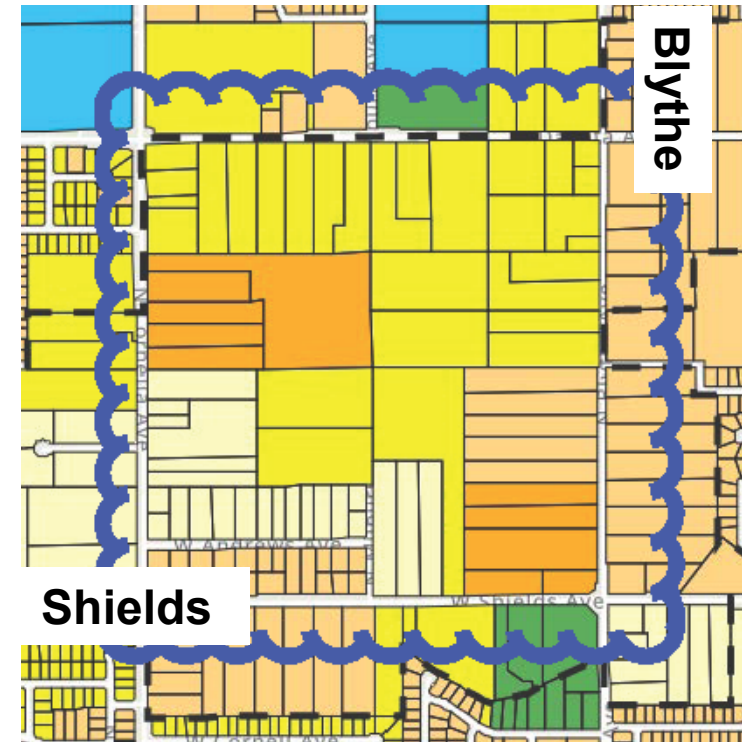
WANSP Designation

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



Requested Designation

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



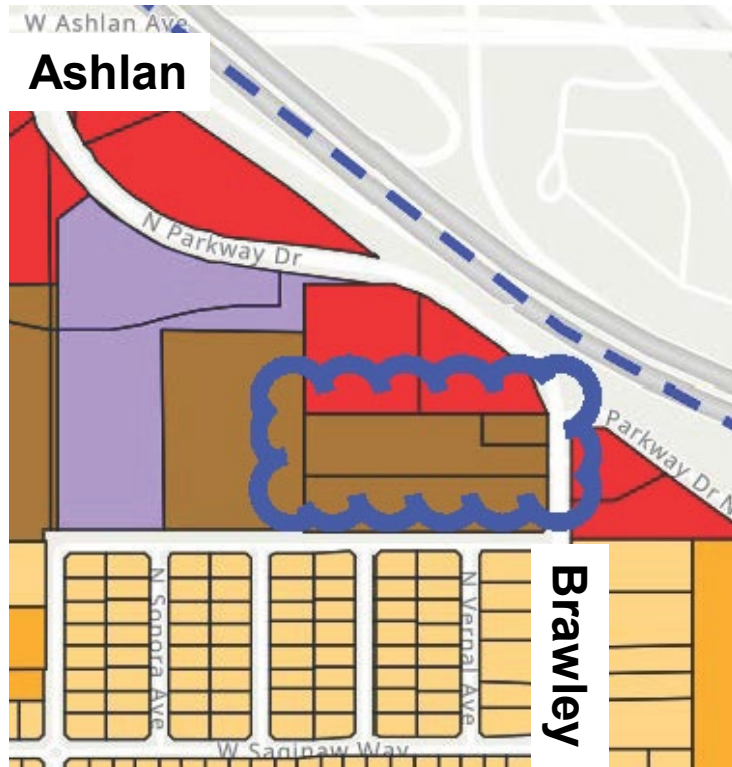
ID# 22-1 | APNs 511-240-15S & 511-240-16S

- **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

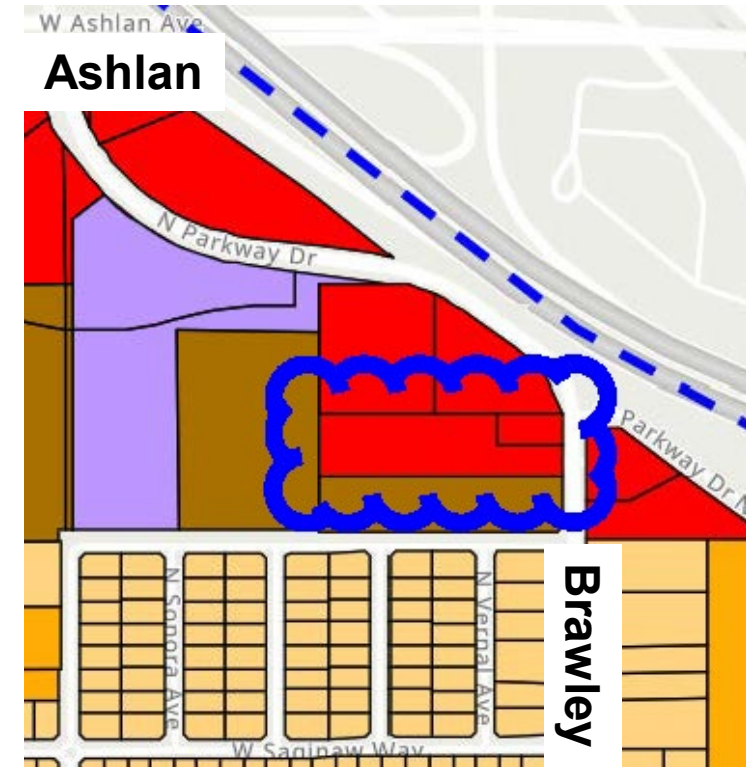


ID# 22-1 | APNs 511-240-15S & 511-240-16S

WANSP Designation
Residential Urban Neighborhood



Requested Designation
Commercial General



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

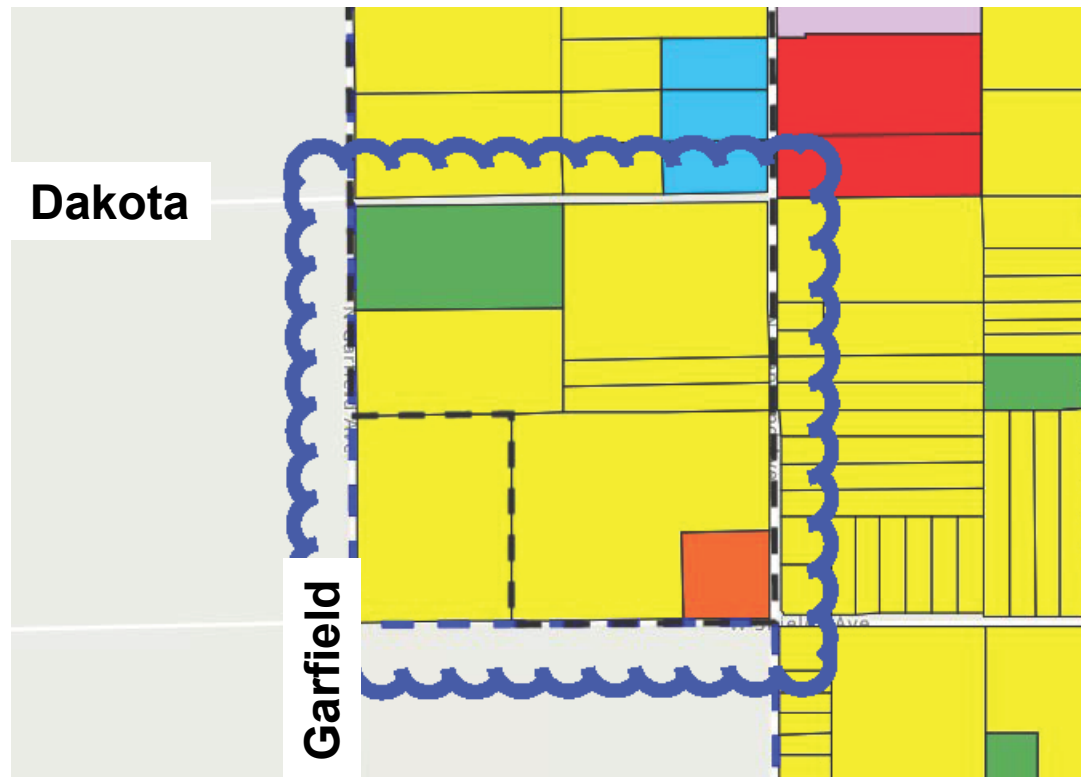
- **Request by** land owner representative: Assemi Group
- **Request to** redesignate from Medium Low Density Residential to Medium Density Residential
- **Size** is 126.95 acres
- **General plan** designation is Medium Density Residential
- **Current use** is agriculture
- **Location** is in District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



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

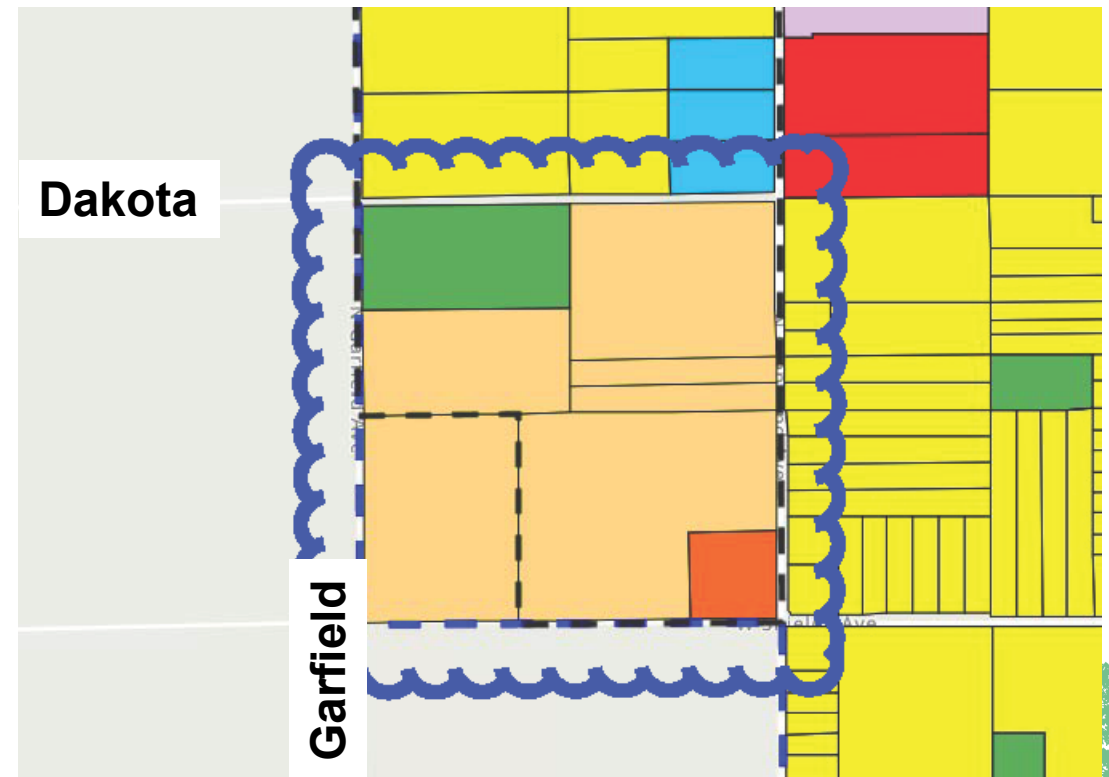
WANSP Designation

Medium Low Density Residential



Requested Designation

Medium Density Residential



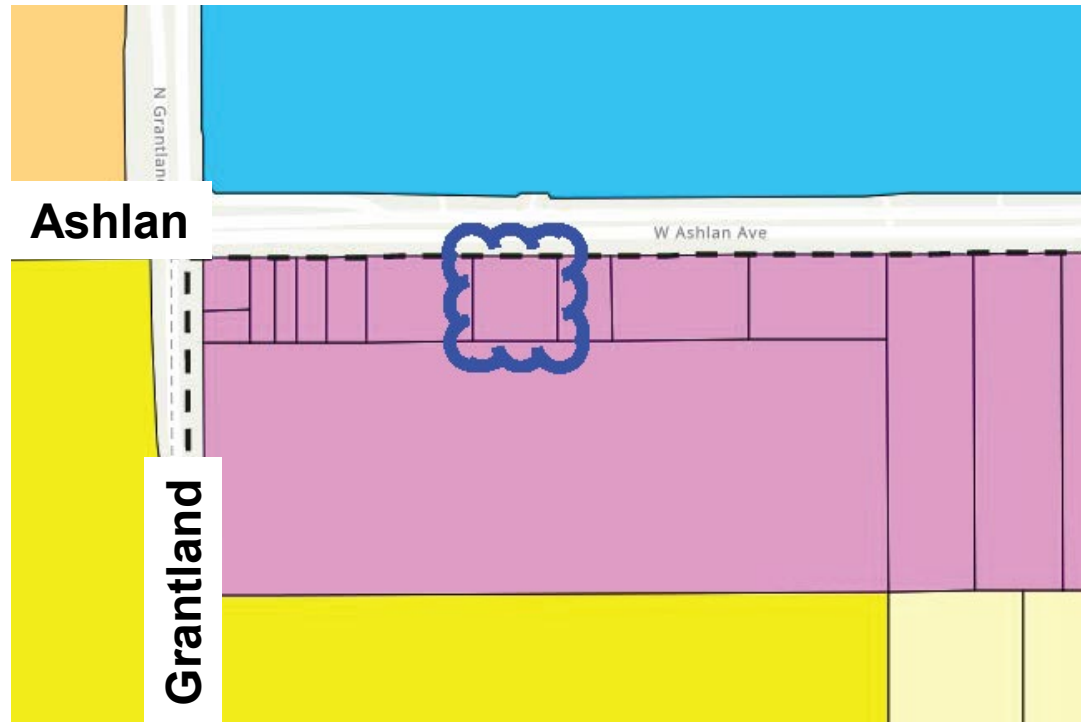
ID# 30-1 | 512-130-14

- **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

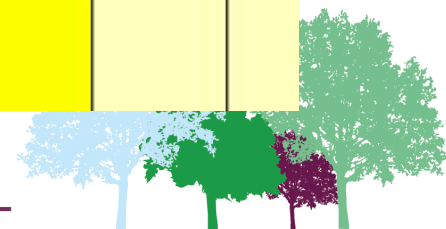
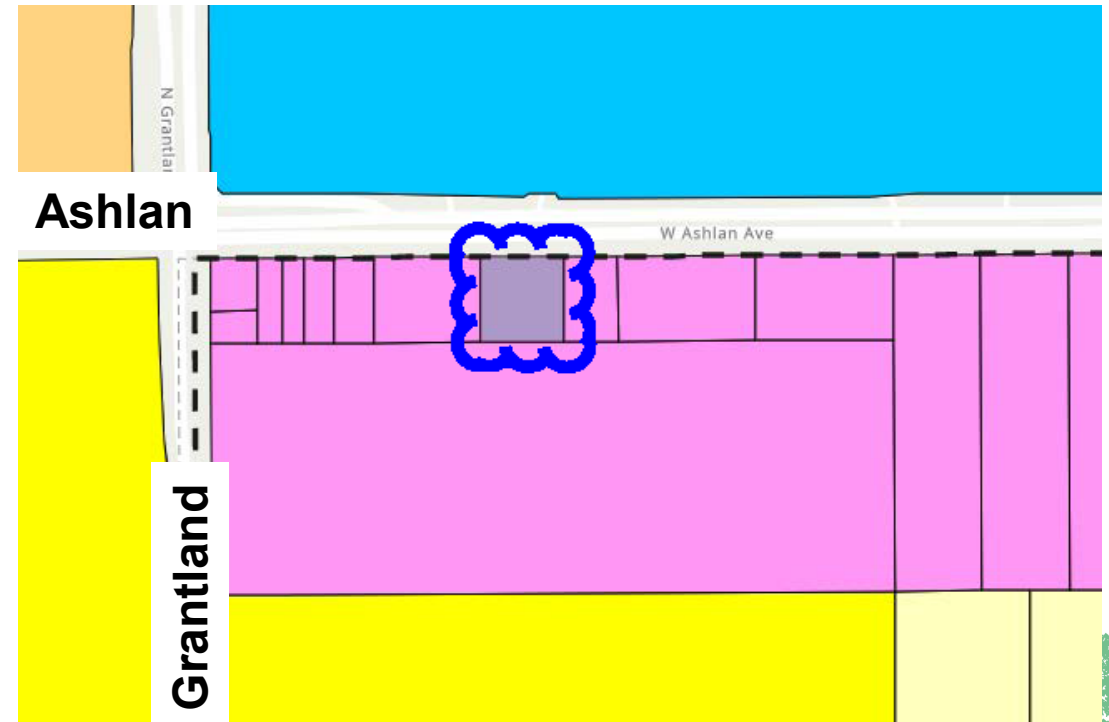


ID# 30-1 | 512-130-14

WANSP Designation
Office



Requested Designation
Neighborhood Mixed-Use



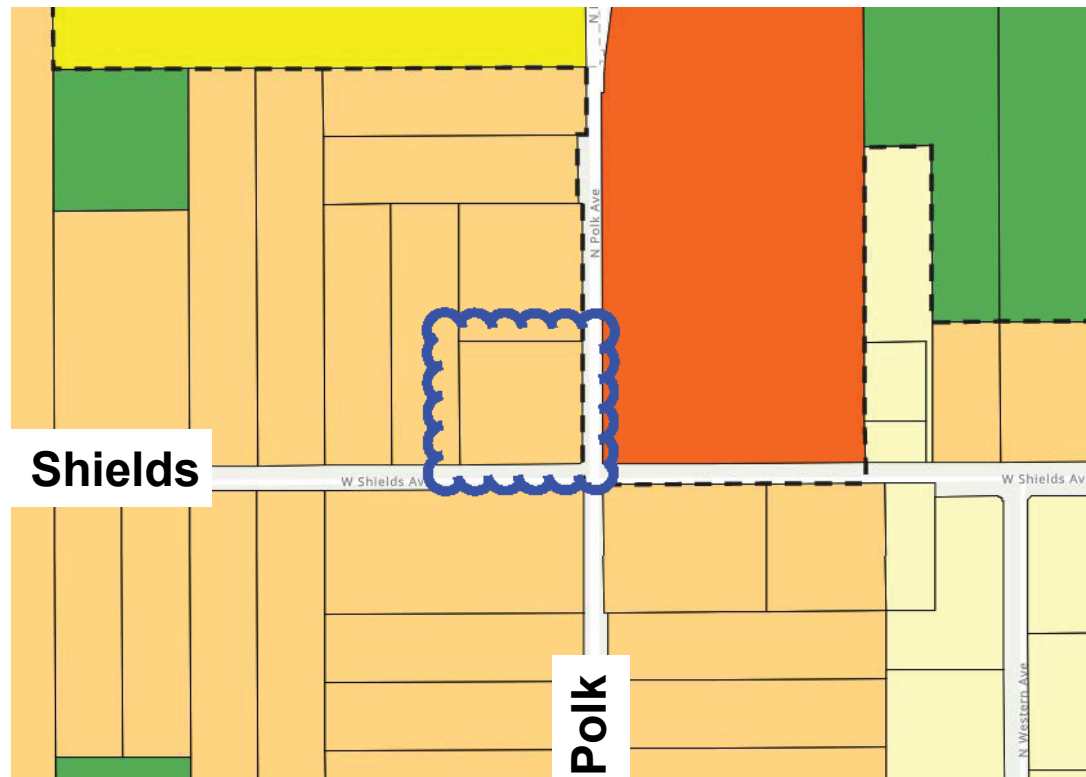
ID# 31-1 | 511-021-13

- **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

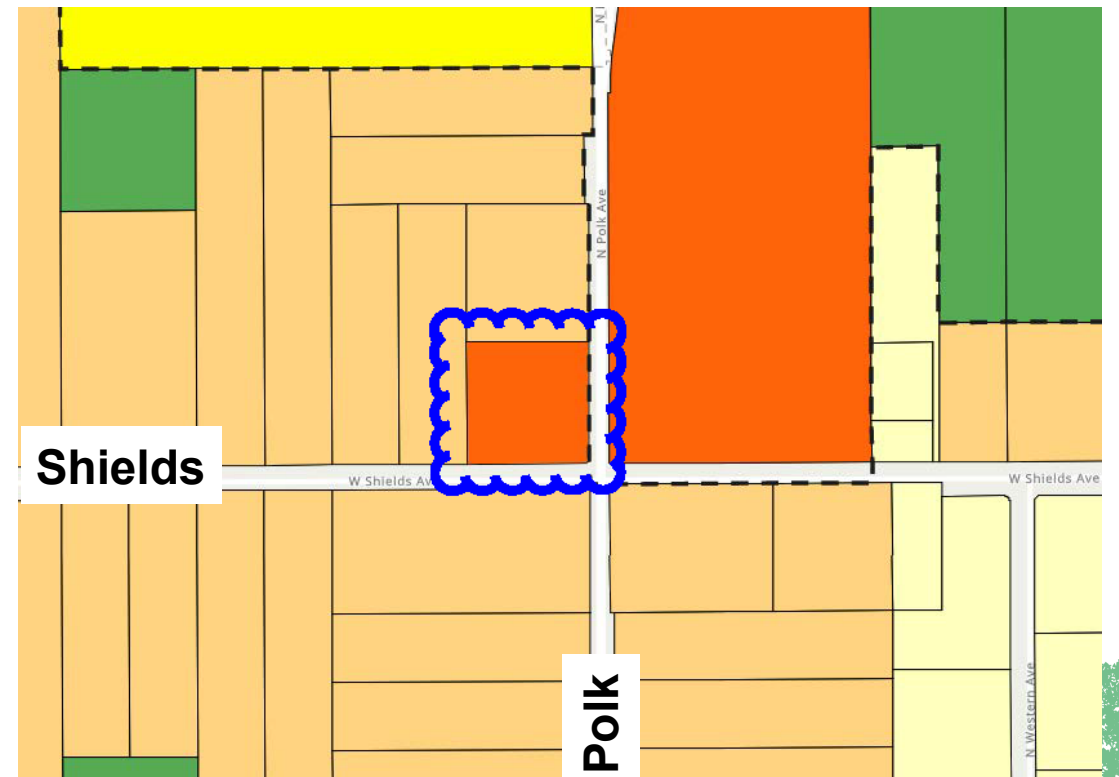


ID# 31-1 | 511-021-13

WANSP Designation Medium Density Residential



Requested Designation Community Commercial



5. Next Steps



Timeline (2022)

(Feb 3 & Mar 7) 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



6. Steering Committee Announcements



7. Unscheduled Communications



8. Adjourn



Contact

Plan webpage:

www.fresno.gov/westareaplan

Project liaison:

Casey Lauderdale, Planner

Casey.Lauderdale@fresno.gov

(559) 621-8515

City of Fresno:

Long-Range Planning

2600 Fresno Street, Room 3065

Fresno, CA 93721



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.

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.

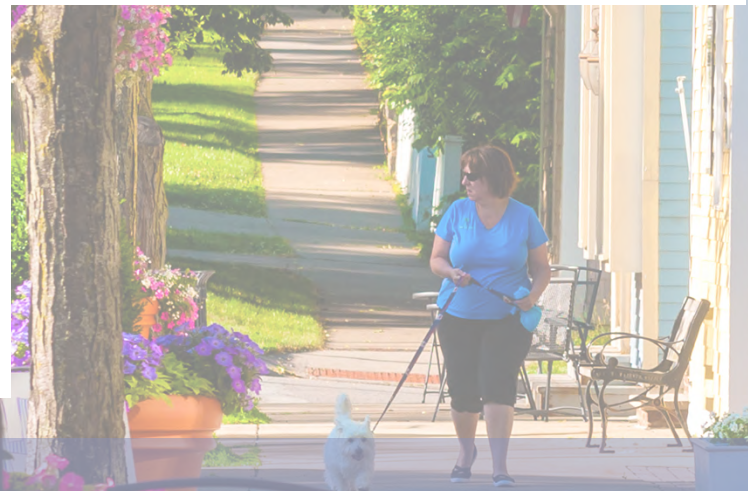
Catalytic Corridors are envisioned to be vibrant, highly walkable areas with broad sidewalks, trees and other landscaping, and local-serving uses with new buildings that step down in relationship to the scale and character of adjacent neighborhoods (see [Map 3-1: West Area Planned Catalytic Corridors](#) on page 50).

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 neighborhoods 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.



CATALYTIC CORRIDORS OF THE WEST AREA



The Corridors will have distinct/common themes that set them apart/unite them. Each Corridor will contain elements that provide visual clues and land use designations that will promote the Catalytic Corridors as the neighborhood hubs of the West Area. The elements for each Corridor can include unique landscaping, street lighting, signage, and public art.

Storm drain mural by Sarahlaine Calva via raleighnc.gov

"Open Streets Lyndale 2019" by Fibonacci Blue / CC BY (<https://creativecommons.org/licenses/by/2.0>)



Ag

SOI

Buffer Area

Residential Use

From: [Ekam Construction](#)
To: [Casey Lauderdale](#)
Subject: Fwd: Zoning Reconsideration West Area
Date: Friday, February 18, 2022 10:25:10 AM
Attachments: [6839 SiteMap.pdf](#)

External Email: Use caution with links and attachments

----- Forwarded message -----

From: Ekam Construction <info@ekamconstruction.com>
Date: Fri, Nov 12, 2021 at 6:43 AM
Subject: Zoning Reconsideration West Area
To: <casey.laurderdale@fresno.gov>

Hi Casey,

As the current property owner at 6839 W. Ashlan Ave (APN# 512-130-14), we would like to request a zoning re-consideration for the West Area Plan. The current plan is indicated to be zoned Office Space. However, after conducting research and communicating with the surrounding neighbors we have determined that we are unable to use the property to its highest potential with the current zoning plan. We strongly believe that this area is not suitable for Office Space.

We would recommend options for a more CMX or NMX zoning that provides the land owner more flexibility with developing the site. For example, the Mixed-Use zoning would leave us open with more options for residential space.

Please re-consider this decision to be in our favor. If you require further information or clarification do not hesitate to call or email.

Thank you,

--

Ricky Dhaliwal

EKAM CONSTRUCTION

Phone: (559) 401-1234

Email: info@ekamconstruction.com

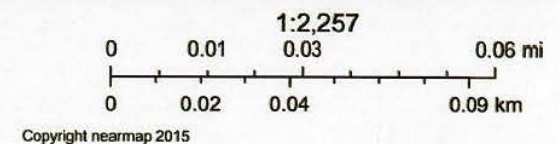
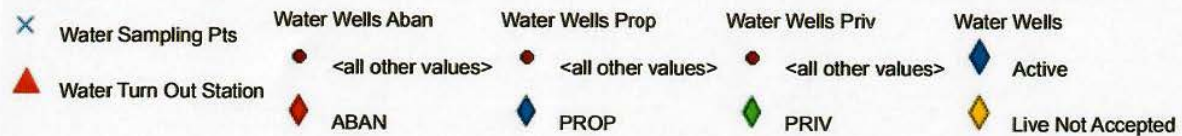
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6839 - WASHLAN
512-130-14

ArcGIS Web Map



10/12/2021, 9:53:58 AM



January 25, 2021
Casey Lauderdale
City of Fresno
Planning and Development Department
2600 Fresno Street, Room 3065 Fresno, CA, 93721

Re: Proposed Land Use Change for APN 511-021-13

Dear Steering Committee Members:

This memorandum is a request to consider a land use change to the draft WANSF (Map5-1/Page 105) for property located on the northwest corner West Shields and North Polk Avenues. The property is a two acre vacant parcel APN 511-021-13.

The site and is part of a larger area proposed for Medium Density Residential development. The proposed land use change would be to Community Commercial. It is being presented to the Committee to help offset another planned land use modification request on the northeast corner of Shields and Polk Avenues that would reduce planned Community Commercial development by 15 or 16 acres (Precision Engineering/August 31, 2021).

This request is being made to help better implement principles and goals of the Plan that call for attracting adequate retail and service commercial uses that best serve West Area residents. These include placing local commercial properties and uses along major transportation corridors while providing more opportunities for alternative and adaptable retail and service space formats.

We respectfully request that our land use modification proposal be considered as part of the adoption process for the Plan. I am available to discuss this matter at any time.

Respectfully,



Sanktokh Dhillon
Property Owner