



## Wednesday, November 28, 2018 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, November 28, 2018, 6:00 p.m. at Central High School – East Campus, Cafeteria/Multipurpose Room, 3535 N. Cornelia Avenue.**

### Non-voting Session.

#### 1. CALL TO ORDER:

Vice Chairperson Singh called the Steering Committee to order at 6:07 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. ATTENDANCE:

##### MEMBERS:

**PRESENT 8** – Vice Chairperson Deep Singh, Joseph Martinez, Tiffany Mangum, Cathy Caples, Eric Payne, Gurdeep Shergill, Jeff Roberts, and Bill Nijjer

**ABSENT 3** – Chairperson Pena, Dennis Gaab, and John Kashian

##### OTHERS PRESENT:

Council President Esmeralda Z. Soria, *District 1*

Councilmember – Elect Miguel Arias, *District 3*

Sophia Pagoulatos, *Planning Manager, DARM*

Michael Andrade, *GIS Specialist, DARM*

Kara Hammerschmidt, *Service Aid, DARM*

Rodney Horton, *Planner, DARM*

#### 3. PRESENTATION OF DRAFT LAND USE MAP & GUIDING PRINCIPLES:

Horton informed the Steering Committee that the guiding principles are designed to form the direction of the West Area 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. The

following draft guiding principles were presented to the community and members 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 located close to and partnered with non-profit organizations.

#### Retail

- Attract desired and needed large-scale and small-scale retail establishments to serve the needs of the West Area community. Such establishments include grocery stores, bakeries, restaurants other than fast food places, department stores, boutiques, and convenience stores.
- 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 the development of housing to accommodate multi-generational households.
- Encourage multi-family dwelling units to be located along corridors and streets that have access to transit and commercial goods.
- Discourage the expansion of detach-single-family starter homes.

#### Parks and Trails

- Provide for the location 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.
- 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 vehicle.
- 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.

#### 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.

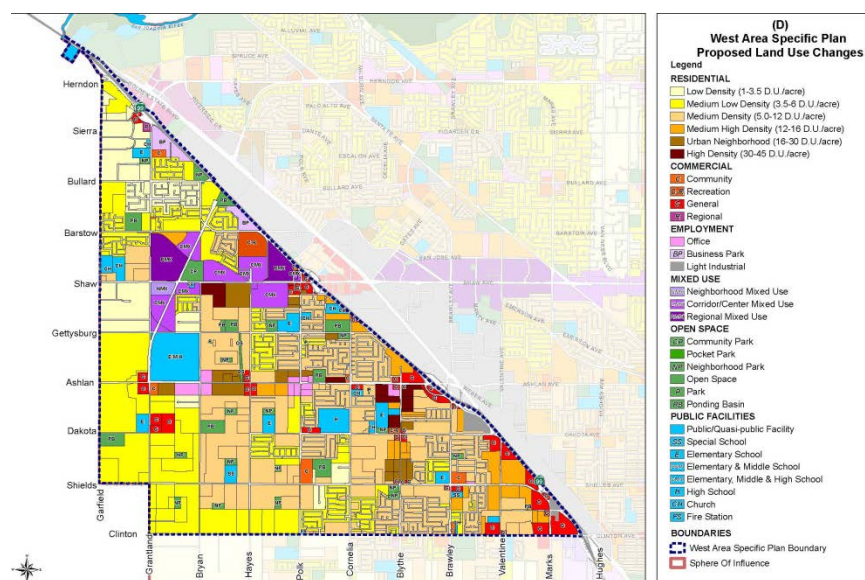
### Transportation

- Accommodate and improve roadway access and mobility among all modes of transportation.
- 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.

The Steering Committee entered into brief discussion about the process to make changes to the draft guiding principles at the January 16, 2019. Staff revealed the draft land use map that was prepared using the conceptual land use option selected by the Steering Committee at the August 22, 2018 meeting.

Approximately 7% of the parcels are recommended to change, overall residential land use designations decrease and commercial land use designations increase. The draft land use map relocated higher density from the most western edge of the Plan Area to catalytic corridors.

The Steering Committee will be able to make changes to the draft land use map at the January 16, 2019 meeting.



#### **4. REGIONAL PARK**

The Steering Committee entered into a discussion on the proposed location of a Regional Park in the Plan Area. Member Caples expressed an interest in having the Regional Park located immediately behind the north side of West Shaw Avenue to be anchored by commercial land uses and Island Waterpark. Member Shergill discussed the desire to have the Regional Park located south of West Shaw Avenue. The Steering Committee entered into a small discussion on possible locations for a Regional Park within the Plan Area before turning the floor over to Council President Soria and Councilmember – Elect Arias.

Council President Soria thanked the Steering Committee for being committed to the process, and thanked the community for providing input throughout the plan process. She mentioned that the West Area Specific Plan is the first step toward providing for good development in the West Area that will provide for essential amenities that is currently lacking in the West Area. She concluded her comments by briefly discussing the need for greenspace south of West Shaw Avenue.

Councilmember – Elect Arias thanked the community for being a part of the plan process and encouraged the community to be aggressive and creative in laying the vision for the Plan Area.

#### **5. UNSCHEDULED COMMUNICATIONS**

Elisa Bilios

5323 N. Tisha

Ms. Bilios would like the Regional Park located north of West Shaw Avenue. She is also concerned about potential changes to the draft land use map.

Jane Brannick

4701 W. Griffith Way

Ms. Brannick discussed the potential for trails to connect to and through Regional and Community Parks.

Unnamed Speaker

Starter homes could become rental homes.

Unnamed Speaker

Ashlan/Hayes

Would like to hear more about how transportation will be improved in the Plan Area. Interested to know what would prevent the plan from being adopted.

Mark Stevenson

Builder/Developer

Mr. Stevenson said that he plans to complete an affordable housing project near Polk/Dakota area and inquired how the plan will impact his project.

Unnamed Speaker

Where will water come from to support development?

Sophia Pagoulatos

Planning Manager

Ms. Pagoulatos responded to questions by sharing that the plan will need to be adopted by City Council, the plan does not guarantee anything gets built or that businesses will locate to the area. She mentioned that water needs are constantly assessed in the City of Fresno. The City has determined that adequate water resources exist in the West Area. An environmental impact report will be completed as part of the plan process which will also evaluate water resources in the Plan Area.

## 6. ADJOURNMENT

The non-voting meeting adjourned at 7:31 p.m. The next meeting will be held on January 16, 2019 at 6:00 p.m. at Central High – East Campus (cafeteria).

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Rodney L. Horton", with the letters "MRA" written to the right of the signature.

Rodney L. Horton

Staff Representative