



SPECIFIC PLAN OF THE WEST AREA

Wednesday, February 27, 2019
Meeting Summary

	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, February 27, 2019, 6:00 p.m. at Glacier Point Middle School, Cafeteria, 4055 N. Bryan Avenue.

Voting Session.

1. CALL TO ORDER:

Chairperson Pena called the Steering Committee to order at 6:18 p.m. An announcement of translation services in Hmong, Punjabi, and Spanish was made by Orchid Interpreting, Inc. Staff provided a brief explanation of the meeting protocol and the plan process to the Steering Committee and meeting attendees.

2. MASTER ROLL CALL:

MEMBERS:

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

ABSENT 4 – Eric Payne, Dennis Gaab, John Kashian, and Tiffany Mangum

OTHERS:

Sophia Pagoulatos, *Planning Manager, DARM*

Michael Andrade, *GIS Specialist, DARM*

Kara Hammerschmidt, *Service Aide, DARM*

Rodney Horton, *Planner, DARM*

3. APPROVAL OF MEETING SUMMARIES:

Moved by Member Roberts, seconded by Member Caples to approve the January 19, 2019 meeting summary. The motion was approved.

VOICE VOTE TALLY

AYES: Chairperson David Pena, Vice Chairperson Deep Singh, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Jeff Roberts, and Cathy Caples

NOES: None

Moved by Member Caples, seconded by Member Roberts to approve the January 30, 2019 meeting summary. The motion was approved.

VOICE VOTE TALLY

AYES: Chairperson David Pena, Vice Chairperson Deep Singh, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Jeff Roberts, and Cathy Caples

NOES: None

4. PUBLIC COMMENT ON DRAFT GUIDING PRINCIPLES AND LAND USE MAP

Junus Perry

Premium Commercial Group

5588 N. Palm Avenue, Suite R-1

Mr. Perry stated that he represents the owner of the land that is at the intersection of Herndon and Parkway, and he is proposing that the four-acre to be re-designated to commercial-highway and auto. He mentioned that commercial designation could serve to shield residential properties from intense traffic on Herndon Avenue.

Edward L. Fanucchi

3393 N. Hayes

Mr. Fanucchi inquired about the plan process and its impact on the river, industrial uses, and farming.

Daniel Brannick

1295 N. Wishon Avenue

Mr. Brannick spoke about the Community Landscapes Plan project that is currently underway and its impacts to the specific plan process. He also shared that a portion of the land currently designated as regional park that is located northeast of Highway 99 has a potential to be developed as residential space, and would reduce the size of the planned regional park.

Roger Day

7206 W. Menlo Avenue

Mr. Day expressed opposition to having the parcel located at the intersection of Herndon and Parkway be designated as commercial.

Gen Guerrero

Ms. Guerrero would like to see a list of pros and cons for potential flagship regional park sites to help select the best option.

Elisa Bilios

5323 N. Tisha

Ms. Bilios expressed support for maintaining residential uses at the intersection of Herndon and Parkway.

Dale Mell

2090 N. Winery

Mr. Mell mentioned he is representing the property owner at Shaw and Grantland, and would like to see the option showing potential park designation straddling both sides of West Shaw Avenue removed.

5. MOTION TO FORMALLY ACCEPT THE DRAFT GUIDING PRINCIPLES, AS AMENDED BY THE STEERING COMMITTEE

Moved by Member Roberts, seconded by Member Shergill to formally accept the draft guiding principles, as amended by the Steering Committee.

VOICE VOTE TALLY

AYES: Chairperson David Pena, Vice Chairperson Deep Singh, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Jeff Roberts, and Cathy Caples

NOES: None

6. TABLED AMENDMENTS TO THE DRAFT LAND USE MAP

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

Member Shergill stated that he did not want all or most of the City's Housing Element sites located west of Highway 99. He stated that the allocation of affordable housing should be equitable throughout the City. Planning Manager Pagoulatos informed everyone that Housing Element sites are located throughout Fresno because the City has an obligation to provide enough vacant land for the development of housing of different types of densities, which correspond to various levels of affordability according to the State of California. Member Shergill then reaffirmed his desire to see a mixture of housing types for various income levels.

Member Roberts introduced an amendment to have approximately 30 acres of land on the parcel be re-designated Medium Density from Regional Mixed Use. He stated that the parcel can share additional land uses. Member Caples expressed a desire to change the remaining portion of the parcel be changed from Regional Mix-Use to Neighborhood Mixed-Use.

Moved by Member Roberts, seconded by Member Caples to change the parcel from Regional Mixed-Use to Medium Density (on the northern portion of the parcel) and Neighborhood Mixed-Use (on the southern portion of the parcel).

VOICE VOTE TALLY

AYES: Chairperson David Pena, Vice Chairperson Deep Singh, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Jeff Roberts, and Cathy Caples

NOES: None

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

Member Martinez mentioned that he tabled this item because of the higher density being located near a school. He would like to see the density decreased.

Moved Martinez, seconded by Member Roberts to change the parcel from Urban Neighborhood to Medium-High.

VOICE VOTE TALLY

AYES: Chairperson David Pena, Vice Chairperson Deep Singh, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Jeff Roberts, and Cathy Caples

NOES: None

iii. Changes to the parcel located on the northeast, southeast, and southwest corners of Blythe/Ashlan

Daniel Brannick shared why he recommended change from commercial to medium. He principally mentioned that he wanted to focus commercial land use on Ashlan, and catalyzing development there as opposed to Dakota and Blythe.

Moved by Member Caples, seconded by Member Roberts to return the parcels to the General Plan's Planned Land Use Designation of Medium and Medium-Low, and study potential commercial land use designations through the environmental review process.

VOICE VOTE TALLY

AYES: Chairperson David Pena, Vice Chairperson Deep Singh, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Jeff Roberts, and Cathy Caples

NOES: None

iv. Changes to the parcel located on the east side of Grantland Avenue, near the intersection of Ashlan/Grantland

Moved by Member Martinez, seconded by Member Roberts to return the parcel to the General Plan's Planned Land Use designation of Business Park.

VOICE VOTE TALLY

AYES: Chairperson David Pena, Vice Chairperson Deep Singh, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Jeff Roberts, and Cathy Caples

NOES: None

v. Selection of up to three potential sites for the location of a flagship Regional Park

Moved by Roberts, seconded by Member Caples to remove the option of a Regional Park that straddles both sides of West Shaw Avenue (Option B).

AYES: Chairperson David Pena, Vice Chairperson Deep Singh, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Jeff Roberts, and Cathy Caples

NOES: None

Moved by Roberts, seconded by Caples to recommend the following sites be studied during the environmental review process for the location of a flagship Regional Park:

OPTION A: A flagship Regional Park located in the most northern portion of the Plan Area

OPTION B: A flagship Regional Park located at the southwest corner of Shields/Bryan

OPTION C: A flagship Regional Park located on undeveloped land that extends from Parkway, along both sides of the Herndon Canal

AYES: Chairperson David Pena, Vice Chairperson Deep Singh, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Jeff Roberts, and Cathy Caples

NOES: None

7. MOTION TO FORMALLY ACCEPT THE DRAFT LAND USE MAP, AS AMENDED BY THE STEERING COMMITTEE

Moved by Member Roberts, seconded by Member Caples to formally accept the Draft Land Use Map, as amended by the Steering Committee.

AYES: Chairperson David Pena, Vice Chairperson Deep Singh, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Jeff Roberts, and Cathy Caples

NOES: None

8. MOTION TO RECOMMEND THE PLANNING COMMISSION AND CITY COUNCIL FORMALLY INITIATE THE SPECIFIC PLAN OF THE WEST AREA

Moved by Member Caples, seconded by Member Nijjer to recommend the Planning Commission and City Council formally initiate the Specific Plan of the West Area.

AYES: Chairperson David Pena, Vice Chairperson Deep Singh, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Jeff Roberts, and Cathy Caples

NOES: None

9. STEERING COMMITTEE ANNOUNCEMENTS

Staff shared with the committee that the next step in the plan process is for the Planning Commission and City Council to formally initiate the Draft Land Use Map and Guiding Principles for environmental review through the California Environmental Quality Act (CEQA).

Planning Manager Pagoulatos extended an invitation to the community and committee to attend a future meeting of the Housing and Community Development Commission for the purpose of providing an annual report on the City's Housing Element.

Member Shergill stated that he is happy to see a plan process underway for the Plan Area, and he encouraged everyone to be involved in the plan process.

10. UNSCHEDULED COMMUNICATIONS

Junus Perry
Premium Commercial Group
5588 N. Palm Avenue, Suite R-1

Mr. Perry thanked the committee for hearing the concerns that he mentioned earlier in the meeting. He reaffirmed his desire to see the parcel located at Herndon/Parkway be re-designated to commercial-highway.

11. ADJOURNMENT

The meeting adjourned at 7:47 p.m. on an adjournment motion offered by Member Roberts, with a second by Member Shergill.

AYES: Chairperson David Pena, Vice Chairperson Deep Singh, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Jeff Roberts, and Cathy Caples

NOES: None

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Rodney Horton", with a small "MRA" written to the right.

Rodney Horton
Staff Representative