



SPECIFIC PLAN OF THE WEST AREA

Wednesday, April 22, 2021
Meeting Summary – DRAFT

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 Thursday, April 22, 2021 at 5:30 p.m. via Zoom.

Voting Session.

1. CALL TO ORDER:

Chairperson Peña called the Steering Committee to order at 5:33 p.m. An announcement of translation services in Hmong, Punjabi, and Spanish was made. 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 – Chairperson David Peña, Jeff Roberts, Bill Nijjer, Joseph Martinez, Eric Payne, Cathy Caples, Tiffany Mangum, Gurdeep Shergill

ABSENT – Vicechair Deep Singh, Dennis Gaab, John Kashian

OTHERS:

Sophia Pagoulatos, *Planning Manager, Planning and Development Department*
Drew Wilson, *Supervising Planner, Planning and Development Department*
Casey Lauderdale, *Planner III, Planning and Development Department*
Marisela Martinez, *Planner II, Planning and Development Department*
Summer Cecil, *Project Manager, Planning and Development Department*
Mike Sanchez, *Assistant Director, Planning and Development Department*

3. APPROVAL OF MEETING SUMMARY:

Moved by Member Roberts, seconded by Member Nijjer to approve the February 27, 2019 meeting summary. The motion was approved.

VOICE VOTE TALLY

AYES: Chairperson David Peña, Jeff Roberts, Bill Nijjer, Joseph Martinez, Eric Payne, Tiffany Mangum, Gurdeep Shergill

NOES: None



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ABSTAIN: Cathy Caples

**4. STEERING COMMITTEE COMMENTS ON PLAN PROGRESS, OUTLINE, AND
TIMELINE**

Committee member Shergill inquired about the actions that the City is taking with the County to better the roadways and how are we going to tackle that?

Assistant Director Mike Sanchez stated that the City meets monthly with the County and discuss the issues Committee member Shergill mentioned.

Committee member Shergill inquired if there is anything in the pipeline for road improvements (i.e., Polk Avenue).

Staff provided information in the chat regarding planned roadway improvement.

Committee member Roberts stated that a new law, SB 330, recently went into effect. Committee member Roberts then inquired if the Plan results in a net increase or a net decrease in unit count; and, if there is a net decrease, how will the City remain in compliance with SB 330.

Planner Casey Lauderdale stated that SB 330 will apply. Lauderdale stated that the Plan results in a net decrease and the City is working on addressing this issue to meet SB 330.

Committee member Caples inquired if staff was following how the committee had looked at housing in previous steering committee meetings.

Planner Casey Lauderdale stated that staff is not making any changes to the proposed land use map that committee voted on in February 2019.

Committee member Payne inquired if staff is offering friendly amendments to the Plan prior to adoption.

Planner Casey Lauderdale clarified the question and stated that staff will be collecting requests that fall into various categories and will bring it to the committee in August for their recommendation.

Committee member Roberts asked when the draft EIR will be complete.

Planner Casey Lauderdale stated that the draft EIR may be ready by July, but that the timeframe was subject to change.



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Committee member Payne asked staff to confirm that public proposals will be brought before the committee in August?

Planner Casey Lauderdale confirmed that public proposals will be brought before the committee in August.

Committee member Shergill inquired if the Plan included long-term housing or if the Area would continue to have beginner type homes built?

Committee member Nijjer responded to committee member Shergill and stated that he believed that multi-generational housing was incorporated into the Plan.

Planner Casey Lauderdale stated that the development of housing falls upon private developers themselves, but that the topic of housing has been incorporated into the Plan and proposed land uses.

5. PUBLIC COMMENTS ON PLAN PROGRESS, OUTLINE, AND TIMELINE

Daniel Brannick

Daniel stated that he would like to comment on the letter from Janie Baxter which requested to rezone two parcels to general commercial. Daniel stated that he noticed that the parcels located at Ashlan/Parkway have been designated and residentially zoned as residential medium-high since the 2014 zoning update and not done during COVID as the letter seems to allude. Daniel also stated that his only recommendation was to change to a higher density for residential and clarified that the zoning did not change during COVID.

Tara Powers

Tara stated that she knows that attendees and staff had spoke to possible rezoning and denser residential. Tara went on to inquire what the process is to rezone a parcel.

Planner Casey Lauderdale stated that staff would reach out with additional information.

Abel (Zoom chat comment)

Abel inquired if there is a number he could call to see if the Plan will specifically affect his home?

Staff provided contact information in the Zoom chat.



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6. MOTION TO FORMALLY CHANGE THE SPECIFIC PLAN NAME

Planner Casey Lauderdale gave a brief presentation regarding the proposed name change and referenced the survey response that suggested it:

Response from Kick-Off Survey (05.01.2018). “I would argue it is better to focus on identifying and developing neighborhoods within the Plan Area than focusing on branding the entire area under a single name. The proposed Plan Area includes a lot of territory, and there are distinct difference among different areas. The entire area could collectively be referred to as the ‘West Area Neighborhoods’ or something like that, but again the emphasis should be on communities within the Plan Area.”

Committee member Shergill stated that he agreed with the need for a name change.

Committee member Mangum expressed that she was in favor of the West Area Neighborhoods Specific Plan name as it would allow neighbors to identify with their region.

April Henry (member of the public) stated that their non-profit has developed a partnership with Fresno State and has a large following with the name Discover West Central. April stated that she believed the Plan Area should have a name that provides distinction (in particular from West Side which includes Southwest Fresno).

Moved by Member Mangum, seconded by Member Shergill to change the official plan name to the West Area Neighborhoods Specific Plan. The motion was approved.

VOICE VOTE TALLY

AYES: Chairperson David Peña, Jeff Roberts, Bill Nijjer, Joseph Martinez, Eric Payne, Cathy Caples, Tiffany Mangum, Gurdeep Shergill

NOES: None

7. PUBLIC OUTREACH COMMENTS

Planner Casey Lauderdale gave a brief presentation regarding planned community engagement activities.

Committee member Shergill recommended making a one-to-two-minute video about the Plan in English, Spanish, Punjabi and Hmong. Member Shergill expressed that he would love to share the videos with the community so that they are aware of the Plan. Additionally, member Shergill invited staff to join him on the Punjabi radio station and



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recommended that staff reach out to other media outlets (multi-lingual) to promote the Plan so that there is increased public participation.

Committee member Martinez stated that he could help with CUSD social media and distribution sites.

Committee member Payne offered assistance to help facilitate meetings.

Committee member Nijjer inquired if the Plan has its own social media page.

Planner Casey Lauderdale stated that the Plan uses the City of Fresno's social media page as well as the Plan's webpage.

Committee member Caples stated that she could help distribute materials in the northern area of Plan Area.

Committee member Mangum stated that she assumed that staff is connected to community stakeholders in the area and recommended that staff reach out as they may support staff in the effort to get the word out.

Planner Casey Lauderdale stated that staff is in contact with various community stakeholders and requested that the steering committee or any members of the public send any additional entities to her via email.

Committee member Caples inquired how many bags would be used to distribute plans and asked about the purpose of the bags.

Planner Casey Lauderdale stated that approximately 100 bags would be distributed. Lauderdale also stated that the purpose of the bags is for members of the public who would prefer to read and mark up a printed copy and/or do not have the ability to access the Plan online.

Chairperson Peña and Member Caples expressed concerns regarding the amount of paper that would be produced and suggested that Plans be printed on a by request basis.

Committee member Payne requested that staff to consider a land use change for a potential regional park south of Shaw Avenue.

8. STAFF ANNOUNCEMENTS

None



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9. STEERING COMMITTEE ANNOUNCEMENTS

None

10. UNSCHEDULED COMMUNICATIONS

None

11. ADJOURNMENT

The meeting adjourned at 6:55 p.m. on an adjournment motion offered by Member Nijjer, with a second by Member Roberts. The motion was approved.

AYES: Chairperson David Peña, Jeff Roberts, Bill Nijjer, Joseph Martinez, Eric Payne, Cathy Caples, Tiffany Mangum, Gurdeep Shergill

NOES: None