

# West Area Neighborhoods Specific Plan

## Steering Committee Meeting

March 07, 2022

5:30 – 8:00pm

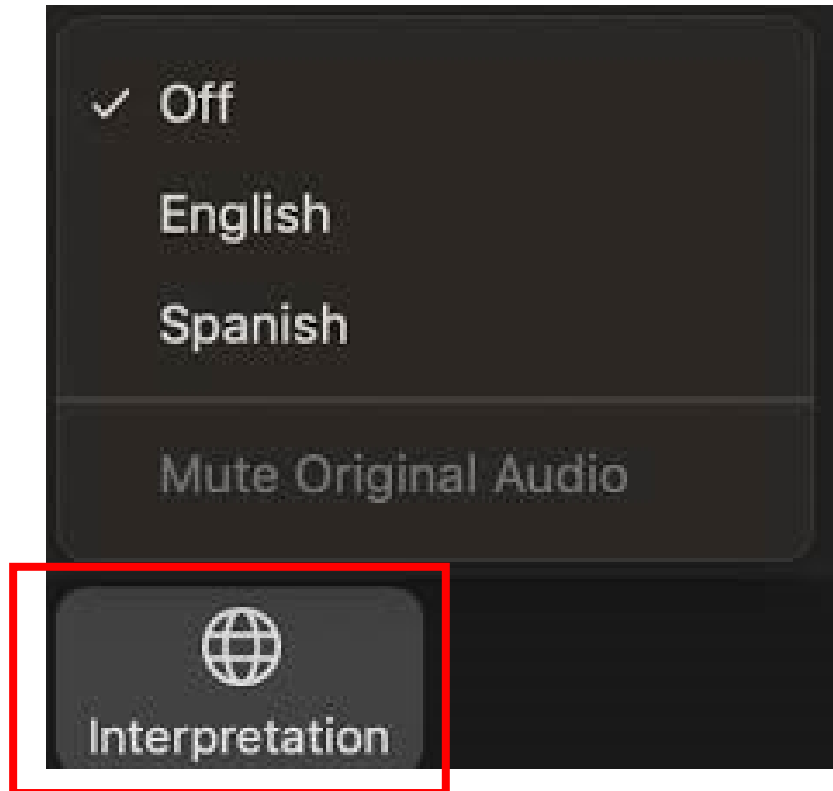
Virtual Meeting via Zoom



# 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

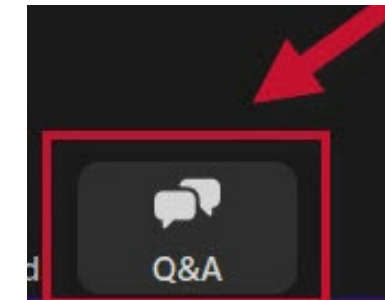
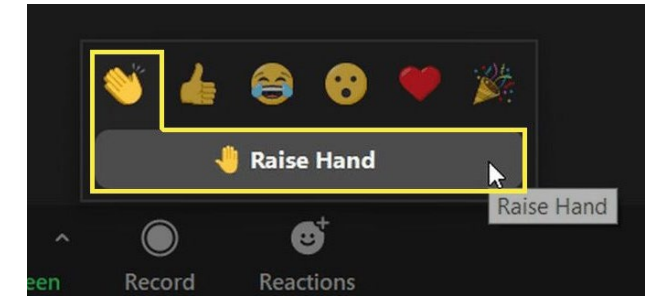
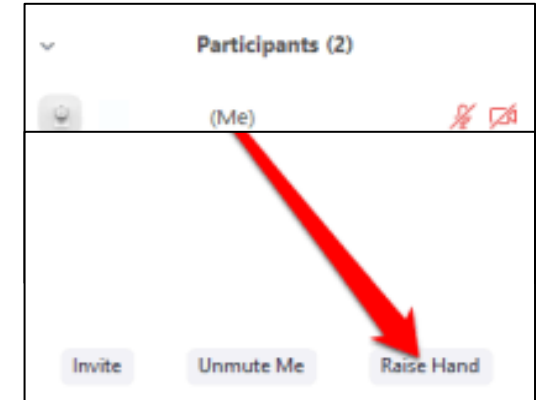
Tonight's meeting is being recorded and publicly broadcasted. It will be posted to [www.fresno.gov/westareaplan](http://www.fresno.gov/westareaplan)

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

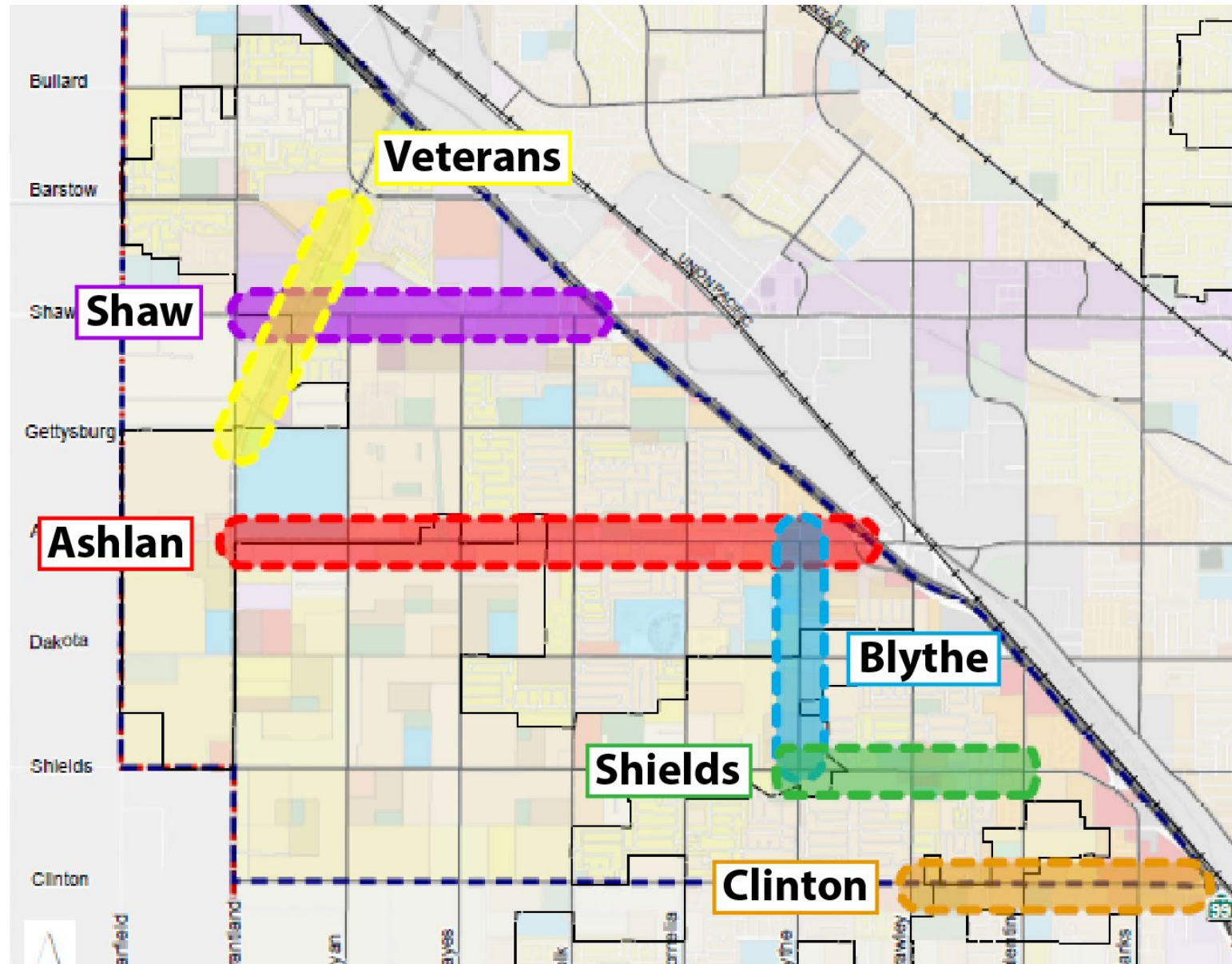
- **Request by** community member
- **Request to** include more discussion on how the Catalytic Corridors will relate to each other, answering the following questions:
  1. Will each of the Corridors have a different emphasis or be similar to one another?
  2. Are they going to delineate distinct neighborhoods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



# ID# 12-19 | Catalytic Corridors

- **Request by** community member
- **Request to** 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

- Offered in English, Spanish, Hmong, and Punjabi
- Shared via email + social media
- 213 responses (as of 10am on 3/7)
  - 210 in English
  - 2 in Spanish
  - 1 in Punjabi

## 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

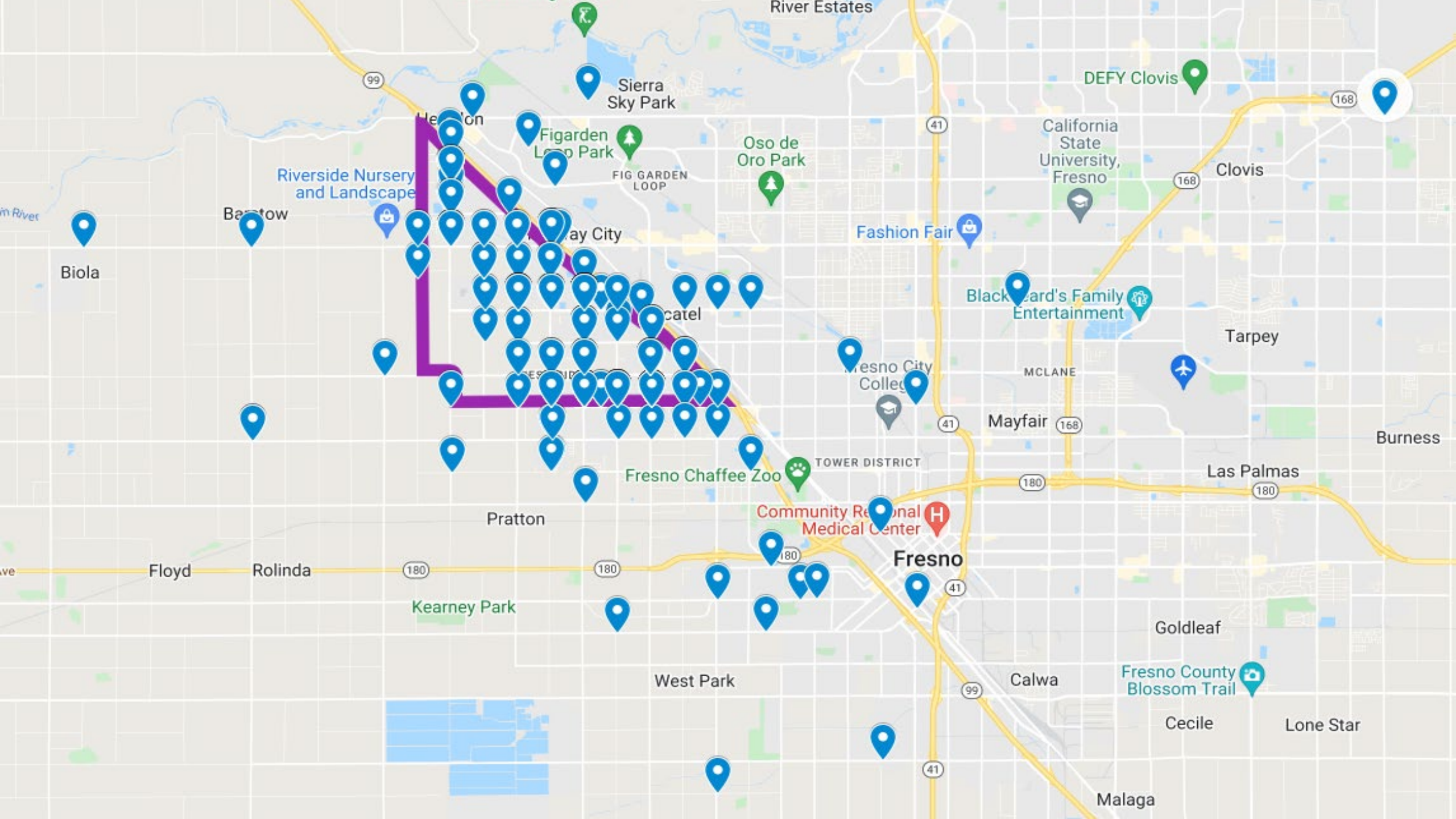
[tinyurl.com/westarea-cc](https://tinyurl.com/westarea-cc)



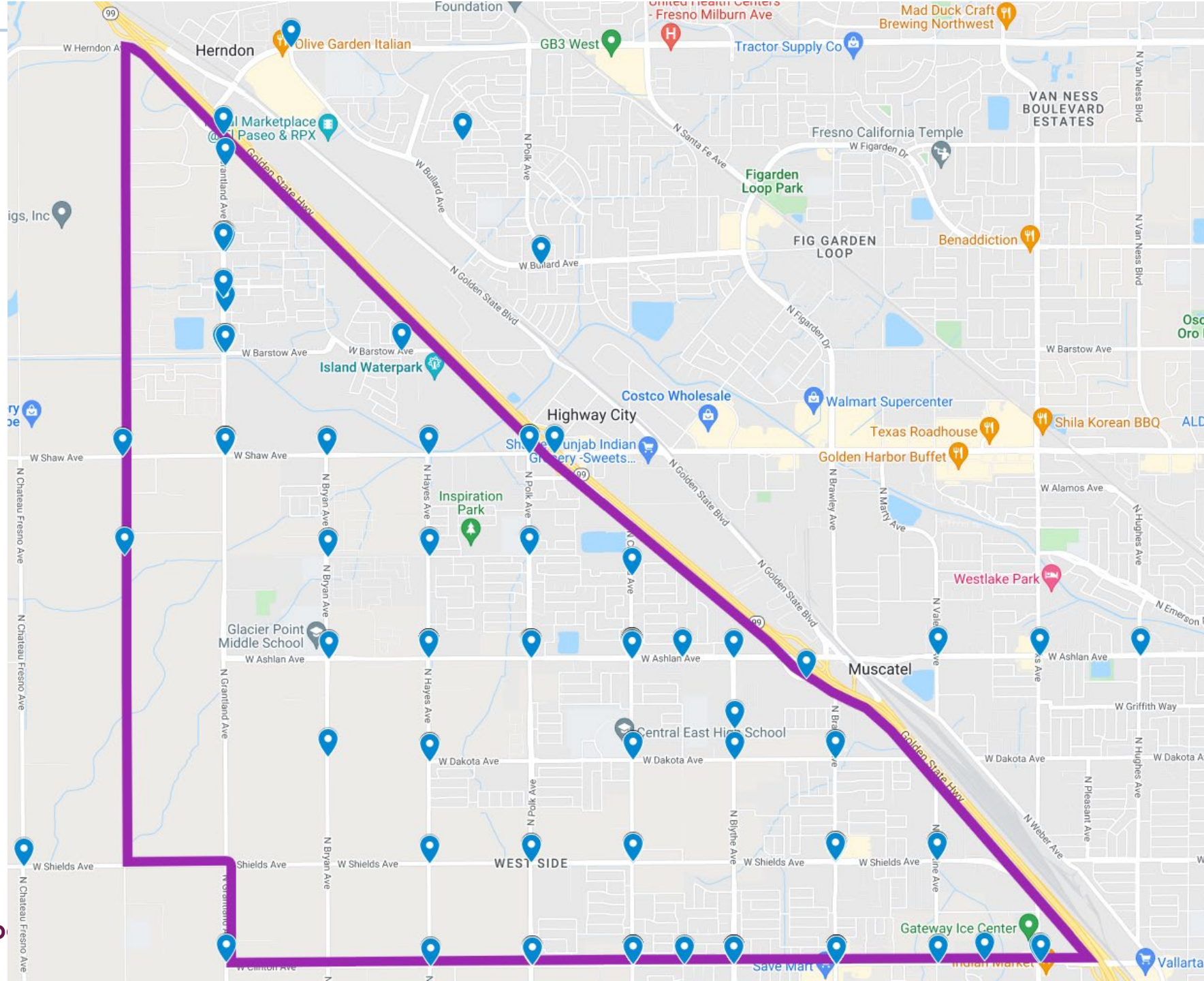
West Area  
Neighborhoods  
SPECIFIC PLAN











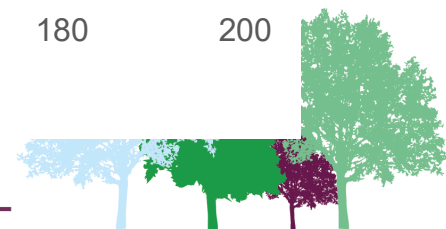
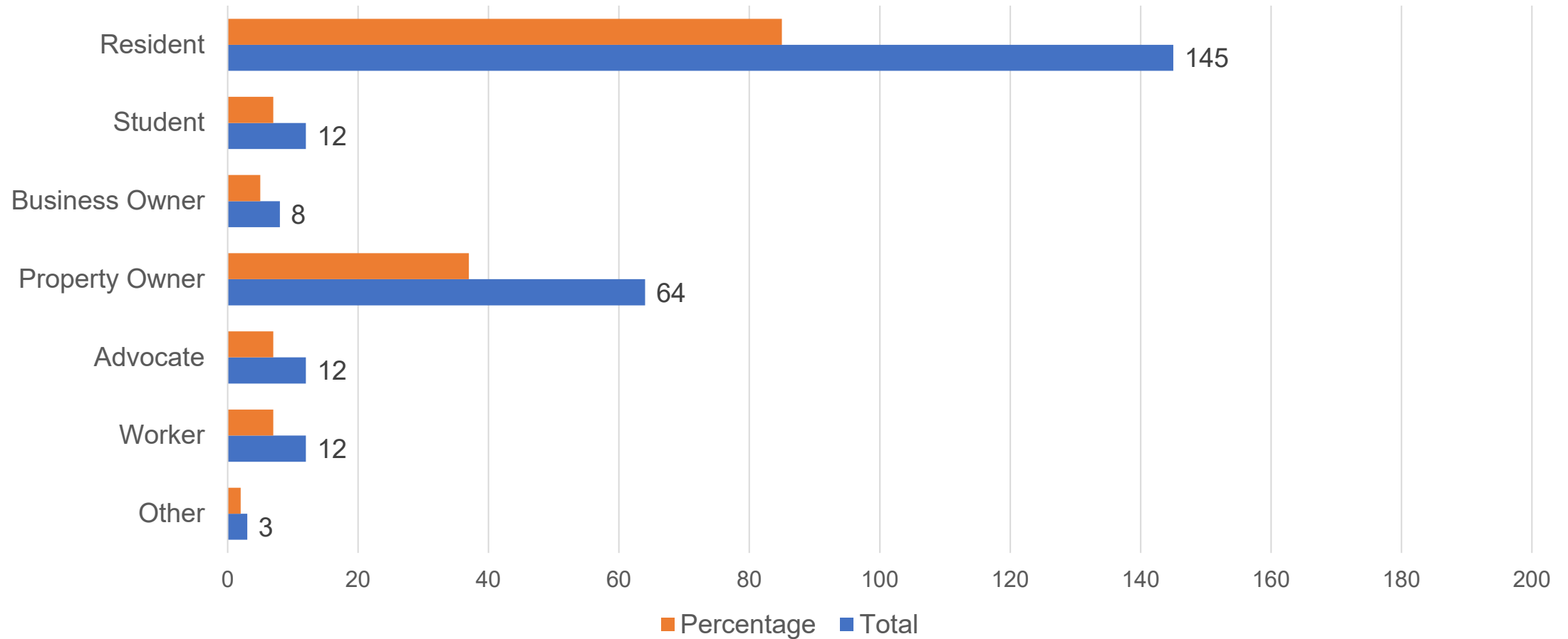
West Area Neighb



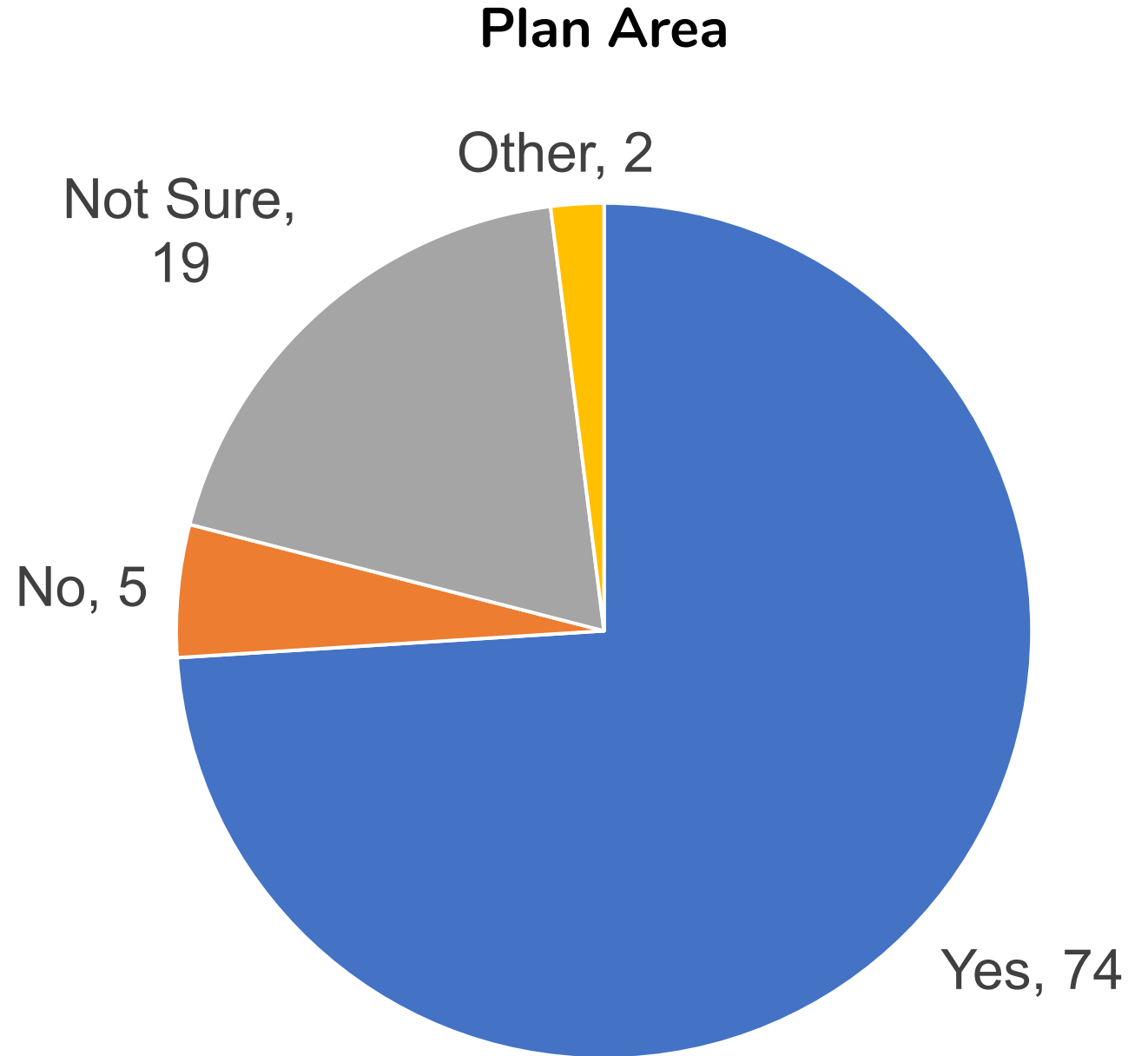


# 1. What is your tie to the West Area? (select all that apply)

## Plan Area



3. Do you agree that these streets be should designated as Catalytic Corridors?

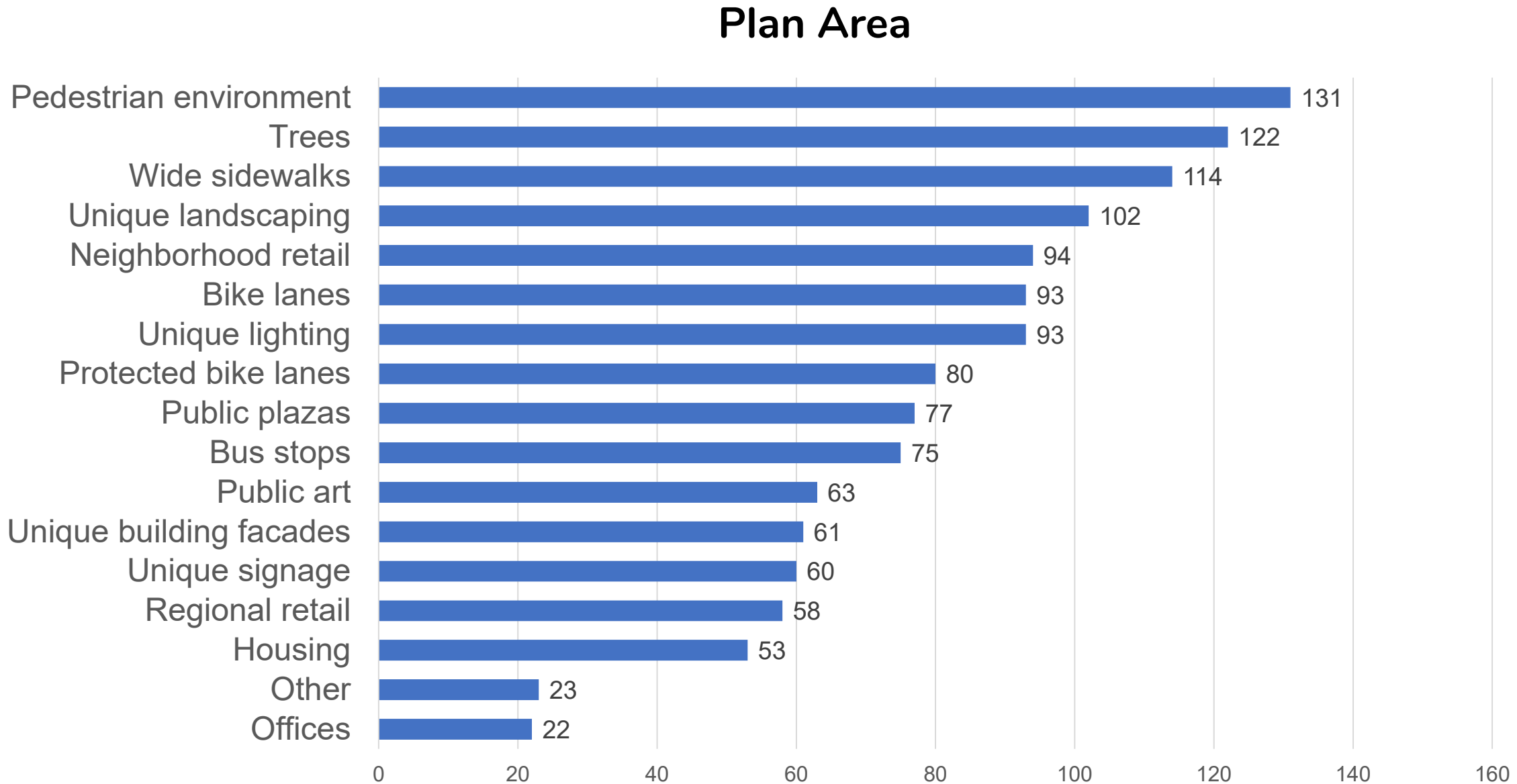


### 3. Do you agree that these streets be should designated as Catalytic Corridors?

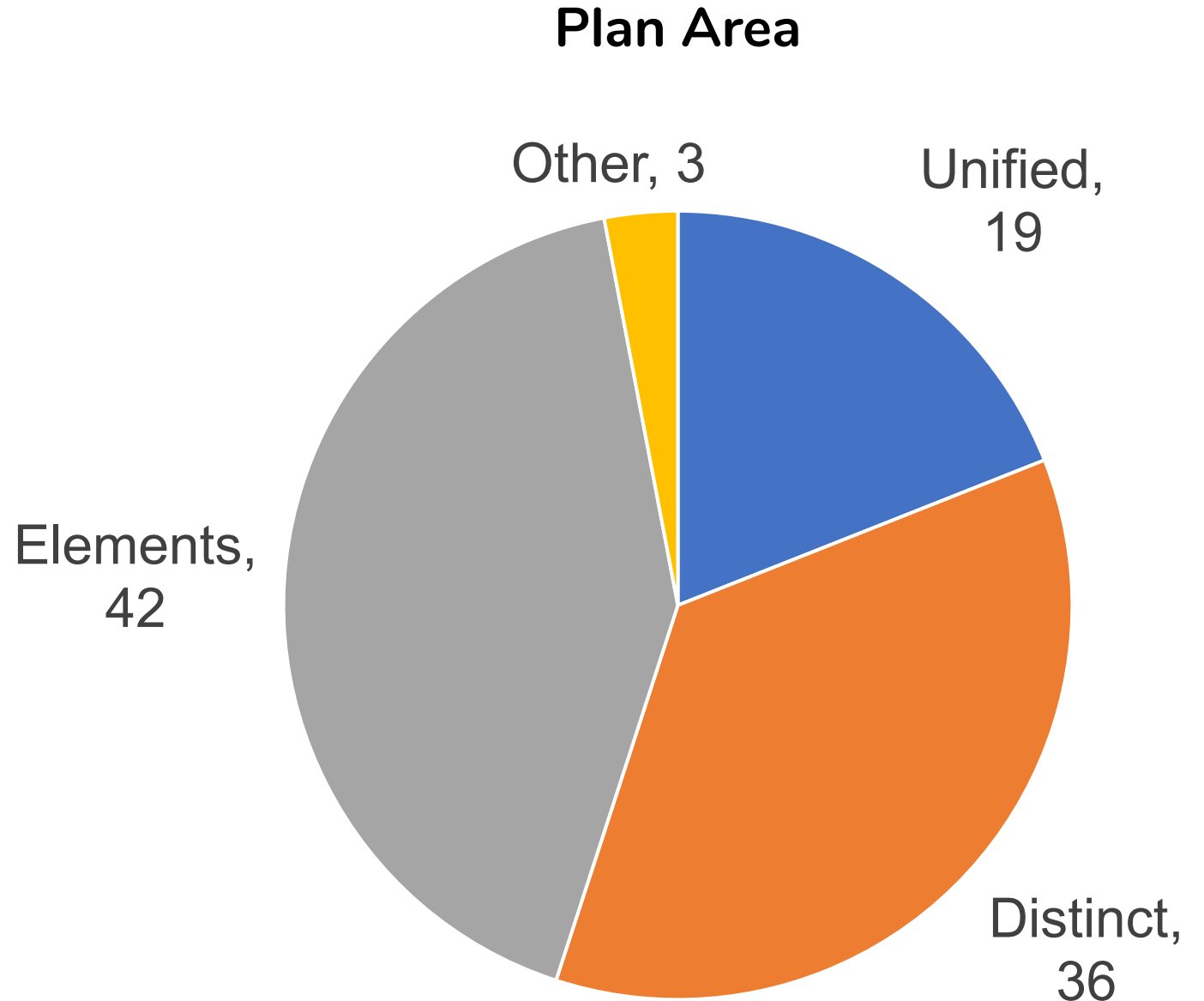
McKinley (not in Plan Area)	+ 1
Grantland	+ 2
Bryan	+ 1
Blythe	- 2
Brawley	+ 1
West Shields	+ 2



## 4. When you envision a Catalytic Corridor, what elements are present?



5. Do you think the Corridors should have a unified theme or be distinct?



## 5. Do you think the Corridors should have a unified theme or be distinct?

No unique landscaping- focus on existing area

Preference for distinct, or use cues from shared pool of design elements

Let residents near the corridors decide.



## 6. If you are in favor of a theme(s), do you have ideas for a particular theme or themes?

Art / local artists / art styles	12
Culture / heritage / Native American history	12
Agriculture	9
Fresno history & local leaders of color	6
Schools	4
California native plants / Nature	4
Animals	3
Colors/Bright/Seasons	4
Yosemite/ National Parks	2
Sports	1
Gateway (Welcome to Fresno)	1
American flags	1
Early 1900s train	1
States / Continents	1



6. If you are in favor of a theme(s), do you have ideas for a particular theme or themes?

Water (Shaw)
Railroad (Ashlan)
Grapevine (Ashlan)
Sun and shade (Shields)
Basket weave (Shields)
Veterans (Veterans)



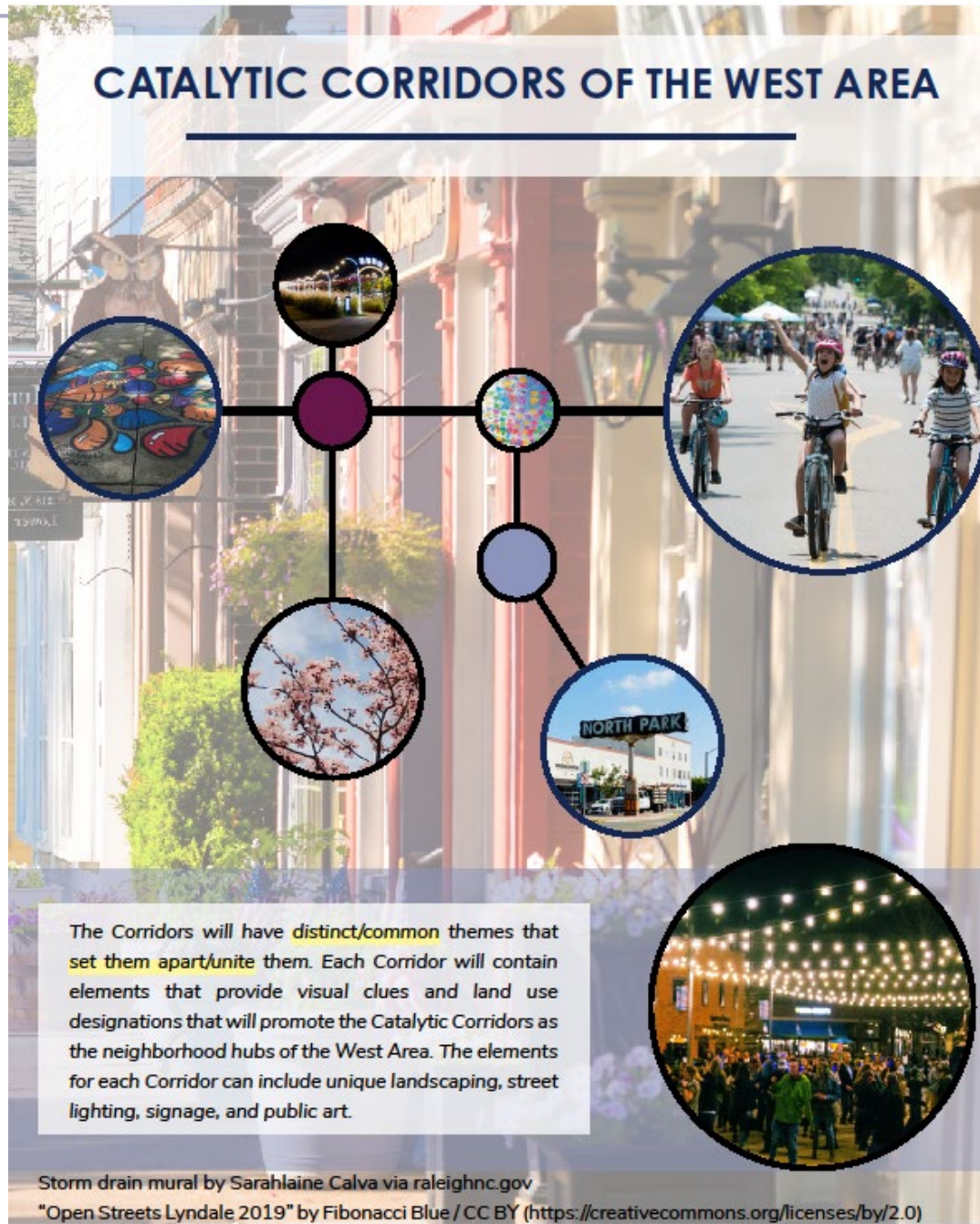


## 7. Please share any other thoughts or suggestions you have for the Catalytic Corridors.

- Traffic concerns
- Mix of housing
- Green space / community space
- Homelessness
- Retail needs (ex. groceries)
- Trails + Walking (+lighting/shade)
- Safety
- Inclusivity
- Road repair
- Upkeep



# Catalytic Corridors – Summary Page



# Catalytic Corridors – Summary Page

Proposed text:

The Corridors will have distinct themes, but consistent elements that provide visual clues (alongside land use designations) that will promote the Catalytic Corridors as the neighborhood hubs of the West Area. The elements for each Corridor can include a focus on pedestrian environments with trees and wide sidewalks; unique landscaping; and local-serving retail that is comfortably accessed by walking and biking from the adjacent neighborhoods.



# 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.

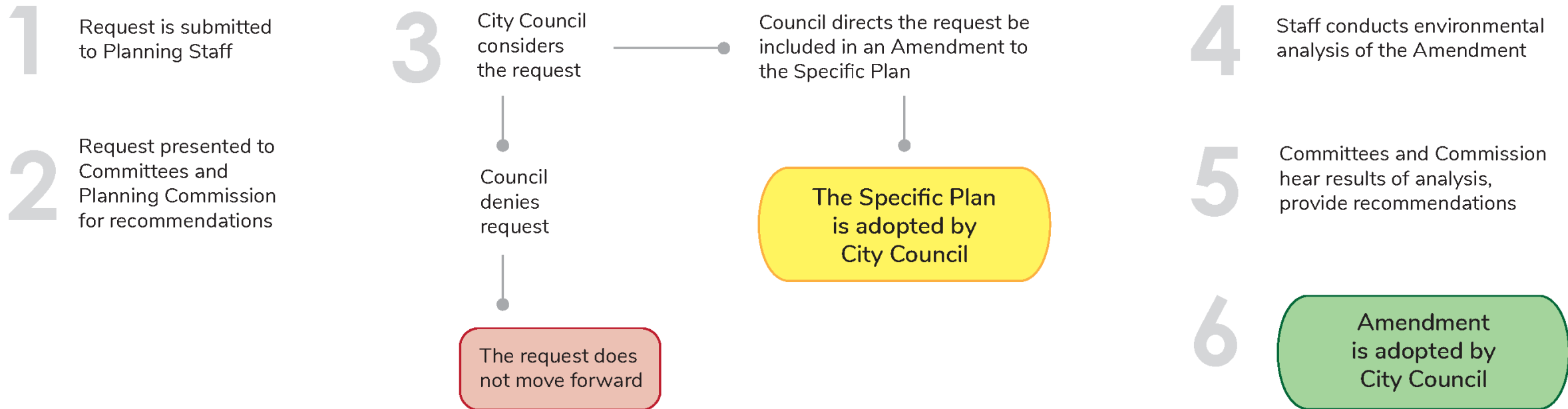


# 4. Formal Recommendations (Vote)

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

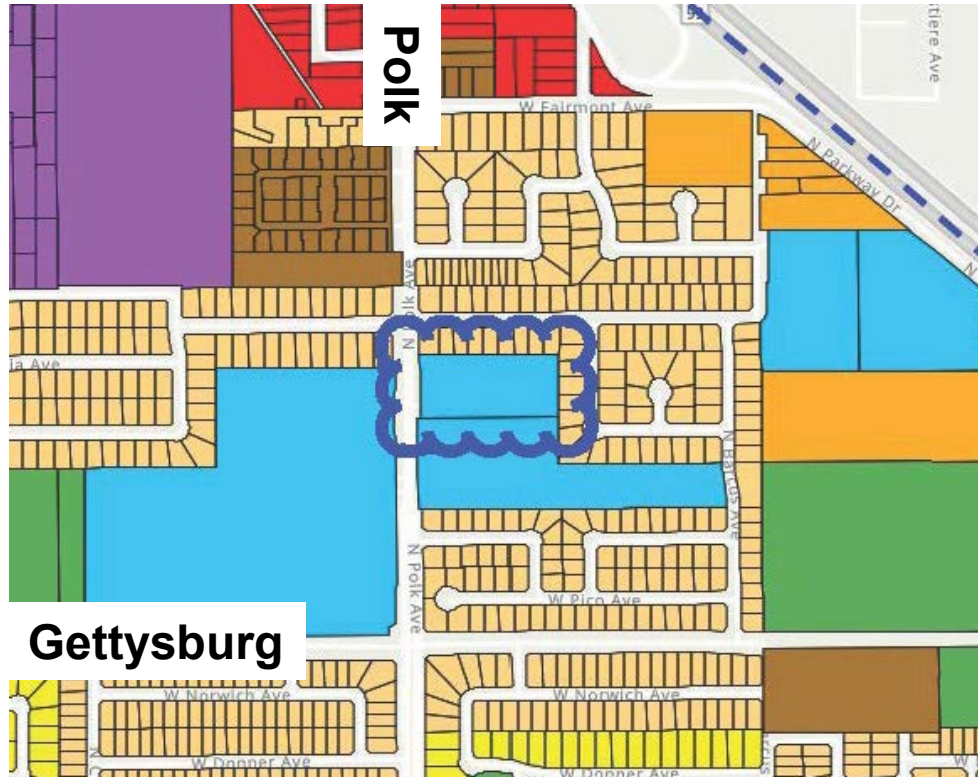
- **Request by** land owner: Highway City Community Development
- **Request to** redesignate from Split/Dual Public Facility and Medium Density Residential to Split/Dual Public Facility and Neighborhood Mixed-Use
- **Size** is 2.67 acres
- **General plan** designation is Medium Density Residential
-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



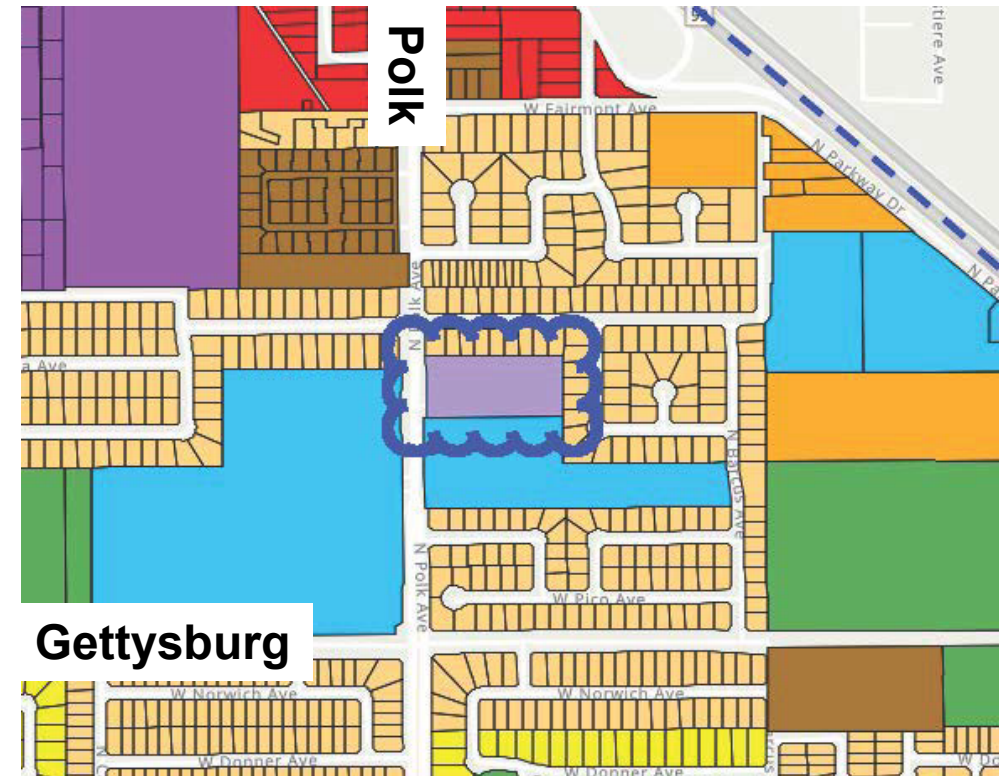


# ID# 3-1 | APN 510-030-23

## WANSP Designation Public Facility



## Requested Designation Neighborhood Mixed-Use



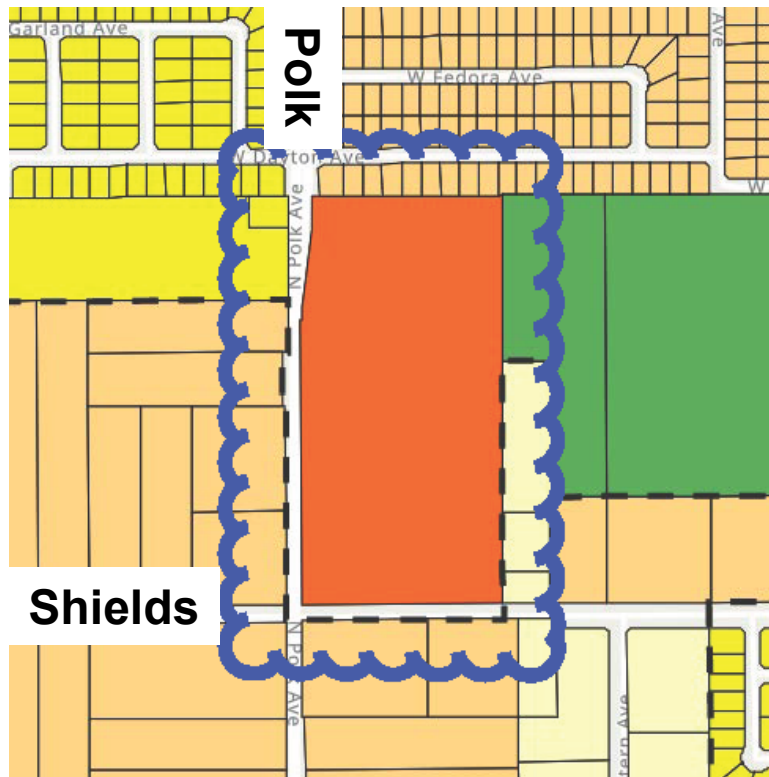
# ID# 6-1 | APN 511-022-01

- **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

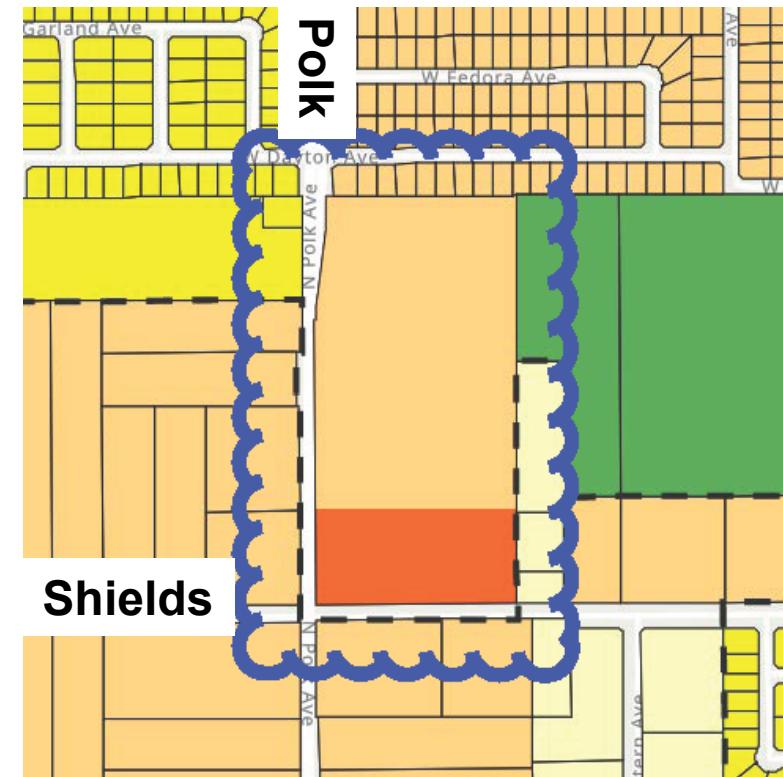


# ID# 6-1 | APN 511-022-01

**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)

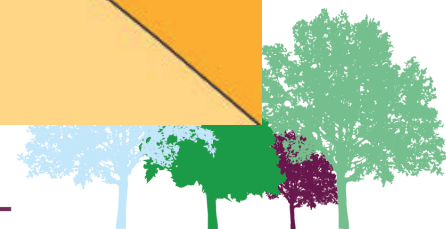
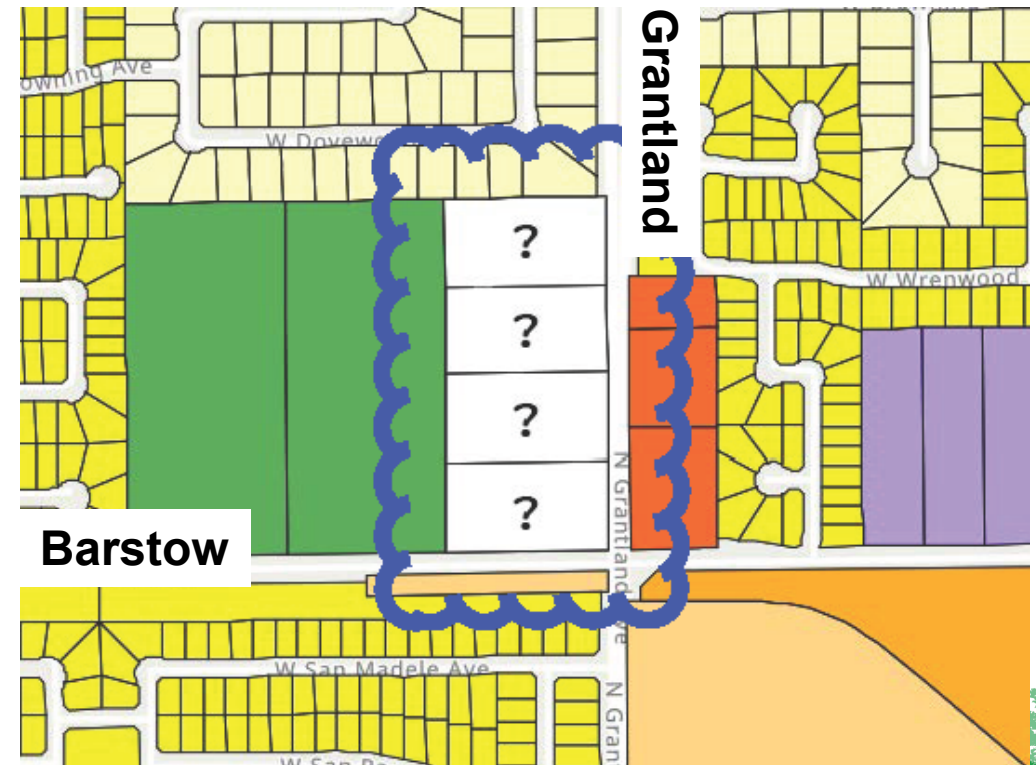


# ID# 8-1 | APNs 505-040-33 +34, 50504017 +18

**WANSP Designation**  
Neighborhood Mixed-Use



**Requested Designation**  
Not Specified





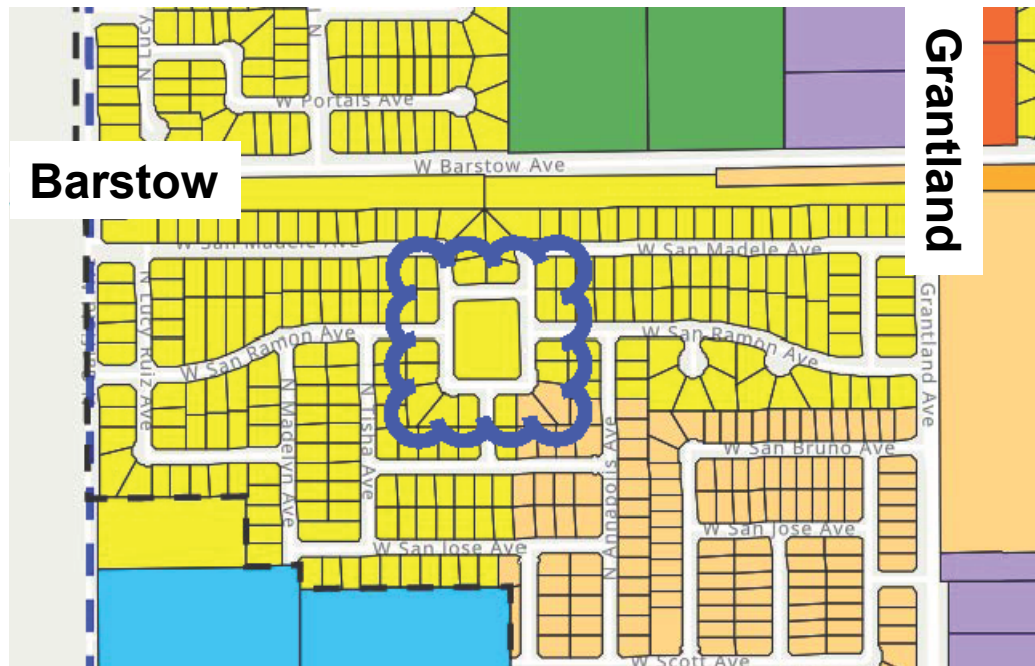
# ID# 12-22 | CFD Parks

- **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)

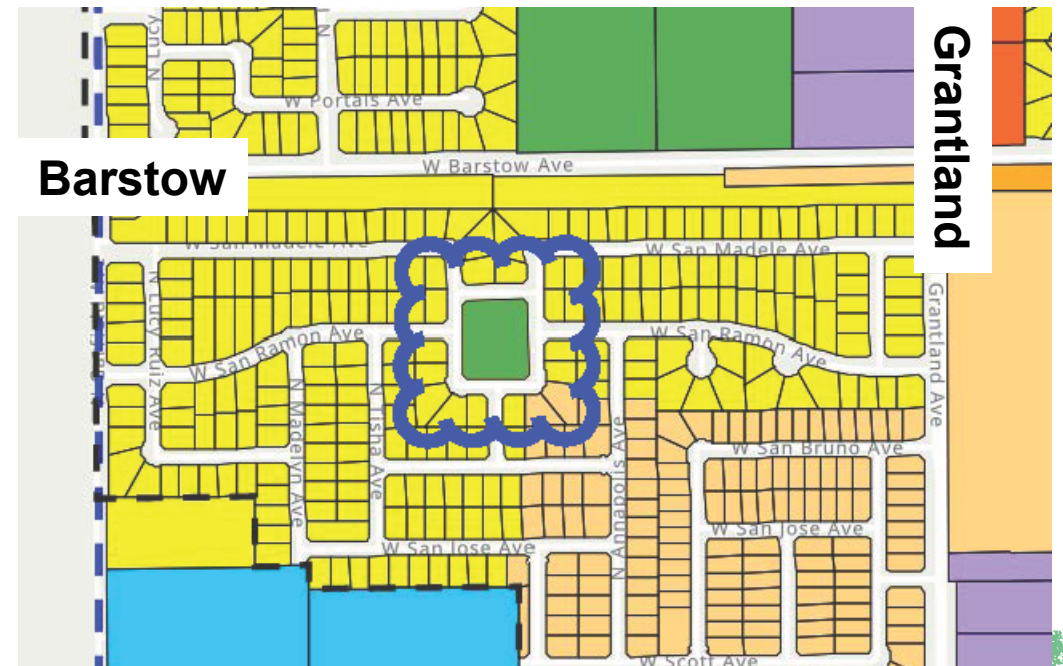


# ID# 12-22 | CFD Parks

## 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

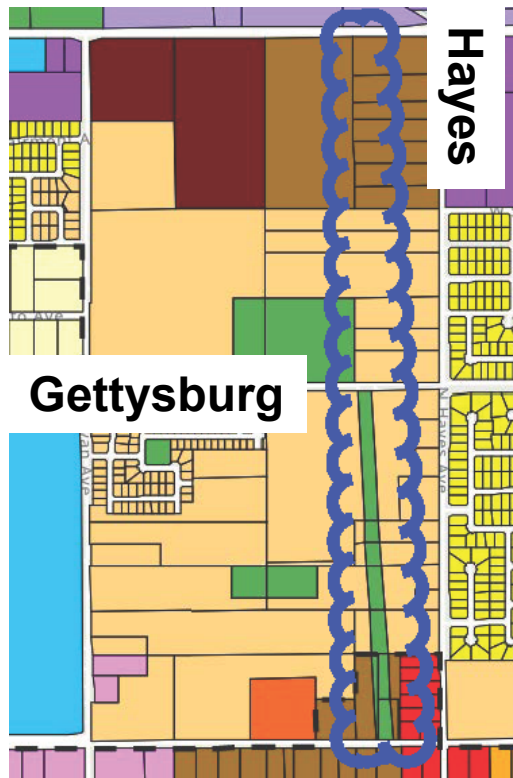




# ID# 12-23 | Powerline Trail

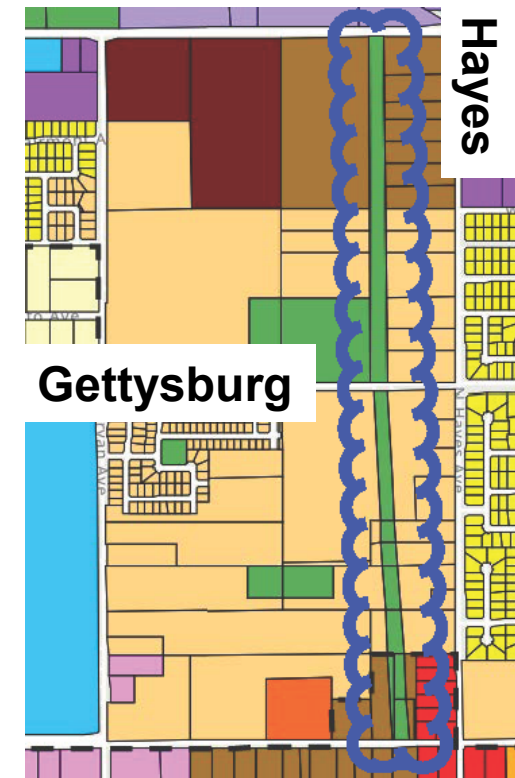
## WANSP Designation

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

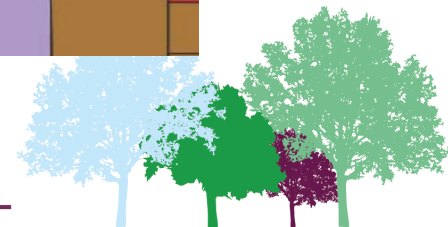
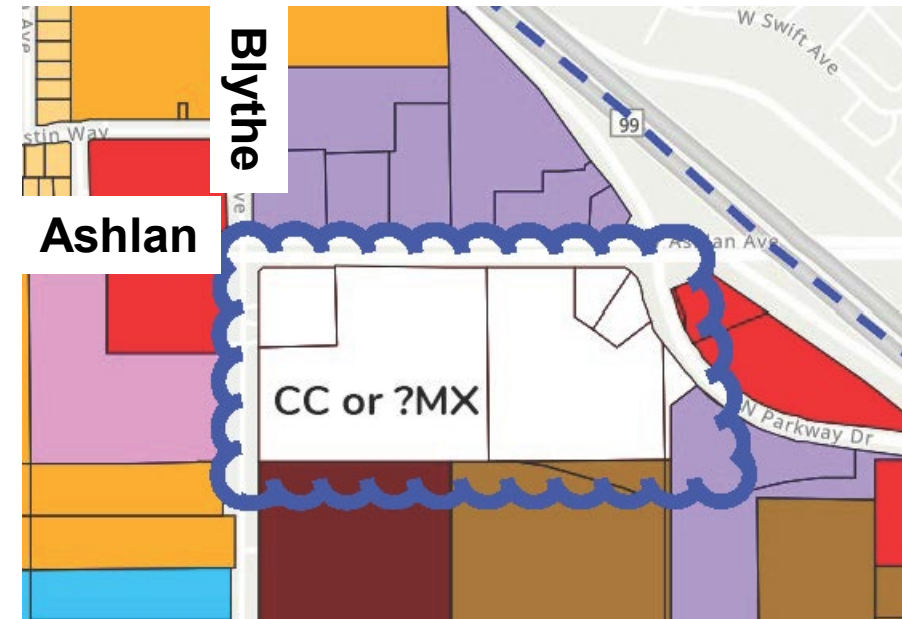
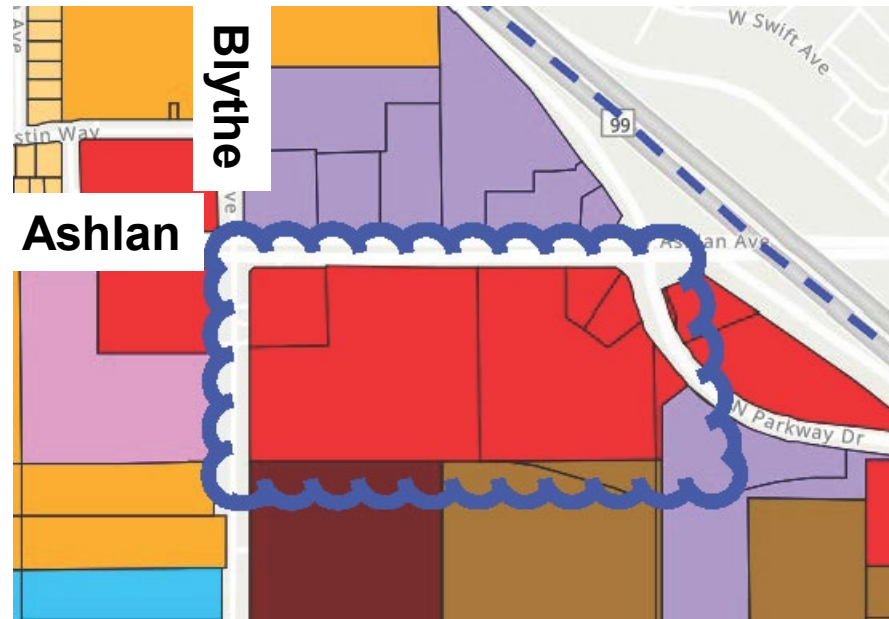
- **Request by** community member
- **Request to** redesignate from Commercial General to Community Commercial or a Mixed-Use Designation
- **Size** is 18.34 acres
- **General plan** designation is Community Commercial, Commercial General
- **Current use** is gas station, car wash, vacant
- **Location**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



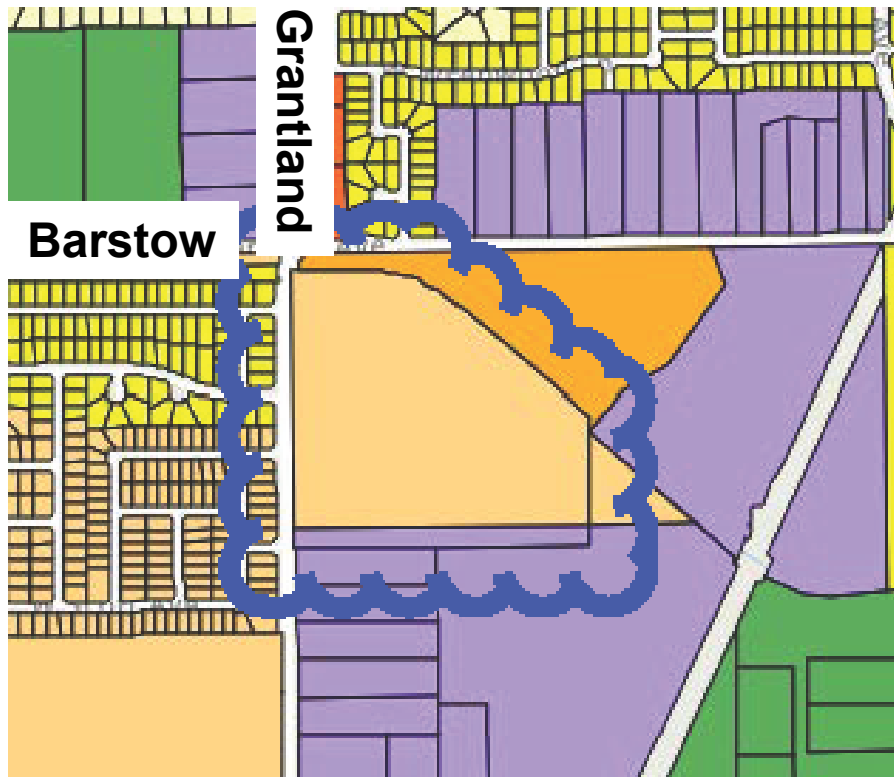
# ID# 16-1 | APN 505-060-07

- **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)

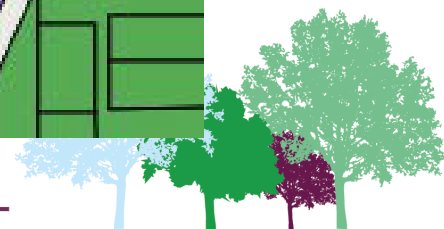


# ID# 16-1 | APN 505-060-07

## WANSP Designation Neighborhood Mixed-Use



## Requested Designation Medium Density Residential



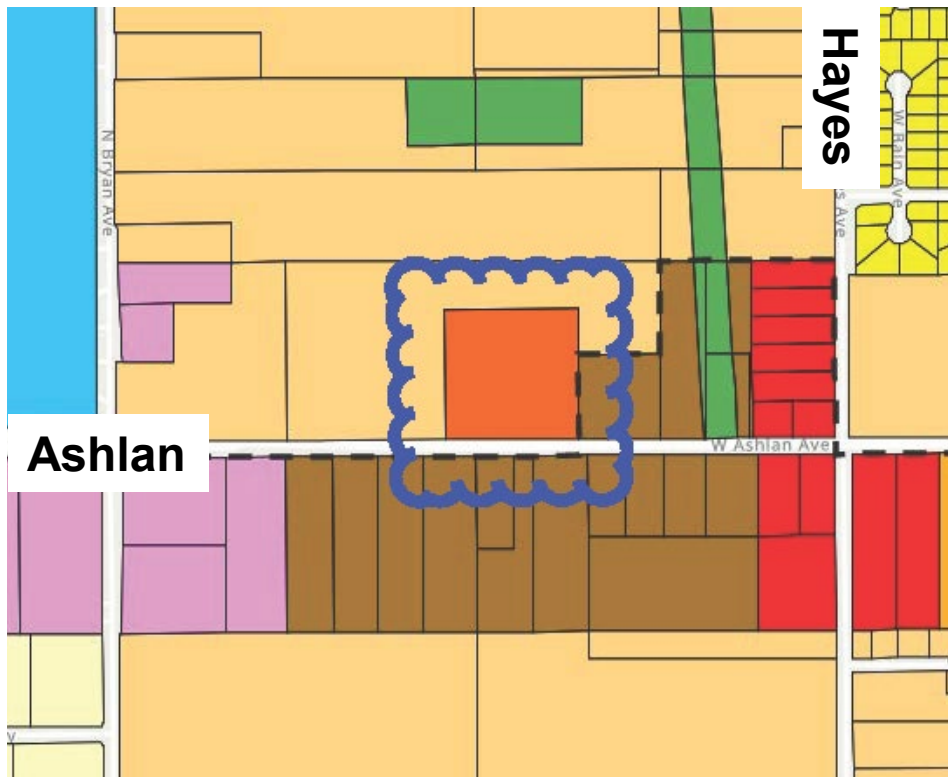
# ID# 18-1 | APN 512-070-50

- **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)

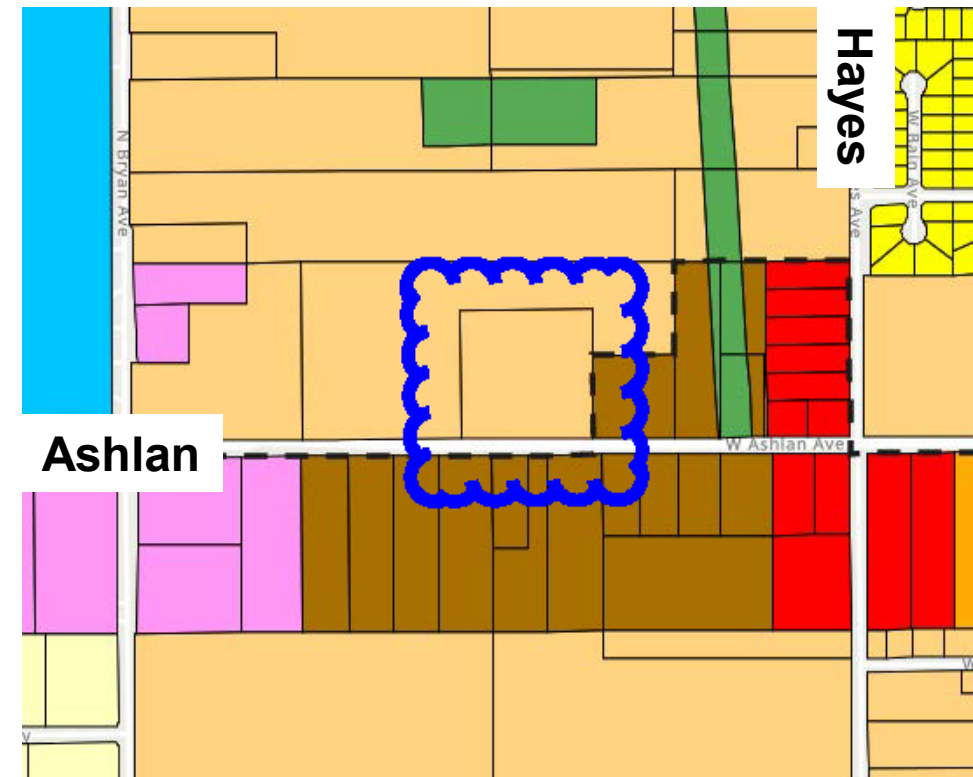


# ID# 18-1 | APN 512-070-50

## 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

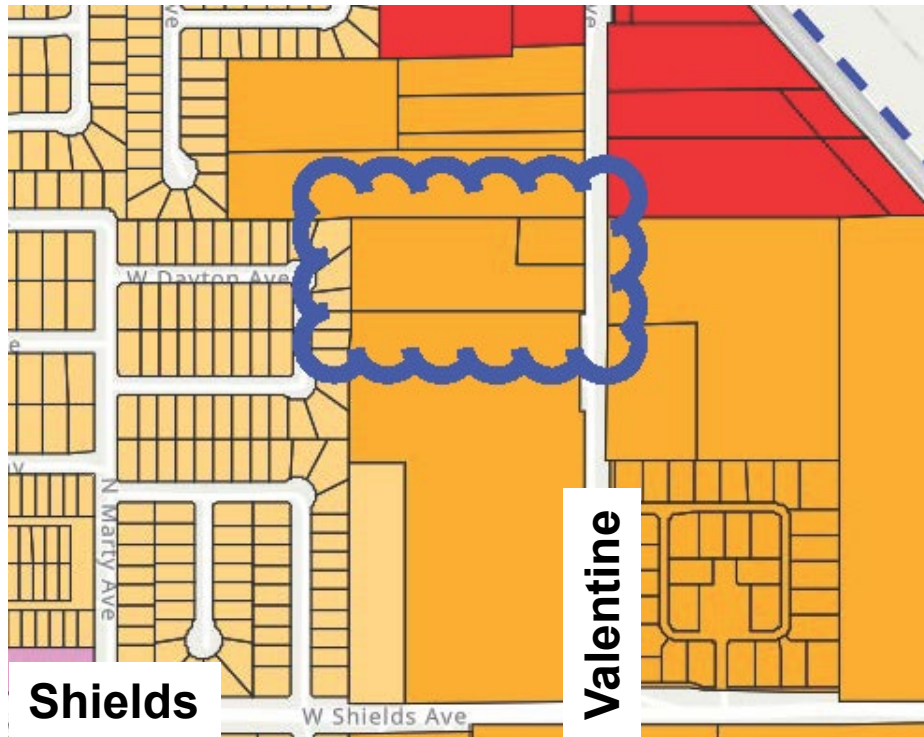




# ID# 27-1 | APN 433-090-24S

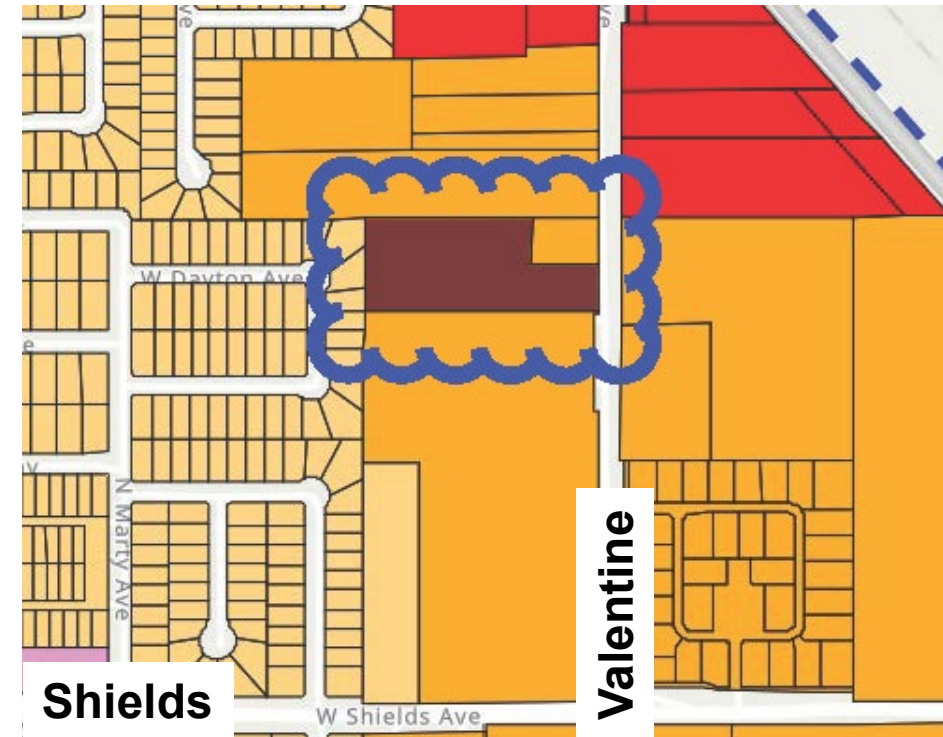
## WANSP Designation

Medium High Density Residential



## Requested Designation

High Density Residential



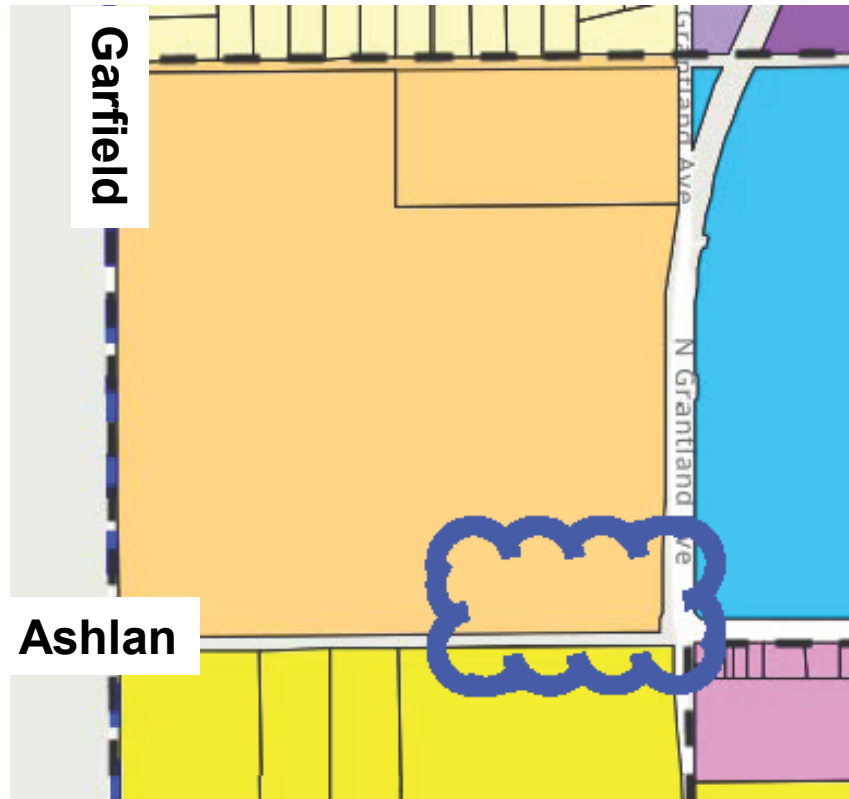
# ID# 29-7 | APN 512-021-26

- **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

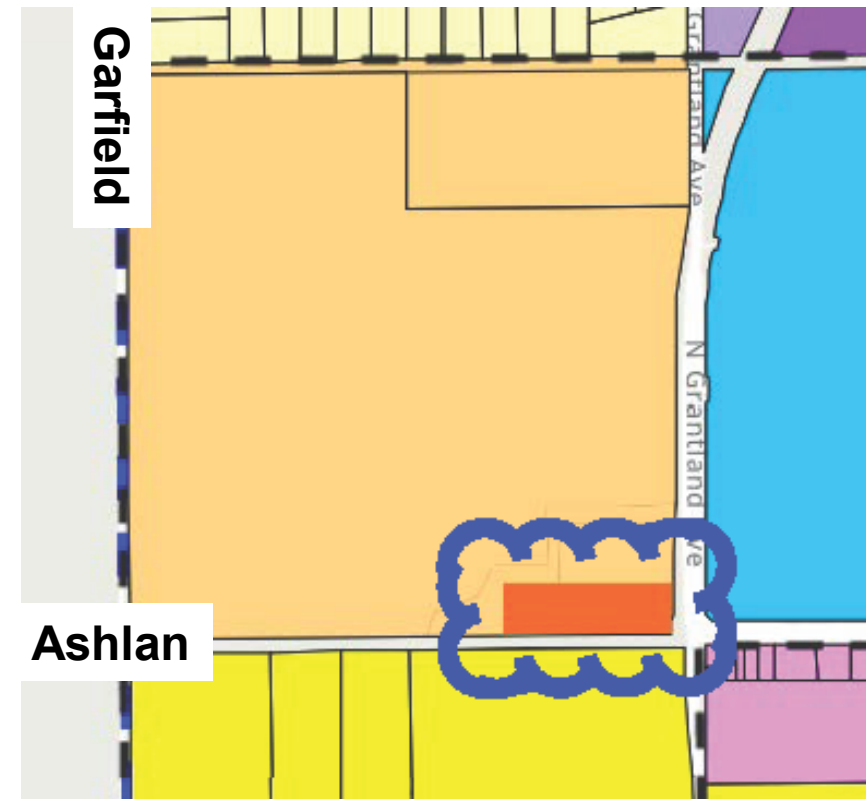


# ID# 29-7 | APN 512-021-26

## WANSPP Designation Medium Density Residential



## Requested Designation Community Commercial



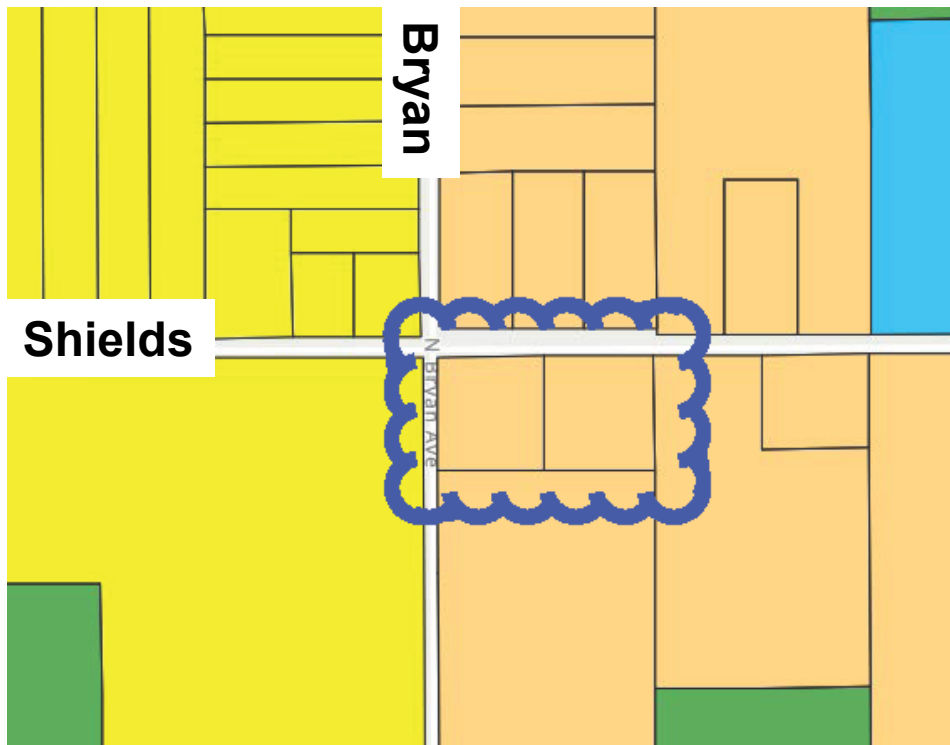
# ID# 29-8 | APNs 312-052-14, 312-052-48

- **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

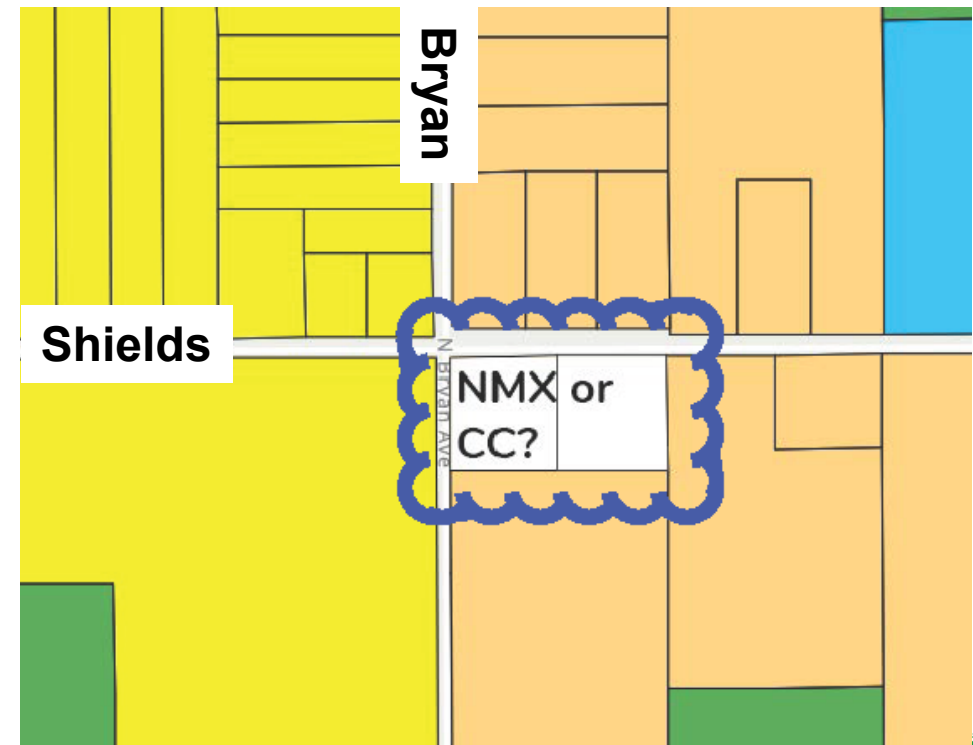


# ID# 29-8 | APNs 312-052-14, 312-052-48

**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

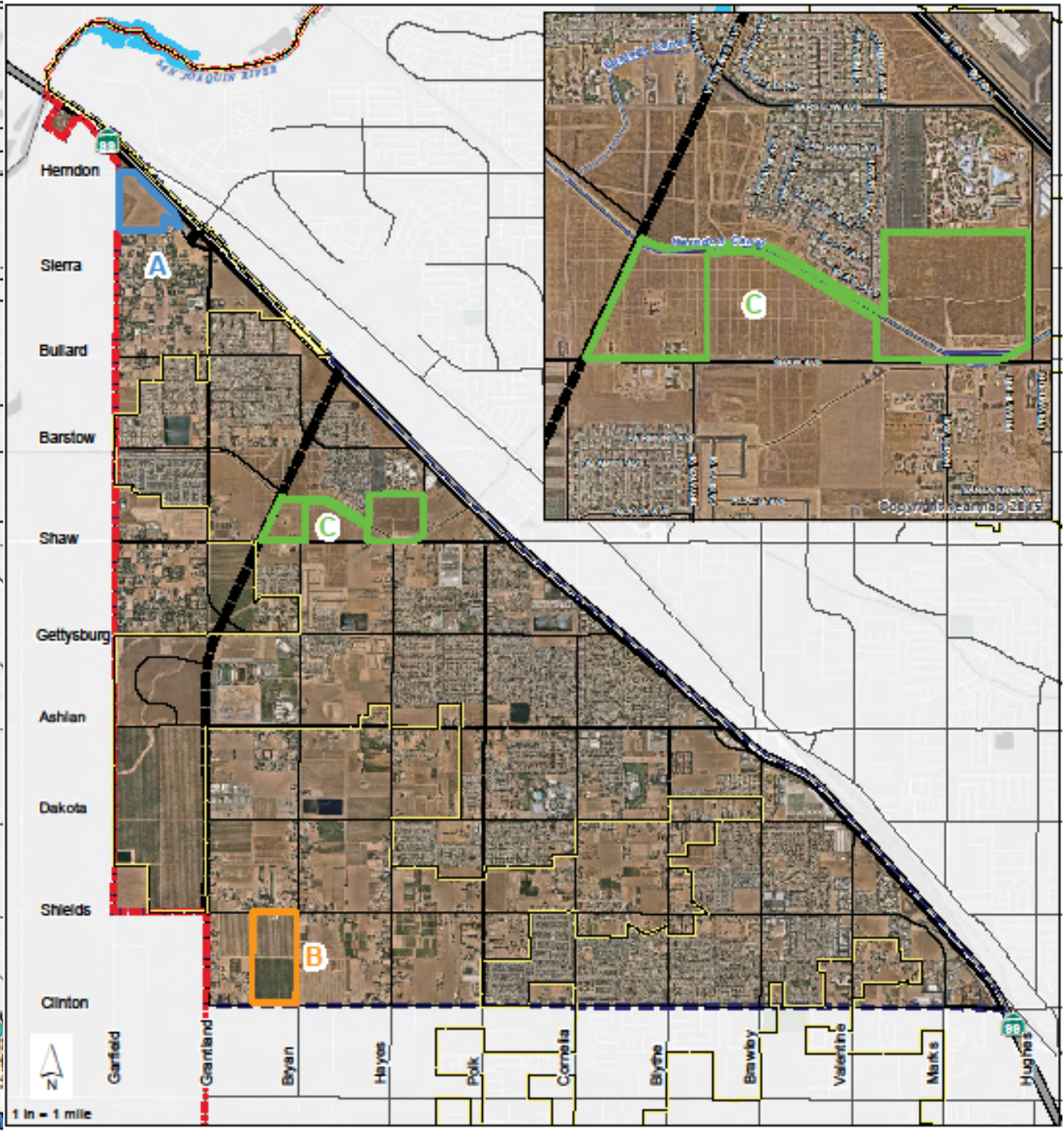
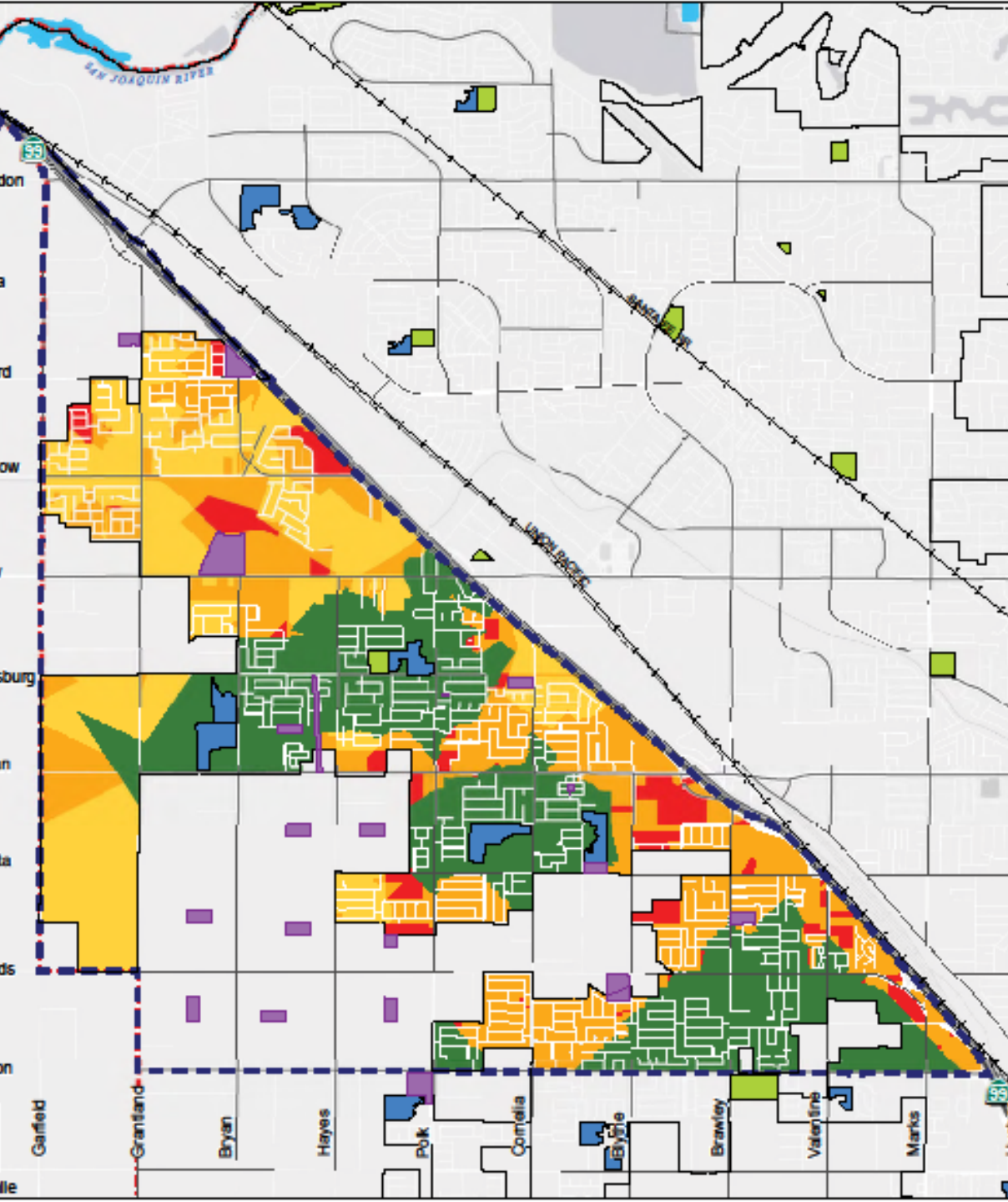
ID #	Staff Recommendation
11-12 & 19-1	Neutral
11-13	Neutral
14-1	No recommendation yet
22-1	Neutral
23-1	No recommendation yet
30-1	No recommendation yet
31-1	Neutral



# 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

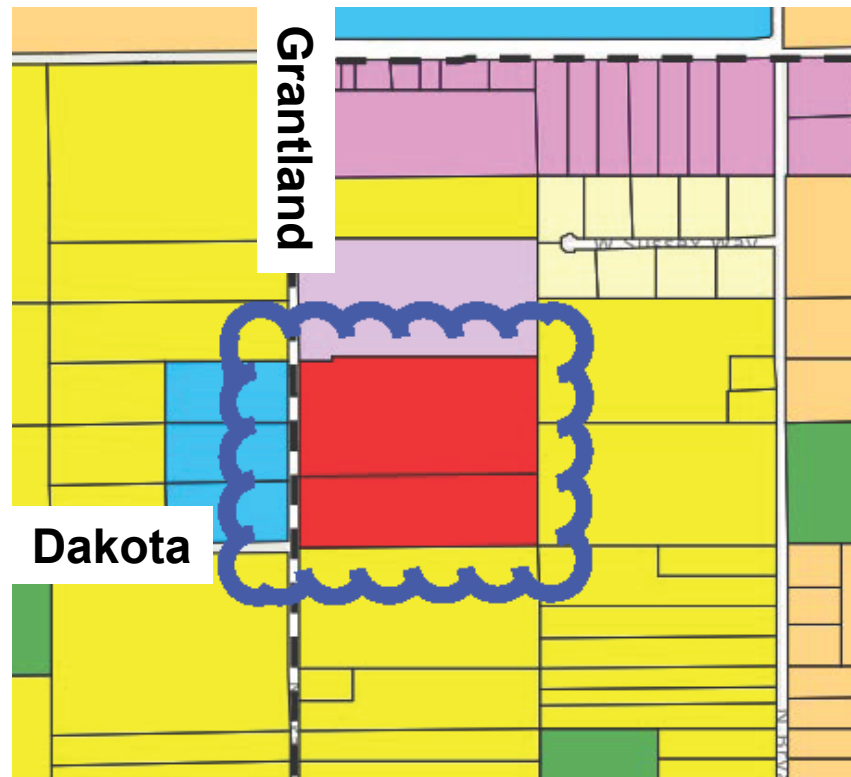
- **Request by** Steering Committee members: Cathy
- **Request to** redesignate from Commercial General to Split/Dual Community Park and Commercial General
- **Size** is 13.98 acres
- **General plan** designation is Split/Dual Community Park and Community Commercial
- **Current use** is a food packing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



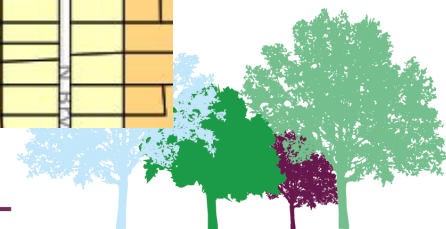
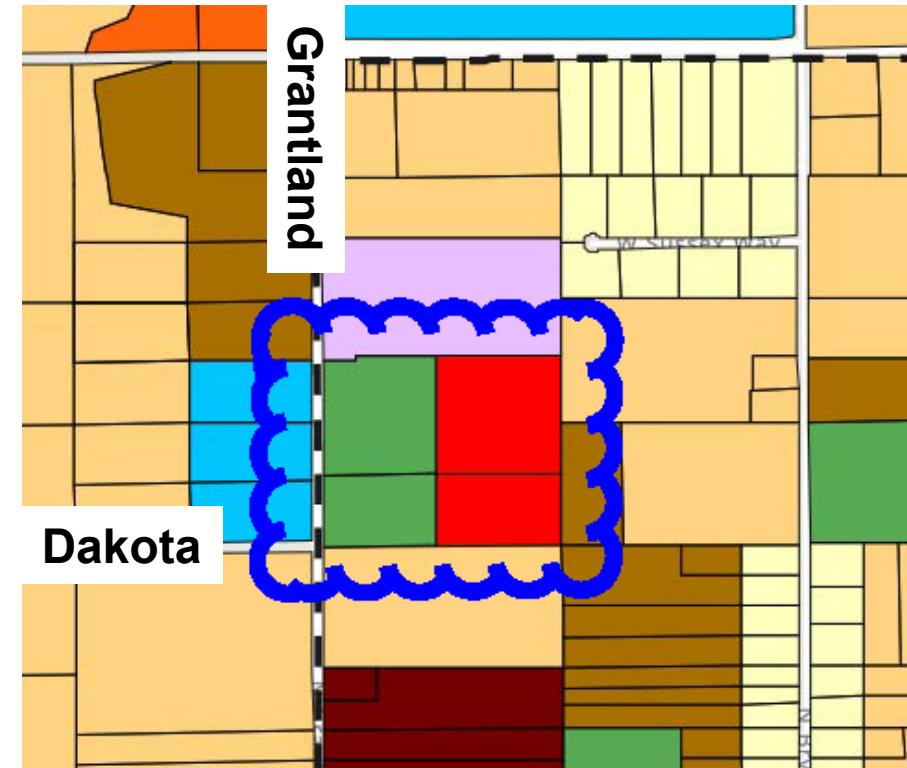


# ID# 11-13 | APNs 512-050-55 & 512-050-59

## WANSP Designation Commercial General



## Requested Designation Community Park + Commercial General



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

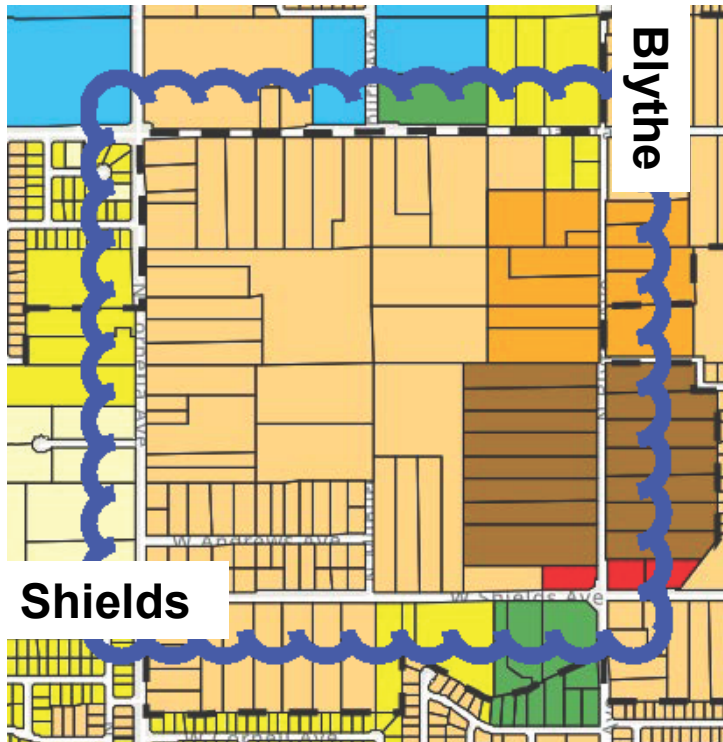
- **Request by** community member
- **Request to** maintain existing designations
- **Size** is ~162 acres
- **General plan** designations are Low Density Residential, Medium Low Density Residential, Medium Density Residential, and Medium High Density Residential
- **Current use** is primarily vacant,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

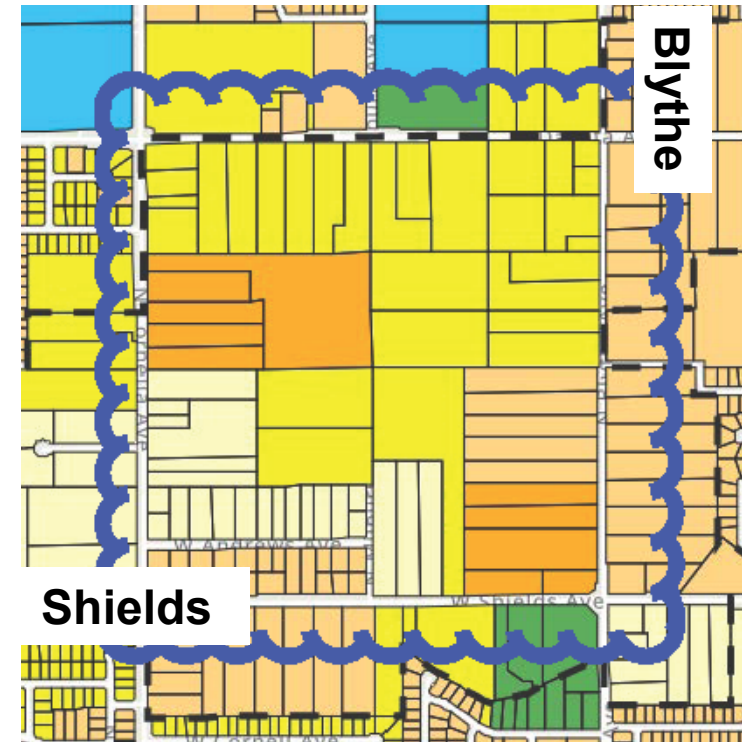
## WANSP Designation

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

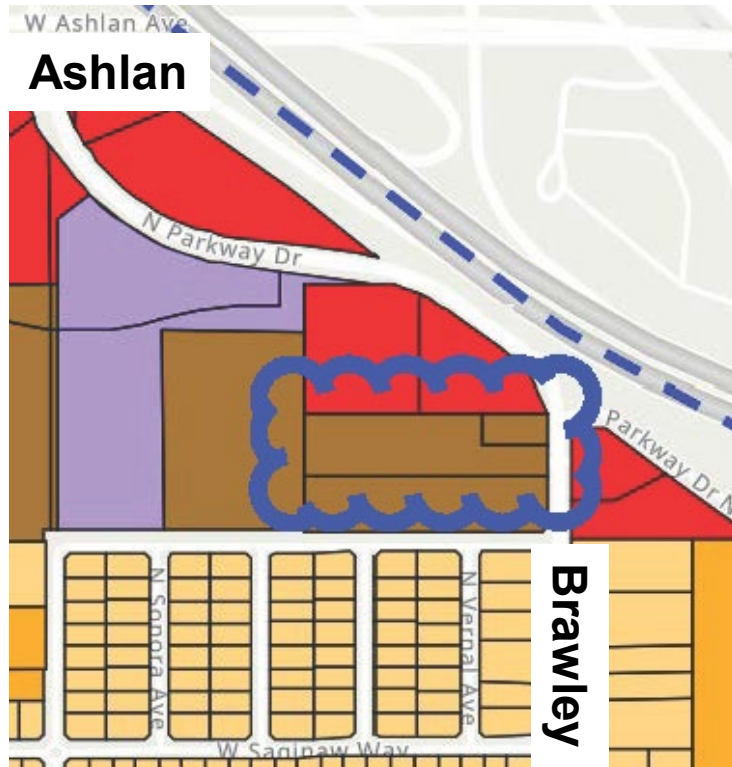
- **Request by** land owner: A1 Truck Driving School
- **Request to** redesignate from Residential Urban Neighborhood to General Commercial
- **Size** is 2.39 acres
- **General plan** designation is Medium High Density
- **Current use** is vacant, rural residential
- **Location** is in District 1
- **Impact:**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



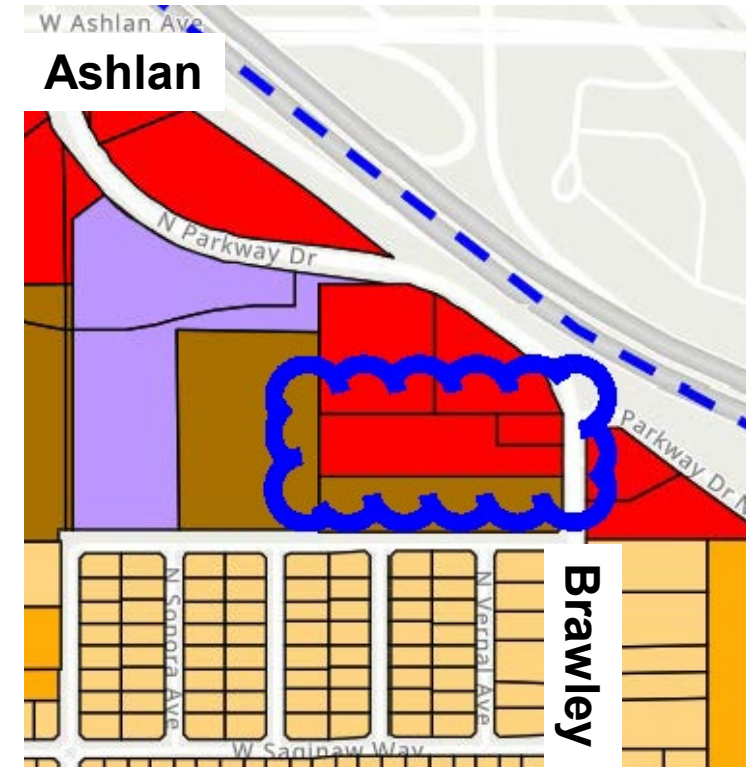


# ID# 22-1 | APNs 511-240-15S & 511-240-16S

**WANSP Designation**  
Residential Urban Neighborhood



**Requested Designation**  
Commercial General



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

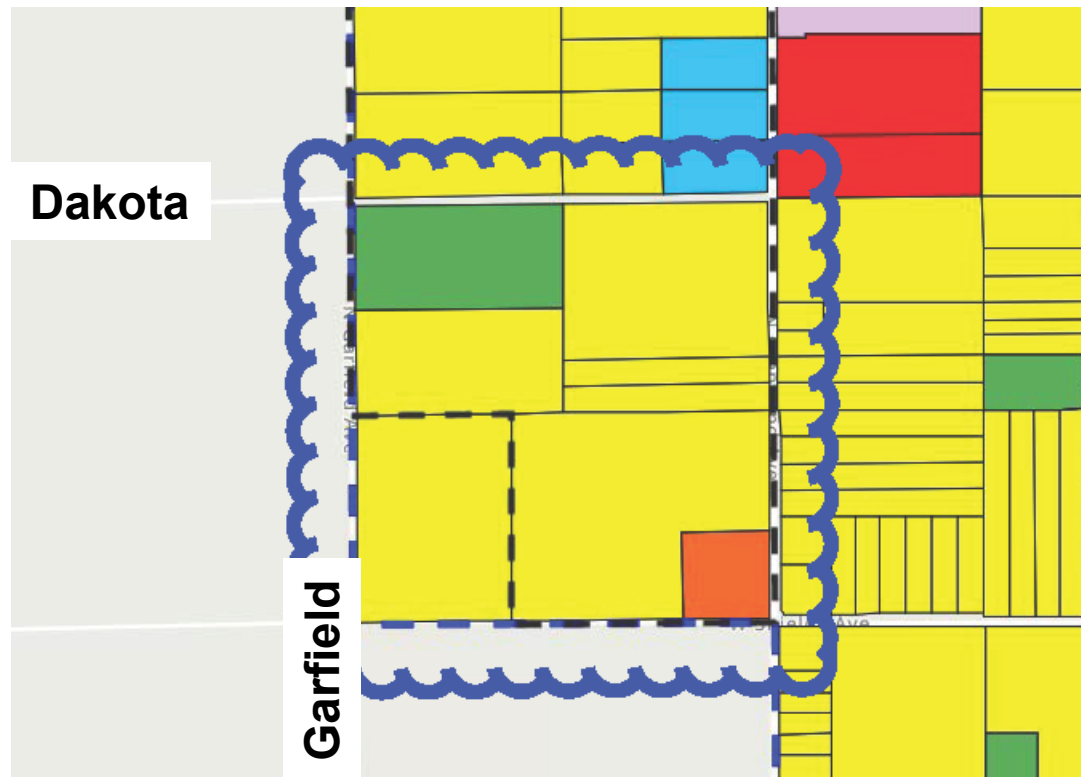
- **Request by** land owner representative: Assemi Group
- **Request to** redesignate from Medium Low Density Residential to Medium Density Residential
- **Size** is 126.95 acres
- **General plan** designation is Medium Density Residential
- **Current use** is agriculture
- **Location** is in District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



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

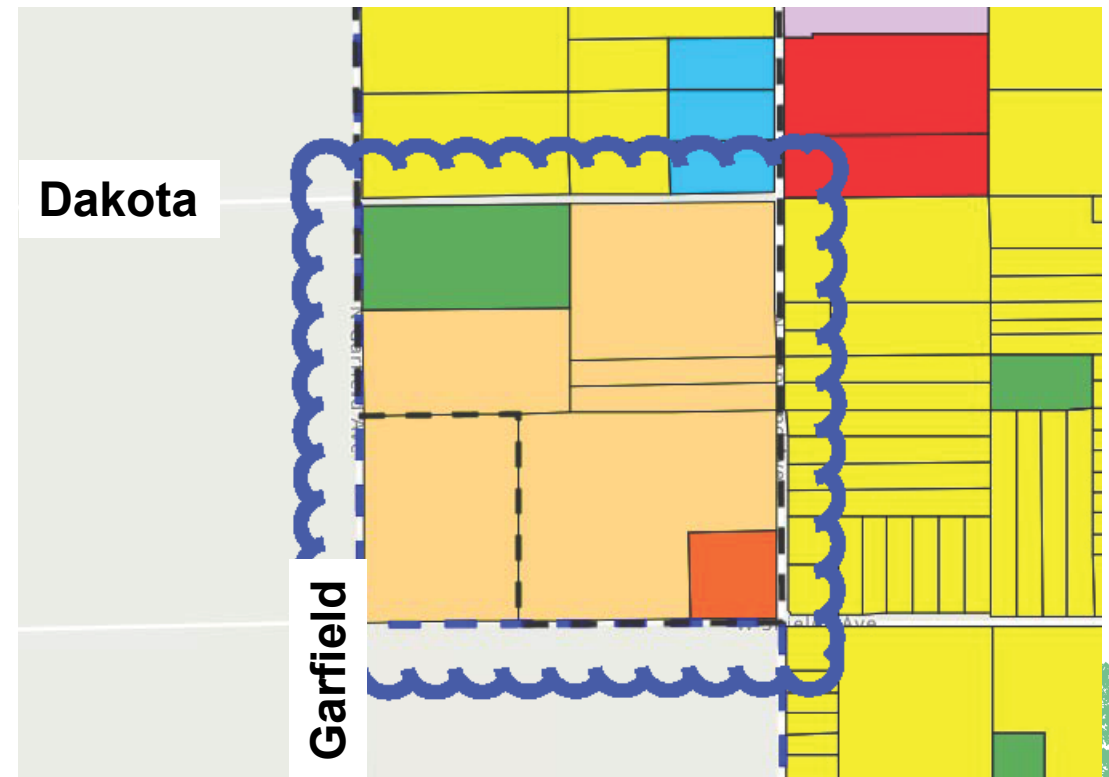
## WANSP Designation

Medium Low Density Residential



## Requested Designation

Medium Density Residential



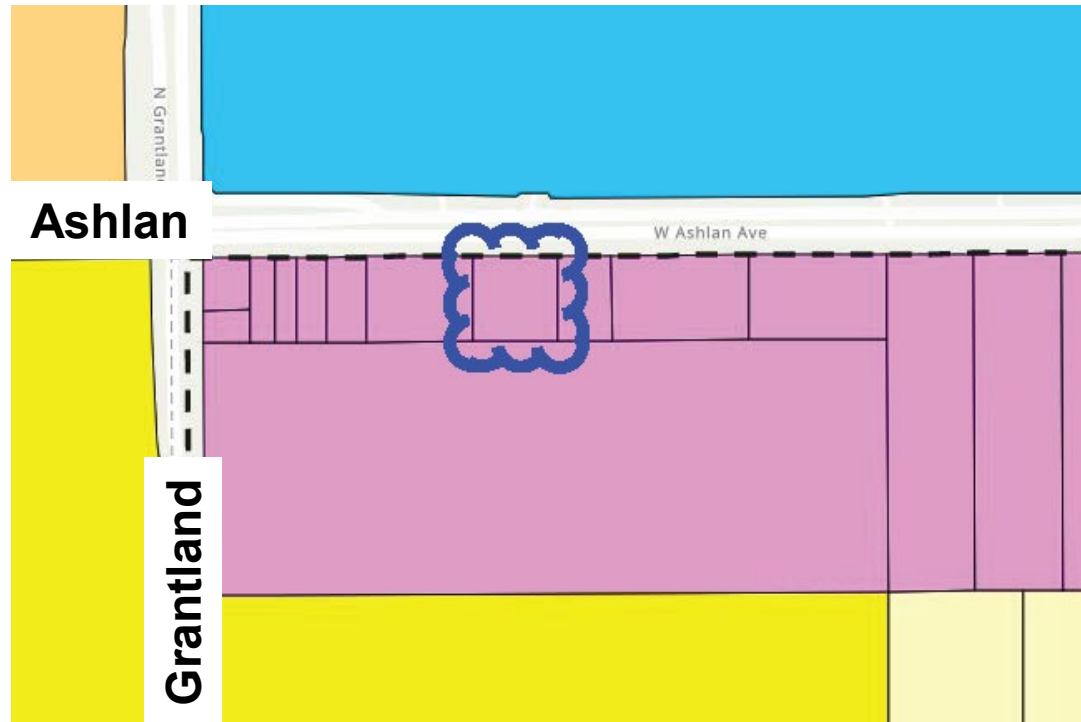
# ID# 30-1 | 512-130-14

- **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

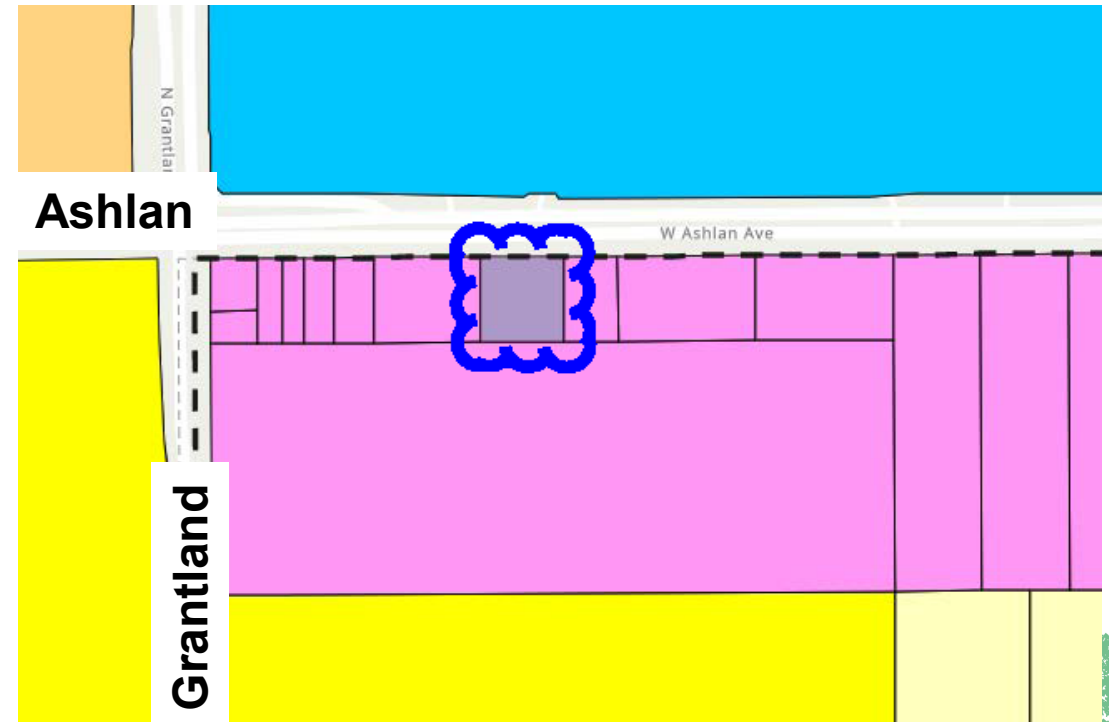


# ID# 30-1 | 512-130-14

**WANSP Designation**  
Office



**Requested Designation**  
Neighborhood Mixed-Use



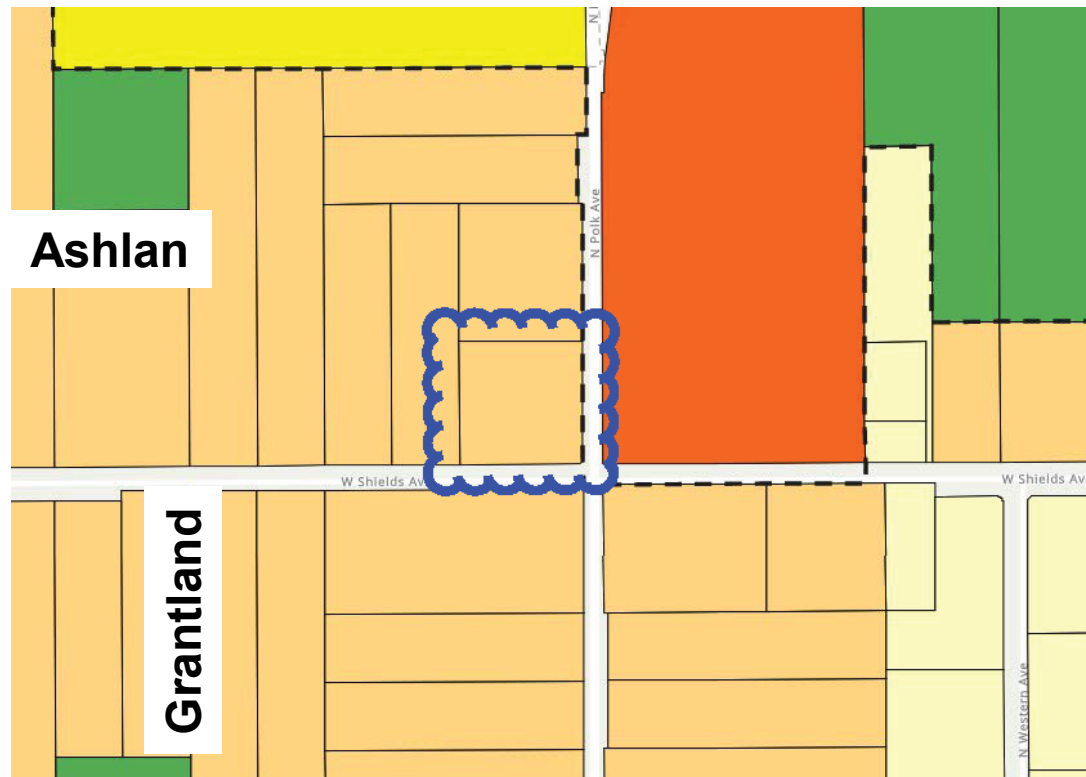
# ID# 31-1 | 511-021-13

- **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

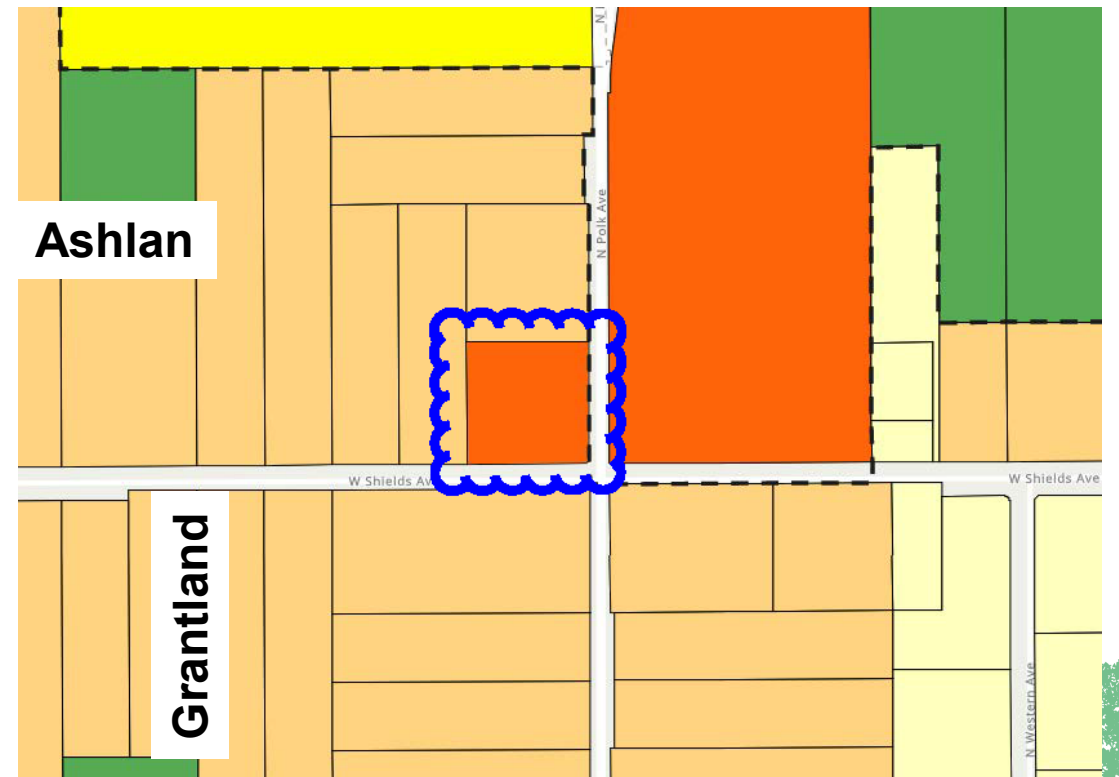


# ID# 31-1 | 511-021-13

## WANSP Designation Medium Density Residential



## Requested Designation Community Commercial



# 5. Next Steps





# Timeline (2022)

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(Feb 3 & Mar 7) Steering Committee makes recommendations on proposed changes

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

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

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(Summer 2022) Planning Commission

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(Summer 2022) City Council

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## 6. Steering Committee Announcements



# 7. Unscheduled Communications



# 8. Adjourn



# Contact

Plan webpage:

[www.fresno.gov/westareaplan](http://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

