



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 Monday, March 7, 2022 at 5:30 p.m. via Zoom.

1. CALL TO ORDER

Chairperson Peña called the Steering Committee to order at 5:38 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, Jeff Roberts, Joseph Martinez, Eric Payne, Cathy Caples, Tiffany Mangum, Tina McCallister-Boothe (alternate)

ABSENT – Vicechair Deep Singh, Dennis Gaab, John Kashian, Gurdeep Shergill, Bill Nijjer

Note: Member Boothe may vote as an alternate for District 2.

STAFF

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

Public Works: Andrew Benelli, Jill Gormley

City Attorney's Office: Mary Raterman-Doidge

Council District 1: Terry Cox

Fresno Area Express (FAX): Carolina Illic

2. APPROVAL OF THE MEETING SUMMARY

Moved by Member Roberts, seconded by Member Caples to approve the February 03, 2022 Meeting Summary.



ROLL CALL VOTE TALLY

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

NOES: None

3. CONTINUED ITEMS

a. Catalytic Corridors

Staff member Casey Lauderdale shared a presentation with information on the inclusion of Shields as a Catalytic Corridor, the results of the Catalytic Corridor survey, and the proposed draft page to add to the Plan.

Member of the public, Daniel Brannick, expressed favor for the proposed write up and design of the page, noted a potential issue with Question 3 of the survey, questioned why Offices ranked so low – if people were responding to the uses or the form of the buildings, supported the idea for local residents to provide input into the Corridor themes, and noted support for the designation to be moved from Blythe to Brawley.

Committee member Caples shared a proposal for a Corridor to be designated on West Shields where new development is occurring, but also where there is some existing commercial that has an Old Town feel.

Committee member Roberts concurred with West Shields being designated.

Committee member Caples moved to adopt the draft language for the summary page. The motion was seconded by Committee member Roberts.

ROLL CALL VOTE TALLY

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

NOES: None

Committee member Caples asked for clarification on the designation of Shields and the removal of Blythe.

Staff member Lauderdale replied that the question regarding Blythe was first brought forward by a community member who could respond with more information. For Shields, the designation of east vs. west is open to the Committee's preference.

Daniel Brannick shared their reasoning leading to the proposal to move the designation from Blythe to Brawley.

Committee member Caples motioned that the Catalytic Corridor be moved from Blythe to Brawley between Ashlan and Clinton and a Catalytic Corridor be created on Shields between Hayes and Grantland. Seconded by Committee member Roberts.



Committee member Payne asked for information on Grantland and Brawley and how the corridors relate to transit-oriented development (TOD) and existing vs. needed infrastructure that promotes multi-modal transportation and walkability.

Staff member Lauderdale replied that with regards to TOD there is an existing bus line on Brawley, but for the other corridors the bus line would follow the development as FAX routinely reevaluates where the demand for transit exists. Staff member Lauderdale noted that Brawley is currently more built out than Blythe and on Grantland there are projects proposed on the west side [Staff member Lauderdale erroneously said “east” during the meeting], but that the east side remains in the county.

Staff member Benelli added information about the existing and needed infrastructure.

Committee member Payne asked where the City could maximize this investment.

Staff member Benelli said that Grantland is to accommodate more traffic than Blythe and there is a trail planned along the west side.

Committee member Payne asked for the motion to be stated.

Staff member Lauderdale restated the motion and asked for clarification regarding the designation of Shields, if it would include two sections or have one section.

Committee member Caples clarified it would be one section between Hayes and Grantland.

Committee member Payne seconded the motion after staff member Lauderdale said the motion needed a second [note: a second was made previously by Committee member Roberts].

ROLL CALL VOTE TALLY

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

NOES: None

b. Comment ID# 24-14 regarding policy LUH 2.2

Staff member Casey Lauderdale shared the proposed clarified language for the policy and showed an image to illustrate how the policy could be implemented.

Chair Peña noted a question in the Q and A. Staff member Raterman-Doidge stated that comments should be provided verbally.

Member of the public, Steven Gomez, shared a concern about having not having any north to east [Catalytic] corridors and that this would limit connectivity throughout the whole Plan Area.

Staff member Lauderdale confirmed with staff member Raterman-Doidge and informed the Committee that there would need to be a vote to re-open the previous item.

Committee member Caples asked staff information on travel and bike lanes for the north-south roads in the Plan Area.

Staff member Benelli provided information on the configuration of roadways and trails in the area.

The Committee determined to not reopen the previous item.

Daniel Brannick said the visual was helpful and supports the new wording for the policy, but noted that they had more input to share if the Catalytic Corridors topic is revisited.

Committee member Payne emphasized the continuing evolution of the Plan, not just in terms of the Corridors. Committee member Payne also mentioned reviewing the document via an equity lens and hearing information regarding a regional park south of Shaw Avenue.

Committee member Roberts asked questions on how the policy would work.

Staff member Lauderdale provided more information regarding the example image.

Committee member Roberts asked what the setback from the SOI to the homes would be.

Staff member Lauderdale noted that the SOI is along Garfield where a road is planned.

Staff member Benelli provided more information on the proposed configuration of Garfield and the required setback for the Parc West development.

Committee member Caples asked if there is a trail that goes from the River to the Herndon Canal along Garfield.

Staff member Benelli answered that the trail is planned to follow Grantland to the Herndon Canal to the River.

Committee member Roberts requested to review the proposed language and expressed concern as to who would maintain the buffer.

Staff member Lauderdale replied that it would be determined through the development process.

Committee member Roberts expressed discomfort with the policy.

Committee member Caples asked what the reason was for the addition of this policy.

Staff member Lauderdale replied that the policy was included based on early feedback that uplifted the importance of farmland preservation and agricultural heritage.

Committee member Roberts commented that if we want to embrace our agricultural heritage that we should embrace and look at the heritage area and not turn our back on it. Committee member Roberts shared that they do not feel this policy hits the mark.

Committee member Caples added that the Committee tried to do that by lowering the density on the west side to protect the farmland, so perhaps it is not needed.

Committee member Roberts moved to deny LUH 2.2. Committee member Caples seconded the motion.

Committee member Martinez asked if this motion would result in the policy reverting back to the original language.

Committee member Roberts clarified the motion is to remove the policy. Committee member Caples agreed to the clarification.

Daniel Brannick shared that an Enhanced Infrastructure Financing District could be a potential funding source for a defined buffer for the SOI. Daniel noted that the language of the policy is permissive, but can help inform new development.

Committee member Roberts interjected to note that the policy could be interpreted as a requirement by a future staff member.

ROLL CALL VOTE TALLY

AYES: David Peña, Jeff Roberts, Eric Payne, Cathy Caples, Tina McCallister-Boothe, Tiffany Mangum

NOES: Joseph Martinez

4. NEW ITEMS

Staff member Lauderdale shared a proposal to modify the language of Policy PF 1.14.

Committee member Caples stated that it was important to support the preservation of historic resources in the West Area.

Committee members Peña and Roberts shared in this sentiment.

Committee member Roberts motioned to approve the proposed modified language. Committee member Caples seconded the motion.

ROLL CALL VOTE TALLY

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

NOES: None



4. FORMAL RECOMMENDATIONS TO CATEGORY 3

Staff member Lauderdale gave a presentation outlining the land use change request process, the delineation of items into a Consent Group and a Discussion Group and then provided more detail on the 11 requests included in the Consent Group.

Member of the public, Bonique Emerson of Precision Civil Engineering, stated that they represented the land owner for the property along Shields and Polk [ID# 6-1]. They noted appreciation for staff's approval, but would like for the Committee to approve the original request of reducing the commercial portion of the site to 2.6 acres of Community Commercial versus staff's request for 5 acres.

Staff member Cox shared that the project proponents met with the Councilmember and there was a mutual agreement on the original proposal to keep 2.6 acres of community commercial at the corner.

Committee member Roberts asked for clarification if the item needs to be moved from consent to have further discussion.

Staff member Raterman-Doidge provided an explanation on public comment for consent items and moving the items to the Discussion Group.

Committee member Roberts motioned to move item ID# 6-1 to the Discussion Group. Committee member Caples seconded the motion.

ROLL CALL VOTE TALLY

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

NOES: None

Committee member Caples asked to move the following items to the Discussion Group: ID# 8-1, ID# 13-1, ID# 18-1, and ID# 29-8.

Committee member Payne asked to move the following items to the Discussion Group: ID# 27-1

Committee member Roberts asked if the property owners have been notified that a community member has made a request to change their land use.

Staff member Lauderdale replied that notification would be the next step in the process after the Committee weighs in on the proposal.

Committee member Caples motioned to approve staff's recommendation for the remainder of the Consent Group: ID# 3-1, ID# 12-22, ID# 12-23, ID# 16-1, ID# 29-7. The motion was seconded by Committee member Roberts.

ROLL CALL VOTE TALLY

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

NOES: None



The Committee and staff discussed whether or not to allow public comment to be in the form of a presentation and decided to keep comments to verbal comments.

The Committee reviewed item #ID 6-1.

Bonique Emerson shared information about the proposal and reiterated the project proponent's request to allow 2.6 acres of commercial rather than 5 acres.

Member of the public, Patrick Orosco, who is the property owner, made a statement about their efforts with the property, current arrangements, and the impact that moving to 5 acres of commercial would present.

Daniel Brannick asked if Council District 1 Chief of Staff Terry Cox had information regarding this site, shared that the parcel has been vacant for a long time, and that the retaining of commercial seems in-line with future development and community desires.

Staff member Cox said that the Councilmember is supportive and would not like the parcel to revert back to being entirely designated community commercial and that the developer has demonstrated that the amount of proposed commercial would be viable.

Committee member Payne expressed additional support for the 2.6 acres of commercial, but not having the entire parcel be left as commercial.

Committee member Roberts motioned to approve ID# 6-1 to retain 2.6 acres of community commercial and the balance of the site to become medium density residential. The motion was seconded by Chair Peña.

ROLL CALL VOTE TALLY

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

NOES: None

As the time neared 8pm, staff member Lauderdale asked if the Committee wanted to continue the meeting or table the remaining items to another meeting.

Committee member Roberts moved to table the remaining items pulled from the Consent Group and the items in the Discussion Group. Committee member Payne seconded.

ROLL CALL VOTE TALLY

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

NOES: None

5. NEXT STEPS

Staff member Lauderdale shared the next steps for the Plan.



6. STEERING COMMITTEE ANNOUNCEMENTS

The Committee members agreed on March 23rd at 5:30pm for the next meeting.

7. UNSCHEDULED COMMUNICATIONS

Committee member Payne asked for a future agenda item to be on a regional park south of Shaw.

Staff member Lauderdale noted that it is planned to be presented under ID# 19-1.

8. ADJOURNMENT

Motion by Committee member Roberts, seconded by Committee member Mangum. The meeting was adjourned at 8:05pm.