

# Steering Committee Meeting

## November 28, 2018

### STEERING COMMITTEE MEMBERS

David Pena, *Chairperson*

Deep Singh, *Vice Chairperson*

Eric Payne  
Tiffany Mangum  
John Kashian

Gurdeep Shergill  
Cathy Caples  
Bill Nijjer

Dennis Gaab  
Jeff Roberts  
Joseph Martinez



\*Tina McCallister – Boothe, *Alternate for Cathy Caples*

*Non-voting Meeting*

# Call to Order



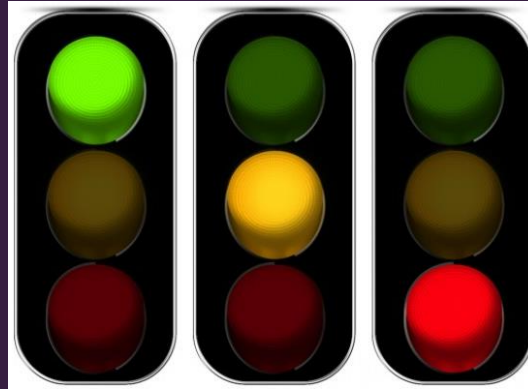
❄️ Announcement of Translation Services

❄️ Review of Meeting Protocol & Plan Process

## Meeting Protocol



- ❄ The purpose of the meeting is for the Steering Committee and public to receive the draft land use map and guiding principles - this is a non-voting meeting (no decisions will be made)



- ❄ All speakers will be limited to 3 minutes
- ❄ All comments are to be addressed to the Steering Committee during unscheduled communications



# Overview of Plan Process

# Work Completed/Started

- West Area Specific Plan project officially started in September 2017 with the drafting of the existing conditions report
- Approximately 25 community stakeholders were interviewed from January – April 2018
- Steering Committee established in March 2018
- Survey released in April 2018, results are available at: [www.fresno.gov/westareaplan](http://www.fresno.gov/westareaplan)
- Steering Committee held orientation sessions in April and October 2018
- Community Conversation No. 1 was held in May 2018
- Community Conversation No. 2 was held in June 2018
- Steering Committee has held meetings in June, July, and August, and November
- Conceptual land use option selected

# Next Steps

- Produce and release draft land use map (November 2018)
- Recommendation on the draft specific plan from the Steering Committee on the guiding principles and draft land use map for plan initiation (January 16, 2019)
- Complete draft of the specific plan (February 2019)
- Plan initiation by Planning Commission/City Council (Winter 2019)
- Complete Environmental Impact Report & Economic Analysis (December 2019)
- Plan Adoption (Spring 2020)

So, what was the path to the draft land use map and guiding principles?



# The path to a draft land use map and guiding principles.

The Steering Committee and staff received feedback from the community through public meetings, community conversations, small group meetings, and kick-off survey





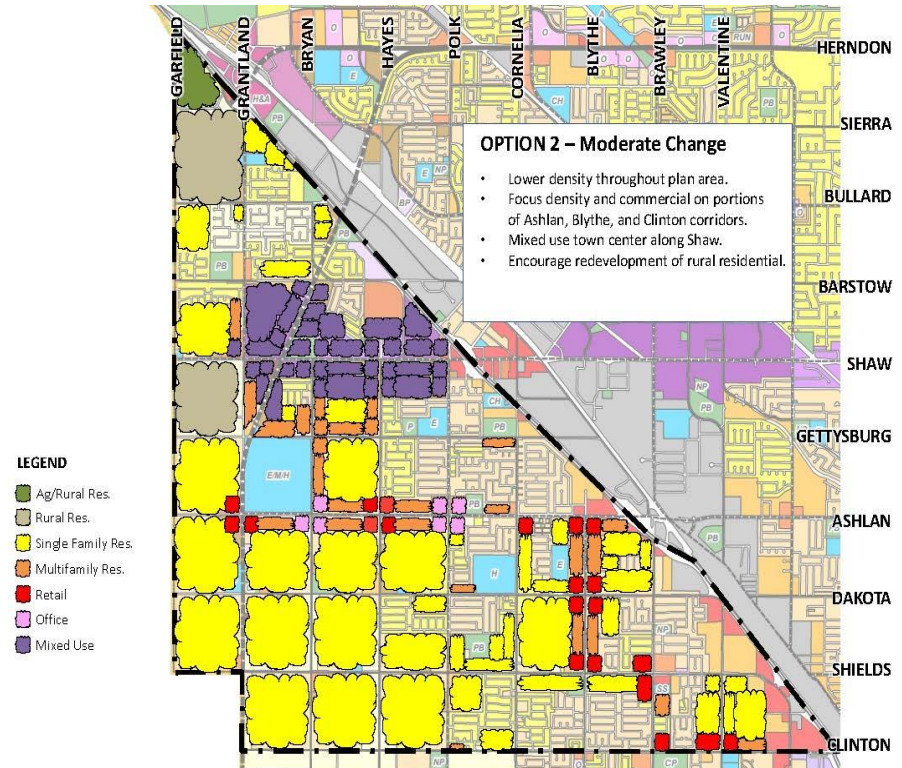
# The path to a draft land use map and guiding principles

The Steering Committee  
received and translated  
community input into formal  
recommendations



# Recommendations from the Steering Committee

- Incorporate a transect framework on the land use map
- Incorporate catalytic corridor land uses on Ashlan Avenue, Shaw Avenue, Veterans Boulevard, and Shields Avenue
- Incorporate agricultural components into open space corridors, trails, and parks
- Selected moderate land use option
- Provide for the location of a Regional Park (40+ acres) within the Plan Area



# The Community's Guiding Principles

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.



# 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 local 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 & Trails



- Provide for the location of 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, park space, 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, connectivity, 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.

Questions?



# DRAFT LAND USE MAP

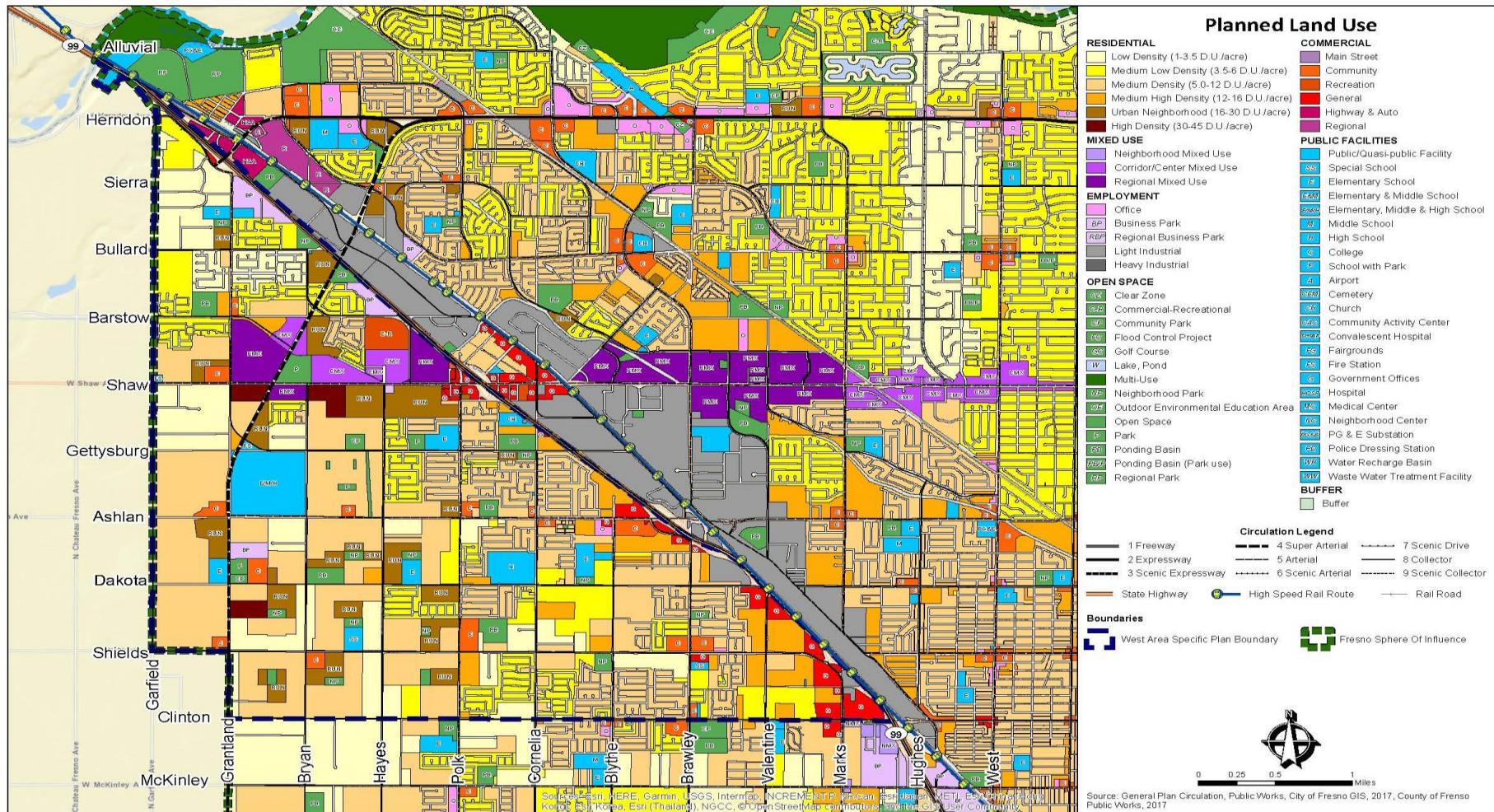


# Draft Land Use Map Facts

- Incorporates the vision of Conceptual Land Use Map
- Approximately 7% of the parcels are recommended to change
- Residential land use designations decrease
- Commercial land use designations increase (provides greater opportunity for ag-tourism)
- Removes higher density from the most western edge of the West Area

PARCEL ACREAGE BY LAND USE CLASSIFICATION FOR GENERAL PLAN AND PROPOSED SPECIFIC PLAN									
	GENERAL PLAN LAND USE DESIGNATIONS	CITY LIMITS			GROWTH AREA			PLAN AREA TOTAL	
		GENERAL PLAN ACRES	WEST AREA SPECIFIC PLAN ACRES	DIFFERENCE IN THE CITY + / -	GENERAL PLAN ACRES	WEST AREA SPECIFIC PLAN ACRES	DIFFERENCE IN THE GROWTH AREA + / -	GENERAL PLAN ACRES	WEST AREA SPECIFIC PLAN ACRES
RESIDENTIAL	Low	146.20	95.82		671.59	405.94		817.79	545.51
	Medium Low	582.37	990.41		243.59	603.41		825.97	1593.83
	Medium	1460.88	1118.53		896.13	822.15		2357.00	1940.68
	Medium High	261.09	216.14		88.33	48.96		349.42	265.10
	Urban Neighborhood	214.65	77.42		213.96	94.24		428.61	171.66
	High	28.00	84.62		37.76	0.00		65.76	84.62
	SUBTOTAL	2693.19	2582.95	110.24	2151.36	1974.70	176.66	4844.55	4601.41
COMMERCIAL	Community	81.87	17.16		56.79	31.23		138.66	48.39
	Recreation	41.34	45.80		0.00	0.00		41.34	45.80
	General	141.59	171.92		1.63	68.00		143.21	239.92
	Regional	0.00	0.00		0.00	4.24		0.00	4.24
	SUBTOTAL	264.80	234.88	29.92	58.42	103.47	45.05	323.21	338.35
EMPLOYMENT	Office	7.51	42.94		0.00	27.20		7.51	70.15
	Business Park	22.71	20.57		54.40	35.45		77.11	56.02
	Light Industrial	33.13	32.75		0.00	0.00		33.13	32.75
	SUBTOTAL	63.35	96.26	32.91	54.40	62.66	8.26	117.75	158.92
MIXED USE	Neighborhood	0.00	0.00		0.00	18.21		0.00	18.21
	Corridor - Center	106.19	181.57		0.00	50.85		106.19	232.41
	Regional	144.72	127.39		0.00	0.00		144.72	127.39
	SUBTOTAL	250.90	308.96	58.06	0.00	69.06	69.06	250.90	378.02
OPEN SPACE	Pocket Park	2.45	1.55		0.00	0.00		2.45	1.55
	Neighborhood Park	36.67	36.67		47.04	47.04		83.71	83.71
	Community Park	24.20	24.20		13.98	0.00		38.18	24.20
	Regional Park	0.00	0.00		0.00	53.40		0.00	0.00
	Open Space	5.03	5.03		1.76	1.76		6.79	6.79
	Ponding Basin	67.06	89.99		40.12	39.60		107.18	129.59
	SUBTOTAL	135.41	157.44	22.03	102.90	141.81	38.91	238.31	245.84
PUBLIC FACILITIES	Public Facility (General)	4.98	7.84		16.81	4.58		21.78	22.07
	Church	9.93	21.20		1.66	34.60		11.59	55.80
	Special School	4.50	4.50		13.88	13.88		18.38	18.38
	Elementary School	56.18	66.08		25.65	25.65		81.82	91.72
	Elementary/Middle/High School	145.37	145.37		0.00	0.00		145.37	145.37
	High School	46.95	46.95		0.00	0.00		46.95	46.95
	Fire Station	0.20	3.32		5.32	0.00		5.52	3.32
	SUBTOTAL	268.10	295.27	27.17	63.32	78.70	15.38	331.41	383.61
		3675.75	3675.75		2430.39	2430.39		6106.14	6106.14







(D)  
West Area Specific Plan  
Proposed Land Use Changes

Legend

**RESIDENTIAL**

- Low Density (1-3.5 D.U./acre)
- Medium Low Density (3.5-6 D.U./acre)
- Medium Density (5.0-12 D.U./acre)
- Medium High Density (12-16 D.U./acre)
- Urban Neighborhood (16-30 D.U./acre)
- High Density (30-45 D.U./acre)

**COMMERCIAL**

- Community
- Recreation
- General
- Regional

**EMPLOYMENT**

- Office
- Business Park
- Light Industrial

**MIXED USE**

- Neighborhood Mixed Use
- Corridor/Center Mixed Use
- Regional Mixed Use

**OPEN SPACE**

- Community Park
- Pocket Park
- Neighborhood Park
- Open Space
- Park
- Ponding Basin

**PUBLIC FACILITIES**

- Public/Quasi-public Facility
- Special School
- Elementary School
- Elementary & Middle School
- Elementary, Middle & High School
- High School
- Church
- Fire Station

**BOUNDARIES**

- West Area Specific Plan Boundary
- Sphere Of Influence

Herndon

Sierra

Bullard

Barstow

Shaw

Gettysburg

Ashlan

Dakota

Shields

Clinton

Grantland

Bryan

Hayes

Polk

Comelia

Blythe

Brawley

Valentine

Marks

Hughes



(B)  
**West Area Specific Plan**  
**Land Uses Proposed for Change**

**Legend**

**RESIDENTIAL**

- Low Density (1-3.5 D.U./acre)
- Medium Low Density (3.5-6 D.U./acre)
- Medium Density (5.0-12 D.U./acre)
- Medium High Density (12-16 D.U./acre)
- Urban Neighborhood (16-30 D.U./acre)
- High Density (30-45 D.U./acre)

**COMMERCIAL**

- Community
- General

**EMPLOYMENT**

- BP Business Park
- Light Industrial

**MIXED USE**

- Regional Mixed Use

**OPEN SPACE**

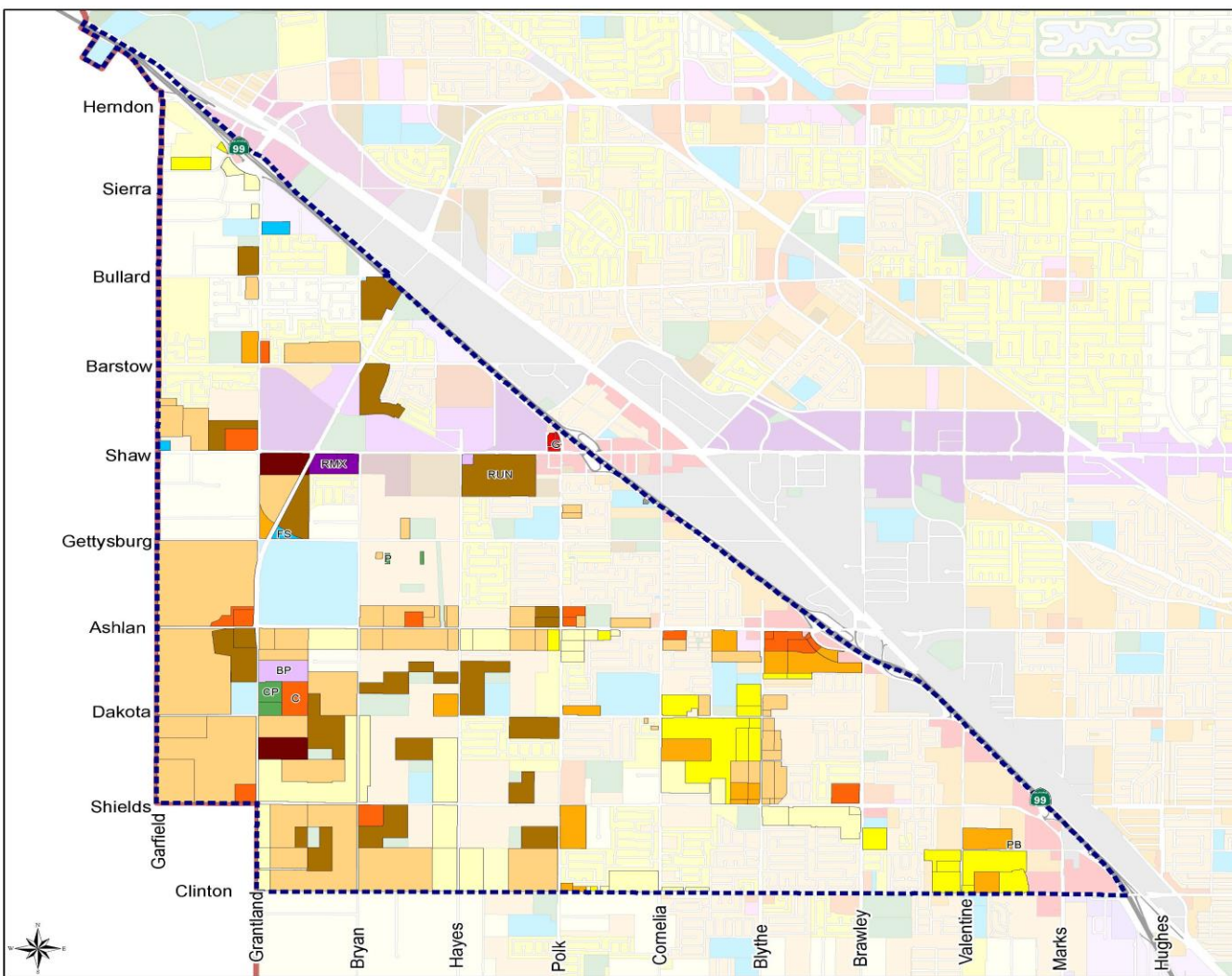
- CP Community Park
- NP Neighborhood Park
- P Park

**PUBLIC FACILITIES**

- Public/Quasi-public Facility
- FS Fire Station

**BOUNDARIES**

- West Area Specific Plan Boundary
- Sphere Of Influence





(A)  
**West Area Specific Plan**  
**Proposed Land Use Changes**

**Legend**

**RESIDENTIAL**

- Low Density (1-3.5 D.U./acre)
- Medium Low Density (3.5-6 D.U./acre)
- Medium Density (5.0-12 D.U./acre)
- Medium High Density (12-16 D.U./acre)
- Urban Neighborhood (16-30 D.U./acre)
- High Density (30-45 D.U./acre)

**COMMERCIAL**

- Community
- Recreation
- General
- Regional

**EMPLOYMENT**

- Office
- BP Business Park

**MIXED USE**

- Neighborhood Mixed Use
- Corridor/Center Mixed Use
- Regional Mixed Use

**OPEN SPACE**

- CP Community Park
- Pocket Park
- NP Neighborhood Park
- Open Space
- P Park
- PB Ponding Basin

**PUBLIC FACILITIES**

- RP Public/Quasi-public Facility
- SS Special School
- E Elementary School
- EMV Elementary & Middle School
- EMH Elementary, Middle & High School
- H High School
- CH Church
- FS Fire Station

**BOUNDARIES**

- West Area Specific Plan Boundary
- Sphere Of Influence

Herndon

Sierra

Bullard

Barstow

Shaw

Gettysburg

Ashlan

Dakota

Shields

Clinton

Grantland

Bryan

Hayes

Polk

Comelia

Blythe

Brawley

Valentine

Marks

Hughes



Questions?





# Regional Park Discussion

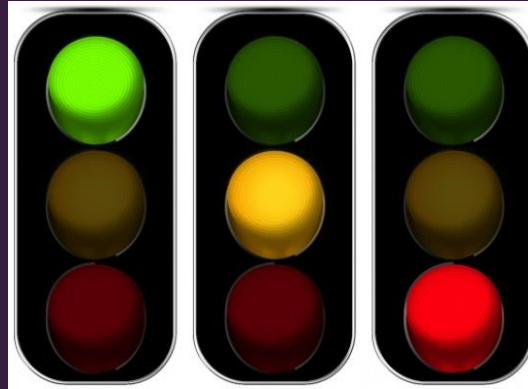
Where should the Regional Park be located?



## Meeting Protocol



- ❄ The purpose of the meeting is for the Steering Committee and public to receive the draft land use map and guiding principles - this is a non-voting meeting (no decisions will be made)



- ❄ All speakers will be limited to 3 minutes
- ❄ All comments are to be addressed to the Steering Committee during unscheduled communications

# **UNSCHEDULED COMMUNICATIONS**

**\* 3 Minutes Per Person**

# Next Steps

City staff will provide a recommendation from the Steering Committee at the January 16, 2019 meeting





Next Meeting: January 16, 2019

**Central High – East Campus**

**6:00 p.m. – 9:00 p.m.**