FOR DOCUMENT HELP CONTACT: Planning & Development Dept/Placemaking Division at Room 3065.

WEST AREA SPECIFIC PLAN

MEMORANDUM

TO:

STEERING COMMITTEE CHAIRPERSON AND MEMBERS

FROM:

RODNEY HORTON, PLANNER III

Development and Resource Management Department

DATE:

January 16, 2019

SUBJECT:

January 16, 2019 MEETING PACKET

I am pleased to submit for your review the January 16, 2018 meeting packet. As members of the Steering Committee, this packet of information will prepare you for the discussion and decisions that is expected to occur at the meeting. At this meeting, the Steering Committee will cast votes on the following items:

- i. Approval of the following meeting summaries:
 - a) August 22, 2018 Voting Meeting
 - b) October 24, 2018 Orientation Session II: Development Code
 - c) November 28, 2018 Non-Voting Meeting
- ii. Amendments to the draft guiding principles
- iii. Amendments to the draft land use map

For the information of the members, another meeting has been scheduled for January 30, 2019 at 6:00 p.m. to make a final recommendation on the amended draft guiding principles and land use map.

Finally, the quorum for this eleven (11) member Steering Committee is six (6) members. Six (6) Steering Committee members must be present in order for the abovementioned decisions to be made.

Should you have any questions or concerns, please do not hesitate to contact me at rodney.horton@fresno.gov or 559.621.8181.



Meeting Agenda – FINAL

January 16, 2019

STEERING COMMITTEE MEETING AGENDA - FINAL

Wednesday, January 16, 2019 6:00 PM – 9:00 PM Central High School - East Campus (Cafeteria) 3535 N. Cornelia Avenue Fresno, CA 93722

Steering Committee Members:

David Pena, Chairperson
Joseph Martinez
Tiffony Managem

Deep Singh, Vice Chairperson Jeff Roberts
Eric Payne Dennis Gaab

Jeff Roberts Bill Nijjer
Dennis Gaab John Kashian

Gurdeep Shergill Cathy Caples

Tiffany Mangum Tina McCallister – Boothe, Alternate

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting, however every effort will be made to accommodate later requests. Please call Development and Resource Management Department staff at 559-621-8181. The agenda and any related staff reports are available at www.fresno.gov.





Meeting Agenda – FINAL

January 16, 2019

Voting Session.

1. Call to Order

- i. Announcement of Translation Services
- ii. Master Roll Call
- iii. Review of Meeting Protocol
- iv. Approval of Meeting Summary for the following meetings:
 - a) August 22, 2018 Voting Meeting
 - b) October 24, 2018 Orientation Session II: Development Code
 - c) November 28, 2018 Non-Voting Meeting

2. Public Comment on Draft Guiding Principles and Land Use Map

3. Amendments to the <u>Draft Guiding Principles</u>

- i. Amendments to the agriculture section of the DRAFT Guiding Principles
- ii. Amendments to the retail section of the DRAFT Guiding Principles
- iii. Amendments to the housing section of the DRAFT Guiding Principles
- iv. Amendments to the parks and trails section of the DRAFT Guiding Principles
- v. Amendments to the catalytic corridors section of the DRAFT Guiding Principles
- vi. Amendments to the transportation section of the DRAFT Guiding Principles
- vii. Amendments not pertaining to a section of the DRAFT Guiding Principles

4. Amendments to the Draft Land Use Map

- 5. Next Steps
- 6. Steering Committee Announcements
- 7. Unscheduled Communications
- 8. Adjournment

Next Meeting – Wednesday, January 30, 2019, 6:00 PM – 9:00 PM, Central High School – East Campus, Cafeteria – to review and recommend the amended draft land use map and guiding principles.





Meeting Agenda – FINAL

January 16, 2019

AGENDA DE LA REUNIÓN DEL COMITÉ DIRECTIVO - FINAL

miércoles, 16 de enero de 2019 6:00 PM – 9:00 PM

Escuela secundaria Central - Campus del este (cafetería) Avenida N. Cornelia 3535 Fresno, CA 93722

Miembros del Comité Directivo:

David Pena, Chairperson Joseph Martinez Deep Singh, Vice Chairperson Jeff Roberts
Eric Payne Dennis Gaab

Jeff Roberts Bill Nijjer
Dennis Gaab John Kashian

Gurdeep Shergill Cathy Caples

Tiffany Mangum

Tina McCallister - Boothe, Alternate

El cuarto de la reunión es accesible a los físicamente incapacitados y los servicios de un traductor pueden ser hechos disponible. Peticiones para servicios adicionales para los incapacitado, los firmantes, aparatos de escuchar o los traductores deben ser hechos una semana antes de la reunión. Por favor llame a el Departamento de la Planificación y el Desarrollo en 559-621-8277 o 621-8062.



Meeting Agenda - FINAL

January 16, 2019

Jornada de Votación.

1. Convocatoria al orden

- v. Anuncio de servicios de traducción
- vi. Lista de asistencia
- vii. Revisión del protocolo de la reunión
- viii. Aprobación del Resumen de la Reunión para las siguientes reuniones:
 - d) 22 de agosto de 2018 Jornada de votación
 - e) 24 de octubre de 2018 Sesión de orientación II: código de desarrollo
 - f) 28 de noviembre de 2018 Jornada sin voto

2. Comentario público sobre el Proyecto de Principios Directivos y el Mapa del uso de la Tierra

3. Enmiendas al bosquejo de los Principios Directivos

- viii. Enmiendas a la sección de agricultura del BOSQUEJO de los Principios Directivos
- ix. Enmiendas a la sección de venta al por menor del BOSQUEJO de los Principios Directivos
- x. Enmiendas a la sección de vivienda del BOSQUEJO de los Principios Directivos
- xi. Enmiendas a la sección de parques y senderos del BOSQUEJO de los Principios Directivos
- xii. Enmiendas a la sección de corredores catalíticos del BOSQUEJO de los Principios Directivos
- xiii. Enmiendas a la sección de transporte del BOSQUEJO de los Principios Directivos
- xiv. Enmiendas que no corresponden a una sección del BOSQUEJO de los Principios Directivos
- 4. Enmiendas al bosquejo del mapa del uso de la tierra
- 5. Próximos pasos
- 6. Anuncios del Comité Directivo
- 7. Comunicaciones no programadas
- 8. Clausura

Próxima reunión – miércoles, 30 de enero de 2019, 6:00 PM – 9:00 PM, escuela secundaria Central – Campus del este, cafetería – examinar y recomendar las enmiendas del bosquejo del mapa del uso de la tierra y los principios directivos.





Meeting Agenda – FINAL

January 16, 2019

KEV SIB THAM NTAWM PAB NEEG KHIAV HAUJ LWM - THAUM

Hmub Wednesday, Lub Ib Hlis Ntuj, Tim 16, 2019 6:00 tsaus ntuj – 9:00 tsaus ntuj Central High School - East Campus (Hauv Chav Ua Mov) Chaw Nyob 3535 N. Cornelia Avenue Fresno, CA 93722

Pab Neeg Khiav Hauj Lwm (Steering Committee Members):

David Pena, Chairperson Joseph Martinez Deep Singh, Vice Chairperson Jeff Roberts
Eric Payne Dennis Gaab

Jeff Roberts Bill Nijjer Dennis Gaab John Kashian Gurdeep Shergill Cathy Caples

Tiffany Mangum Tina McCallister – Boothe, Alternate

Muaj kev yooj yim rau cov neeg xiam oob qhab, thiab muaj tib neeg txhais lus. Yog yuav thov kev pab cuam rau cov tib neeg xiam oob qhab, cov piav tes, cov hlua ntsaws pob ntseg mloog txhais lus, los yog tus neeg txhais lus, nej yuav tau hais tuaj ua ntej ib as thiv los yog ib lim piam ua ntej lub rooj sab laj pib. Txawm li cas los yuav nrhiav kom tau kev pab tom qab yog thov txog. Nej hu tau rau peb cov neeg ua hauj lwm ntawm tus xov tooj 559-621-8181. Daim ntawv teev lus (agenda) thiab cov ntaub ntawv hais txog qhov kev sib tham no muaj nyob rau ntawm www.fresno.gov.





Meeting Agenda - FINAL

January 16, 2019

Kev Xaiv (Voting Session).

- 1. Qhib Kev Sib Tham
 - ix. Tshaj Tawm Txog Kev Txhais Lus
 - x. Hu Txheeb Cov Neeg Tuaj
 - xi. Piav Txog Kab Ke Kev Sib Tham
 - xii. Muab Kev Pom Zoo Rau Cov Rooj Sib Tham Nram No:
 - g) August 22, 2018 Voting Meeting
 - h) October 24, 2018 Orientation Session II: Development Code
 - i) November 28, 2018 Non-Voting Meeting
- 2. Qhib Rau Sawv Daws Hais Txog Cov Kev Coj Qhia (Guiding Principles) thiab Kev Siv Daim Av (Land Use Map)
- 3. Cov Kev Pauv (Amendments) Rau Cov Kev Coj Qhia (Draft Guiding Principles)
 - xv. Cov kev pauv rau qhov kev ua liaj/teb (agriculture section) ntawm Cov Kev Coj Ohia
 - xvi. Cov kev pauv rau qhov chaw muag khoom (retail section)
 - xvii. Cov kev pauv rau qhov chaw ua vaj/tsev (housing section)
 - xviii. Cov kev pauv rau qhov chaw ua chaw ua si thiab kev taug (parks and trails section)
 - xix. Cov kev pauv rau qhov chaw tseg seem cia (catalytic corridors section)
 - xx. Cov kev pauv rau qhov chaw tseg ua kev mus los (transportation section)
 - xxi. Cov kev pauv rau qhov ua tsis hais txog Cov Kev Coj Qhia (not pertaining to a section of the DRAFT Guiding Principles)
- 4. Cov kev pauv rau daim ntawv teev Kev Siv Daim Av (Land Use Map)
- 5. Cov Yuav Ua Tom Ntej (Next Steps)
- 6. Kev Tshaj Lus los ntawm Pab Neeg Khiav Hauj Lwm
- 7. Cov Kev Sib Tham Uas Tsis Tau Hais Tseg
- 8. Kaw Kev Sib Tham

Rooj Sib Tham Lwm Zaus – Yog Hnub Wednesday, Lub Ib Hlis Ntuj, Tim 30, 2019, 6:00 tsaus ntuj – 9:00 tsaus ntuj, ntawm Central High School – East Campus, Chav Ua Mov – yuav rov xyuas txog thiab muab kev pom zoo rau daim ntawv siv cov av thiab cov kev coj qhia (amended draft land use map and guiding principles).





Meeting Agenda - FINAL

January 16, 2019

ਸਟੀਰਿੰਗ ਕਮੇਟੀ ਮੀਟਿੰਗ ਏਜੰਡਾ - ਅੰਤਮ ਬੁੱਧਵਾਰ, ਜਨਵਰੀ 16, 2019 6:00 PM - 9:00 PM ਕੇਂਦਰੀ ਹਾਈ ਸਕੂਲ - ਪੁਰਬੀ ਕੈਂਪਸ (ਕੈਫੇਟੇਰੀਆ) 3535 ਐਨ. ਕੁਰਨੇਲੀਆ ਐਵਨਿਊ ਫ਼ੇਸਨੇ, ਸੀਏ 93722

ਸਟੀਰਿੰਗ ਕਮੇਟੀ ਮੇਮੂਬਰ:

David Pena, Chairperson Joseph Martinez Tiffany Mangum

Deep Singh, Vice Chairperson Jeff Roberts Eric Payne

Dennis Gaab Tina McCallister - Boothe, Alternate

Bill Nijjer John Kashian Gurdeep Shergill Cathy Caples

ਮੀਟਿੰਗ ਕਮਰਾ ਸਰੀਰਕ ਤੌਰ ਤੇ ਅਪਾਹਜ ਹੋਣ ਲਈ ਪਹੁੰਚਯੋਗ ਹੈ, ਅਤੇ ਇੱਕ ਅਨੁਵਾਦਕ ਦੀਆਂ ਸੇਵਾਵਾਂ ਉਪਲਬਧ ਕੀਤੀਆਂ ਜਾ ਸਕਦੀਆਂ ਹਨ. ਅਪਾਹਜ ਲੋਕਾਂ, ਹਸਤਾਖਰ ਕਰਨ ਵਾਲਿਆਂ, ਸਹਾਇਕ ਸੂਣਨ ਯੰਤਰਾਂ ਜਾਂ ਅਨੁਵਾਦਕਾਂ ਲਈ ਵਾਧੂ ਰਿਹਾਇਸ਼ ਲਈ ਬੇਨਤੀਆਂ ਮੀਟਿੰਗ ਤੋਂ ਇਕ ਹਫਤੇ ਪਹਿਲਾਂ ਕੀਤੀ ਜਾਣੀਆਂ ਚਾਹੀਦੀਆਂ ਹਨ, ਹਾਲਾਂਕਿ ਬਾਅਦ ਦੀਆਂ ਬੇਨਤੀਆਂ ਨੂੰ ਪੂਰਾ ਕਰਨ ਲਈ ਹਰ ਕੋਸ਼ਿਸ਼ ਕੀਤੀ ਜਾਵੇਗੀ. ਕਿਰਪਾ ਕਰਕੇ 559-621-8181 ਤੇ ਵਿਕਾਸ ਅਤੇ ਸਰੋਤ ਪ੍ਰਬੰਧਨ ਨੂੰ ਕਾਲ ਕਰੋ ਏਜੰਸੀ ਅਤੇ ਕਿਸੇ ਵੀ ਸਬੰਧਤ ਸਟਾਫ ਰਿਪੋਰਟਾਂ www.fresno.gov ਤੇ ਉਪਲਬਧ ਹਨ





Meeting Agenda – FINAL

January 16, 2019

ਵੋਟਿੰਗ ਸੈਸ਼ਨ:

- 1. ਕਾਲ ਟੂ ਆਰਡਰ
 - i. ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਦੀ ਘੋਸ਼ਣਾ
 - ii. ਮਾਸਟਰ ਰੋਲ ਕਾਲ
 - iii. ਮੀਟਿੰਗ ਪਰੋਟੋਕੋਲ ਦੀ ਸਮੀਖਿਆ
 - iv. ਹੇਠ ਲਿਖੀਆਂ ਮੀਟਿੰਗਾਂ ਲਈ ਮੀਟਿੰਗ ਸਮਰੀ ਦੀ ਮਨਜ਼ੂਰੀ
 - a) ਅਗਸਤ 22, 2018 ਵੋਟਿੰਗ ਮੀਟਿੰਗ
 - b) ਅਕਤੂਬਰ 24, 2018 ਸਥਿਤੀ ਸੈਸ਼ਨ II: ਵਿਕਾਸ ਕੋਡ
 - c) ਨਵੰਬਰ 28, 2018 ਗੈਰ-ਵੋਟਿੰਗ ਮੀਟਿੰਗ
- 2. ਡਰਾਫਟ ਗਾਈਡਿੰਗ ਪ੍ਰਿੰਸੀਪਲਜ਼ ਐਂਡ ਲੈਂਡ ਯੂਜ ਮੈਪ ਤੇ ਪਬਲਿਕ ਟਿੱਪਣੀ
- 3. ਡਰਾਫਟ ਗਾਈਡਿੰਗ ਪ੍ਰਿੰਸੀਪਲਜ਼ ਵਿੱਚ ਸੋਧ
 - i. ਡਰਾਫਟ ਗਾਈਡਿੰਗ ਪ੍ਰਿੰਸੀਪਲਸ ਦੇ ਖੇਤੀਬਾੜੀ ਸੈਕਸ਼ਨ ਵਿੱਚ ਸੋਧ
 - ii. ਡਰਾਫਟ ਗਾਈਡਿੰਗ ਦੇ ਪ੍ਰਿੰਸੀਪਲ ਦੇ ਰਿਟੇਲ ਭਾਗ ਵਿੱਚ ਸੋਧ
 - iii. ਡਰਾਫਟ ਗਾਈਡਿੰਗ ਪ੍ਰਿੰਸੀਪਲਸ ਦੇ ਹਾਊਜ਼ਿੰਗ ਸੈਕਸ਼ਨ ਵਿੱਚ ਸੋਧ
 - iv. ਡਰਾਫਟ ਗਾਈਡਿੰਗ ਪ੍ਰਿੰਸੀਪਲ ਦੇ ਪਾਰਕ ਅਤੇ ਟ੍ਰੈੱਲਸ ਸੈਕਸ਼ਨਾਂ ਵਿੱਚ ਸੋਧ
 - v. ਡਰਾਫਟ ਗਾਈਡਿੰਗ ਪ੍ਰਿੰਸੀਪਲਸ ਦੇ ਕੈਟੈੱਲਟਿਕ ਕੋਰੀਡੋਰਸ ਸੈਕਸ਼ਨ ਵਿੱਚ ਸੋਧ
 - vi. ਡਰਾਫਟ ਗਾਈਡਿੰਗ ਪ੍ਰਿੰਸੀਪਲਸ ਦੇ ਆਵਾਜਾਈ ਹਿੱਸੇ ਵਿੱਚ ਸੋਧਾਂ
 - vii. ਡਰਾਫਟ ਗਾਈਡਿੰਗ ਪ੍ਰਿੰਸੀਪਲਜ਼ ਦੇ ਵਿੱਚ ਉਹ ਸੋਧ ਜੋ ਇਕ ਭਾਗ ਤੋਂ ਸੰਬੰਧਿਤ ਨਹੀਂ
- 4. ਡਰਾਫਟ ਲੈਂਡ ਯੂਜ ਮੈਪ ਦੇ ਸੰਸ਼ੋਧਨ
- 5. ਅਗਲਾ ਕਦਮ
- ਸਟੀਅਰਿੰਗ ਕਮੇਟੀ ਦੀਆਂ ਘੋਸ਼ਣਾਵਾਂ
- 7. ਅਣ-ਨਿਰਧਾਰਤ ਸੰਚਾਰ
- 8 ਮੁਲਤਵੀ

ਅਗਲੀ ਮੀਟਿੰਗ - ਬੁੱਧਵਾਰ, ਜਨਵਰੀ 30, 2019, ਸ਼ਾਮ 6:00 ਤੋਂ 9:00 ਵਜੇ ਤਕ, ਕੇਂਦਰੀ ਹਾਈ ਸਕੂਲ - ਈਸਟ ਕੈਂਪਸ, ਕੈਫੇਟੇਰੀਆ ਵਿੱਚ ਹੋਵੇਗੀ - ਜਿਸ ਵਿੱਚ ਸੋਧੇ ਹੋਏ ਡ੍ਰਾਫ਼ੂ ਨੂੰ ਜ਼ਮੀਨ ਦੀ ਵਰਤੋਂ ਦੇ ਨਕਸ਼ੇ ਅਤੇ ਨਿਰਦੇਸ਼ਕ ਸਿਧਾਂਤਾਂ ਦੀ ਸਮੀਖਿਆ ਅਤੇ ਸੁਝਾਅ ਦੇਣ ਬਾਰੇ ਚਰਚਾ ਹੋਵੇਗੀ।



Steering Committee Meeting January 16, 2019

WEST AREA SPECIFIC PLAN STEERING COMMITTEE

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

Voting Meeting



CALL TO ORDER

Announcement of Translation Services

Master Roll Call

Review of Meeting Protocol

Approval of Meeting Summary for the following meetings:

i. August 22, 2018

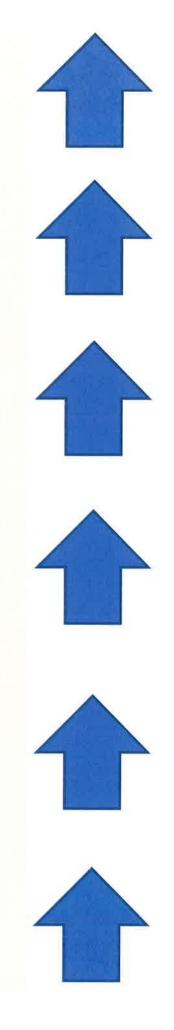
ii. October 24, 2018

iii. November 28, 2018

Voting Meeting Orientation Session II: Development Code Non-Voting Meeting

Overview of Plan Process

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
- 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, November, and January
- Conceptual land use option selected
- Draft land use map and guiding principles released November 28, 2018
 - Ag-tourism workshop (Spring 2019)

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



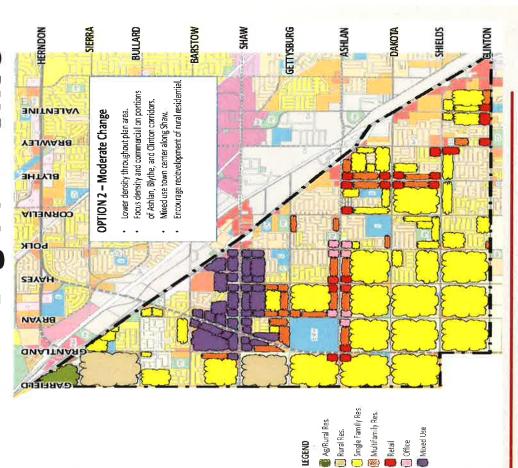
The path to a draft land use map and guiding principles

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 incorporate input received from community members Specific Plan, and how the Plan can best benefit the future of the West Area. The guiding principles are designed to form the direction of the West Area and formal recommendations of the Steering Committee.



Agriculture

- vegetation, shrubs, and trees that can serve to provide Incorporate elements of agriculture in future parks by planting a mixture of native drought-tolerant 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

- retail establishments to serve the needs of the West Area community. Such establishments include grocery stores, Attract desired and needed large-scale and small-scale department stores, boutiques, and convenience stores. bakeries, restaurants other than fast food places,
- stores, short-term loan and pawn shops, and adult stores. establishments such as liquor stores, tobacco and vapor Discourage the expansion of undesirable retail
- Encourage the development of retail establishments along commercial corridors.



Housing

- accommodate multi-generational households. Encourage the development of housing to
- along corridors and streets that have access to transit Encourage multi-family dwelling units to be located 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.
- members using pedestrian and bicycle pathways, transit neighborhoods that are easily accessed by community Create parks that are within existing and planned services, or motor vehicle.
- Fransportation Plan for class I bicycle lanes, and class II Maintain the vision of the General Plan and the Active bike lanes planned for in the West Area.

Catalytic Corridors

Veterans Boulevard, West Shields Avenue, West along West Shaw Avenue, West Ashlan Avenue, commercial, mixed-use, and multi-family uses development of civic, park space, retail and Encourage the orderly and consistent Clinton Avenue, and Blythe Avenue.



Transportation

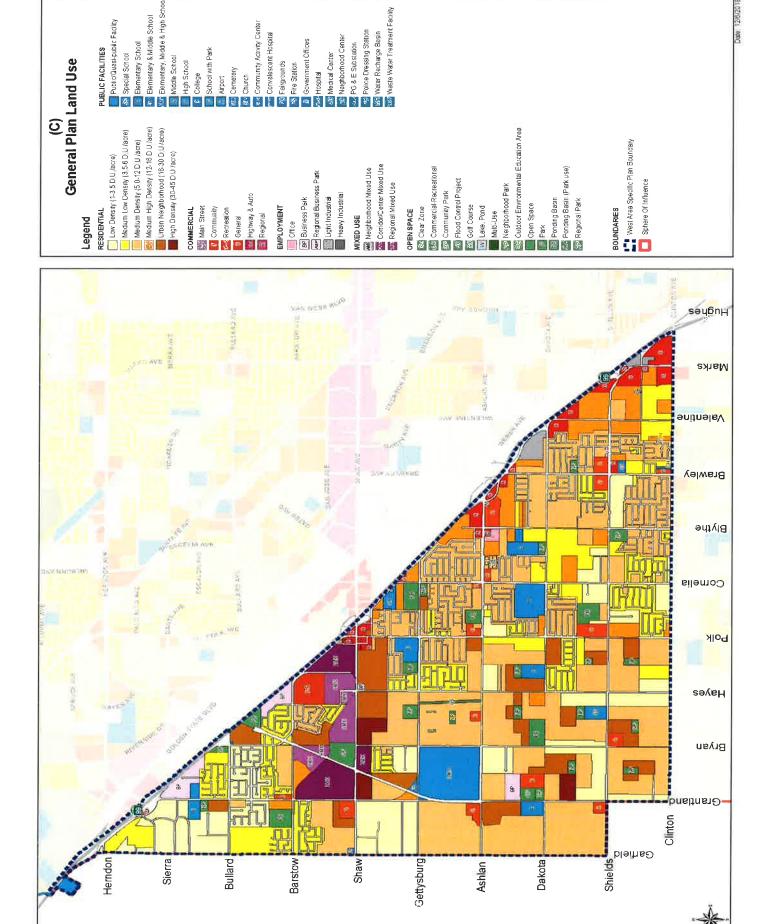


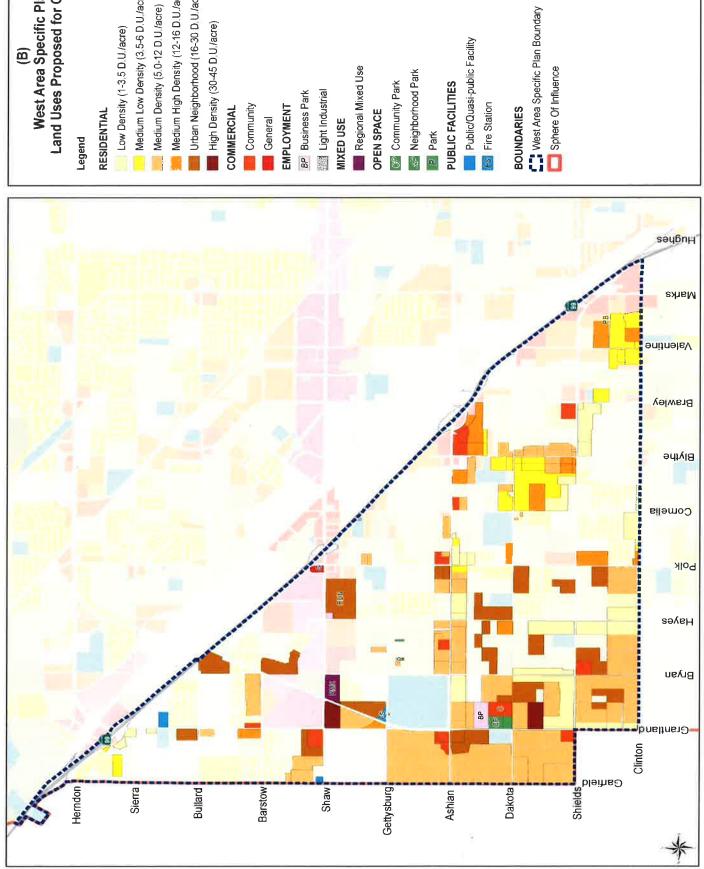
- Accommodate and improve roadway access, connectivity, and mobility among all modes of transportation.
- Accommodate planned transit services in the West Area by locating routes near or adjacent to the community centers, schools, parks, and retail centers.
- Provide a complete, safe, and well-maintained sidewalk network from residential neighborhoods to commercial centers, schools, parks, and community centers.
- network that allows for efficient and smooth access from Provide a complete, safe, and well-maintained roadway the West Area to other sections of the city and region.

USE MAP DRAFT LAND

Draft Land Use Map Facts

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

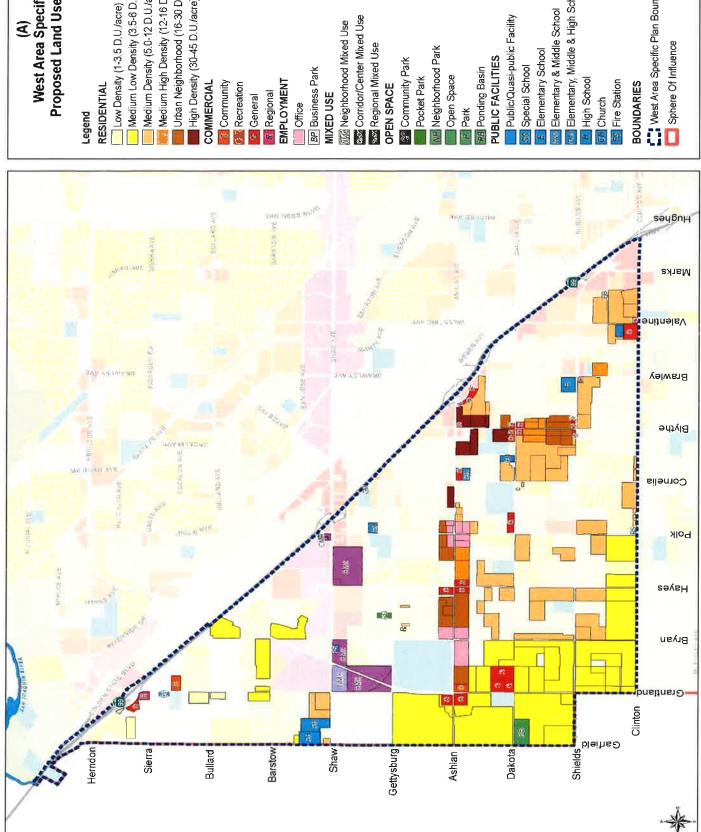




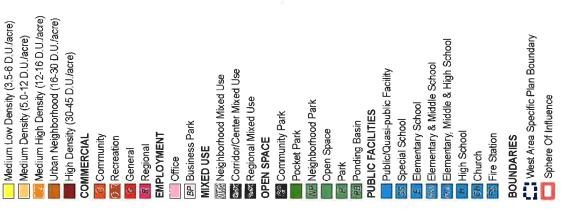
Land Uses Proposed for Change (B) West Area Specific Plan

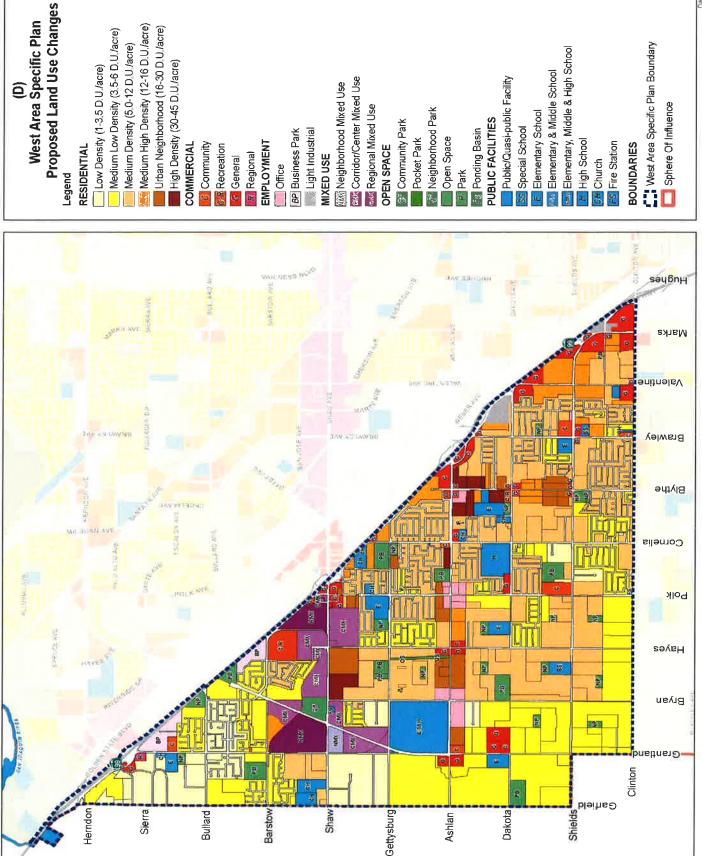
- Low Density (1-3.5 D.U./acre)
- Medium Low Density (3.5-6 D.U./acre)
- Medium High Density (12-16 D.U./acre)
 - Urban Neighborhood (16-30 D.U./acre)

- Public/Quasi-public Facility



Proposed Land Use Changes (A) West Area Specific Plan





(D) West Area Specific Plan

			CITY LIMITS			GROWTH AREA	4		PLAN AREA TOTAL	
v	general Plan land dse Designations	GENERAL PLAN ACRES	WEST ARLA 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	OVERALL RESULT
_	Low	146.20	95.43		67.159	405.94		617.79	545.51	
_	Medium Low	342.37	990.41		243,59	601.41		128.97	1593.83	
_	Medium	1460.88	1118.53		£1.962	822.15		2357.00	1940.58	
	Medium High	261.09	215.14		EF.33	45.36		348.42	265.10	
	Urban Neighborhood	214.65	77.42		213.96	PM.24		19329	171.66	
	High	28.00	84.62		37,76	0.00		65.76	79'48	
	SUBTOTAL	2693.19	2582.95	110.24	2151.36	1974.70	176.66	4844.55	4601.41	243.14
_	Community	477	17.16		56.79	11.23		33 85	9F:#	
	Recreation	41.14	45.80		00'0	0.00		MC15	45.80	
	General	141.59	171.92		1.63	98.00	4	14321	239.92	4
	Regional	0.00	000		00'0	753		870	127	
	SUBTOTAL	264.80	234.88	29.92	58.42	109.47	45.05	323.21	338.35	15,14
	Office	7.51	15.24		0.00	87.20		12.5	70.15	
	Business Parts	22.71	20.57	4	54.40	35.45	4	77.11	56.02	4
_	Light Industrial	33.13	32.75		00'0	0.00		33.13	5.0	
_	SUBTOTAL	63.35	96.26	32.91	54.40	62.66	8.216	117.75	158.92	41.17
_	Neighborhood	0.00	000		0.00	18.71		0.00	18.21	
_	Corridor - Center	106.19	72.191	4	00.0	SOURS		105.19	232.41	<
_	Regional	144.72	8E 42T		00'0	0.00		144.72	127.39	
_	SUBTOTAL	250.90	308.96	58.06	00.00	90'69	90'69	250.90	378.02	127.12
	Pocter Park	2.48	รั		0.00	0.00		2.45	1.55	
	Neighborhood Park	36.67	36.67		47.04	47.04		£3.71	83.71	
	Community Park	24.20	24.20		13.98	0.00		34.16	24.20	
	Regional Park	0.00	000		00'0	53.40		0070	8078	
_	Open Space	5.03	503	1	1.76	1.76	\	673	6,79	4
	Ponding Basin	87.06	86.99		40,12	39.60		107.18	65,527	
	SUBTOTAL	135.41	157.44	22.03	102.90	141.81	38.91	238.31	245.84	7.53
	Public Facility (General)	87	7.84		16.81	157		31.70	22.07	
_	Church	9.93	23.20		1.56	34.60		8711	55.80	
	Special School	957	85		13,88	13.88		16.36	TR TR	
_	Elementary School	56.18	80'99		25.65	25.65		28.13	2175	
_	Elementary/Middle/High School	145.37	144,37		00.0	9.0		146.37	145,37	
_	Migh School	44.95	46.35	4	00'0	0.00	\	46.95	\$6.9\$	4
_	Fire Station	0.20	3.32		5.32	0,00		3	3.32	100

☐ All speakers will be limited to 3 minutes

→ All comments are to be addressed to the Steering Committee during unscheduled communications

Amendments to the Draft Guiding Principles





- vegetation, shrubs, and trees that can serve to provide Incorporate elements of agriculture in future parks by planting a mixture of native drought-tolerant 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

- retail establishments to serve the needs of the West Area community. Such establishments include grocery stores, Attract desired and needed large-scale and small-scale department stores, boutiques, and convenience stores. bakeries, restaurants other than fast food places,
- stores, short-term loan and pawn shops, and adult stores. establishments such as liquor stores, tobacco and vapor Discourage the expansion of undesirable retail
- Encourage the development of retail establishments along commercial corridors.



Housing

- accommodate multi-generational households. Encourage the development of housing to
- along corridors and streets that have access to transit Encourage multi-family dwelling units to be located 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.
- members using pedestrian and bicycle pathways, transit neighborhoods that are easily accessed by community Create parks that are within existing and planned services, or motor vehicle.
- Transportation Plan for class I bicycle lanes, and class II bike lanes planned for in the West Area. Maintain the vision of the General Plan and the Active

Catalytic Corridors

along West Shaw Avenue, West Ashlan Avenue, Veterans Boulevard, West Shields Avenue, West commercial, mixed-use, and multi-family uses development of civic, park space, retail and Encourage the orderly and consistent Clinton Avenue, and Blythe Avenue.



Transportation



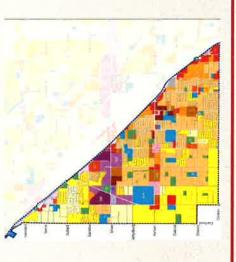
- Accommodate and improve roadway access, connectivity, and mobility among all modes of transportation.
- Accommodate planned transit services in the West Area by ocating routes near or adjacent to the community centers, schools, parks, and retail centers.
- Provide a complete, safe, and well-maintained sidewalk network from residential neighborhoods to commercial centers, schools, parks, and community centers.
- network that allows for efficient and smooth access from the West Area to other sections of the city and region. Provide a complete, safe, and well-maintained roadway

OTHER AMENDMENTS TO THE GUIDING PRINCIPLES

AMENDMENT(S) TO LAND USE MAP

A. Selection of Regional Park Option

B. Other Amendments to the Land Use



OPTION A: Regional Park in the northern part of the Plan Area

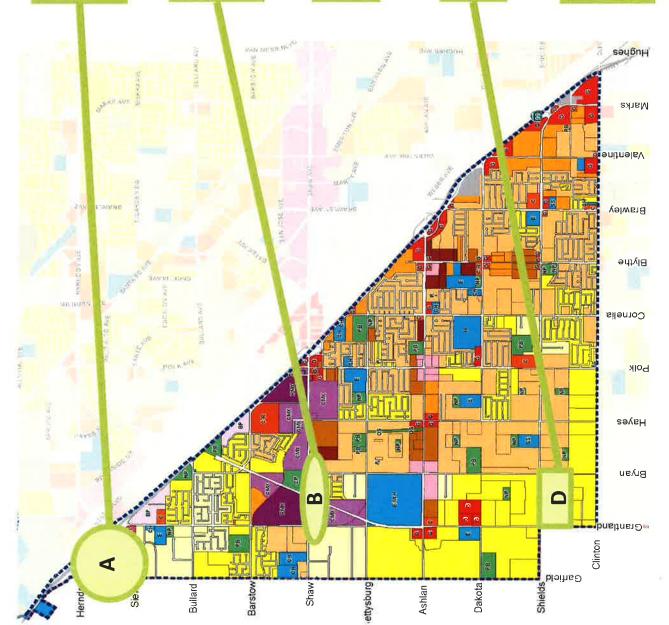
OPTION B: Regional Park straddles both sides of Shaw Ave OPTION C: Joint effort with CUSD for a Regional Park

OPTION D: Regional Park on Grantland/Shields

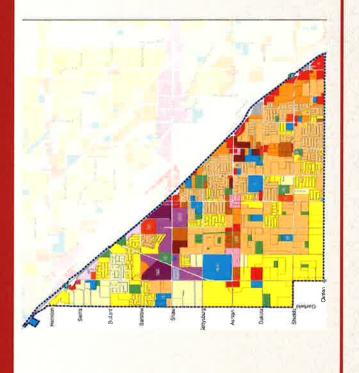
Regional Park on the Land

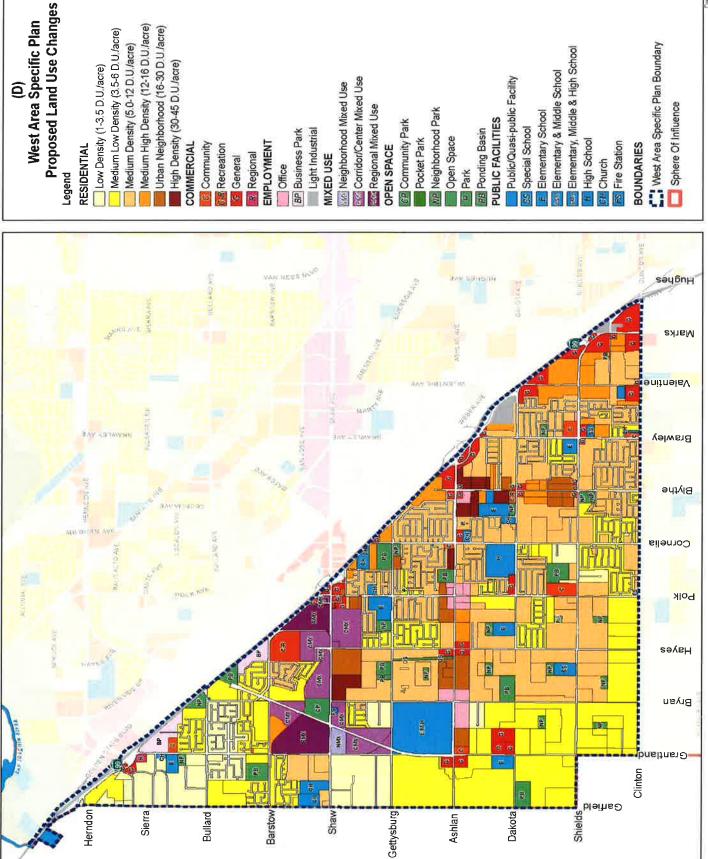
Use Map

OPTION E: Do not show a



THE ROWENTS TO TELENDUSE ME





(D) West Area Specific Plan

- A. Recommendation of land use map and guiding principles (January 30, 2019)
- B. Plan Initiation to Planning Commission & City Council (Spring 2019)
- C. Award a Consultant Contract for the Completion of an Environmental Impact Report & Infrastructure Financing Plan (starting in Spring 2019)

ANNOUNCEMENTS FROM STEERING COMMITTE MEMBERS

UNSCHEDULED COMMUNICATIONS

All speakers will be limited to 3 minutes

■ All comments are to be addressed to the Steering Committee during unscheduled communications

Next meeting: January 30, 2019, Central High School - East Campus, Cafeteria – 6:00 p.m.



MEMORANDUM

TO: STEERING COMMITTEE CHAIRPERSON AND MEMBERS

FROM: RODNEY HORTON, PLANNER III

Development and Resource Management Department

DATE: January 16, 2019

SUBJECT: AGENDA ITEM #1: CALL TO ORDER

ANNOUNCEMENT OF TRANSLATION SERVICES

The meeting is scheduled to be called to order at 6:00 p.m., or as soon as there is a quorum of at least (6) Steering Committee members. The chairperson will call the meeting to order and request Hmong, Punjabi, and Spanish translators to make an announcement of translation services. Each of the three translators will make an announcement in the language they are translating for.

MASTER ROLL CALL

At the direction of the Chairperson, staff will conduct a master roll call to determine quorum immediately after the announcement of translation services.

REVIEW OF MEETING PROTOL

After the master roll call is completed and at the direction of the Chairperson, staff will provide a brief review of the meeting agenda and protocol.

APPROVAL OF MEETING SUMMARY

For the information of the members, the draft meeting summary for the August 22, 2018, October 24, 2018, and November 28, 2018 Steering Committee meetings are included in your packet for review. The chairperson will call for a motion to accept the draft meeting summary for the abovementioned meetings, as presented. A motion and a second are required.

Process:

Chairperson: Is there a motion to accept the draft meeting summary for the August 22, 2018, October 24, 2018, and November 28, 2018 Steering Committee meetings, as presented?

Member A: I move to accept the draft meeting summary for the August 22, 2018, October 24, 2018, and November 28, 2018 Steering Committee meetings, as presented.

Member B: I second the motion.

Chairperson: Is there any discussion? (If no discussion, the Chairperson may proceed to a vote).



Wednesday, August 22, 2018 Meeting Summary - DRAFT Steering Committee

David Pena, Chairperson Deep Singh, Vice Chairperson

Dennis Gaab **Jeff Roberts**

Gurdeep Shergill

Joseph Martinez John Kashian

Tiffany Mangum Bill Nijjer

Cathy Caples Eric Payne

Tina McCallister - Boothe, Alternate

The Steering Committee met on Wednesday, August 22, 2018, 6:00 p.m. at Glacier Point Middle School, Cafeteria/Multipurpose Room, 4055 N. Bryan Avenue, Fresno, CA 93723.

Voting Session.

1. CALL TO ORDER:

Chairperson Pena called the Steering Committee meeting to order at 6:15 p.m. An announcement of translation services in Hmong, Punjabi, and Spanish was made by Orchid Interpreting, Inc.

2. MASTER ROLL CALL:

MEMBERS:

PRESENT 8 - Chairperson David Pena, Vice Chairperson Deep Singh, Bill Nijjer, Cathy Caples, Eric Payne, Gurdeep Shergill, Jeff Roberts, and Tiffany Mangum (via telephone -

ABSENT 3 - Dennis Gaab, John Kashian, and Joseph Martinez

CITY STAFF PRESENT:

Jennifer K. Clark, Director, DARM

Talia Kolluri, Supervising Deputy City Attorney, City Attorney's Office

Andrew Benelli, Assistant Director, Public Works

Sophia Pagoulatos, Planning Manager, DARM

Michael Andrade, GIS Specialist, DARM

Leonor Ayala, Engineer, Public Works Department

Kevin Gray, Supervising Engineer Tech, Public Utilities

Kara Hammerschmidt, Service Aide, DARM

Rodney Horton, Planner, DARM

3. APPROVAL OF MEETING SUMMARY

Moved by Member Caples, seconded by Member Payne to approve the meeting summary of July 25, 2018. No discussion was held. At the request of Chairperson Pena, City staff conducted a roll call vote:

ROLL CALL VOTE

CHAIRPERSON PENA
AYE
VICE CHAIRPERSON SINGH
AYE
MEMBER CAPLES
AYE
MEMBER MANGUM (via telephone)
MEMBER NIJJER
MEMBER PAYNE
AYE
MEMBER ROBERTS
NOT VOTING
MEMBER SHERGILL
AYE

BER SHERGILL AYE

ROLL CALL TALLY: 6 – AYES, 0 – NOES, 2 – NOT VOTING

4. MEETING PROTOCOL AND OVERVIEW OF PLAN PROCESS

The public and the Steering Committee was informed that the purpose of the meeting was to select one of the three conceptual land use options that was presented at the July 25, 2018 Steering Committee meeting. The conceptual land use option will help form the draft land use map and specific plan. Meeting attendees were provided an overview of the plan process and the work that was completed to this point. The public was informed of the next steps for the project. Finally, City staff provided a brief review of the meeting protocol to the public and Steering Committee.

5. CONCEPTUAL LAND USE OPTIONS

City staff provided a brief overview of the land use designations and three conceptual land use options. The public was informed that the difference between the conceptual land use options focused on more change, moderate change, or less change in potential land use designations.

Chairperson Pena opened the floor to the public and received the following comments:

Lee Ayres, CEO

Tree Fresno

Mr. Ayres announced that Tree Fresno will be completing a Community Landscapes Plan that will incorporate a significant portion of the West Area Specific Plan area. The Community Landscapes Plan project area will be located west of Highway 99 to Garfield Avenue and extend from Highway 180 to West Shaw Avenue. The plan will recommend trees and vegetation that will be appropriate for the area to reduce air pollution. He also mentioned the land use policy for the area can also help reduce air pollution by lowering vehicle miles travelled.

Tina McCallister - Booth

Grantland/Roberts

Ms. McCallister – Boothe inquired as to why the map showing the City's Sphere of Influence was not similar to the map showing the area of police department coverage.

Bill Robinson

Development Consultant

Mr. Robinson felt that parcelization needs to be addressed in the plan. He mentioned that a developer needs to acquire significant land in order to effectively build a project.

Unnamed Speaker

The speaker does not want to see additional development occur in the West Area. The speaker would like for agriculture and open space to remain.

Jason Hall

Property Owner

Mr. Hall stated that he lives outside of the plan area. The property owner inquired about transportation planning for the West Area.

Felipe Arballo

6109 N. Caspian Avenue

Mr. Arballo doesn't support the conceptual land use option with less change. He would like to see more commercial development so that people would not need to cross Highway 99 for goods and services.

Terry Cox

Resident

Ms. Cox mentioned that this area should have housing that goes beyond starter homes. People should be able to purchase a home in this area that will meet all of their needs without having to move somewhere else. The goal of this plan is to build a strong community.

Chairperson Pena closed public comments and returned the discussion to the Steering Committee:

Member Shergill

Member Shergill felt the West Area needs to positively change. This area deserves to have planned trails, parks, and greenspace. He mentioned that he has spoken to individuals in the community as to what they envision for the plan area, and he said that people have told him that they liked conceptual land use option number 2.

Member Roberts

Member Roberts mentioned that development is focused primarily north of West Clinton Avenue. He stated he is in favor of Option No. 2. He believes single-family homes are important and there should be a variety of options for the development of single-family homes.

Member Caples

Member Caples stated she also spent time speaking with members of the community and reviewed other plans around the city. She liked how the Steering Committee members of other plans spent a significant amount of time communicating the vision for their community. She believes the West Area is a residential-based area. She mentioned that she struggles with all of the conceptual land use options. She wants to see future development that may occur to respect agriculture, and have a greater discussion on improving the environment. Member Caples explained her proposal to modify conceptual land use option number 3.

Vice Chairperson Singh

Vice Chairperson Singh asked questions in regards to the relationship of the West Area Specific Plan to the General Plan. Planning Manager Sophia Pagoulatos mentioned that the General Plan is likely to be amended to be consistent with the Specific Plan. She also clarified that existing entitlement applications may proceed if permitted before the adoption of the Specific Plan. Vice Chairperson Singh mentioned that this plan must correct the historic injustices to the West Area.

Member Nijjer

Member Nijjer wanted clarification on the conceptual land use options. He would like to preserve agriculture and promote agri-tourism. Staff clarified that the selection of a conceptual land use option would not be the end of the plan process.

Member Roberts

Member Roberts asked questions to Member Caples in regards to the location of a regional park in her modified conceptual land use option number 3 proposal. Assistant Director Andrew Benelli clarified that Veterans Boulevard matches grade before arriving at Barstow Avenue. Member Roberts said he liked the idea of a regional park, but would like to see it occur through a dual designation.

Member Payne

Member Payne stated that based on public comment and his discussion with members of the community, he is inclined to support conceptual land use option number 3.

Motions

Member Payne moved to recommend conceptual land use option number 3. The motion died for a lack of a second.

Moved by Member Shergill, seconded by Member Nijjer to select conceptual land use option number 2, and to plan for a regional park in the West Area through dual designation. After discussion among the members of the Steering Committee a roll call vote was conducted:

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER CAPLES	AYE
MEMBER MANGUM (via telephone)	NOT VOTING
MEMBER NIJJER	AYE
MEMBER PAYNE	AYE
MEMBER ROBERTS	AYE
MEMBER SHERGILL	AYE

ROLL CALL TALLY: 7 - AYES, 0 - NOES, 1 - NOT VOTING

6. STEERING COMMITTEE COMMENTS

Member Roberts wants to be sure that the land use changes incorporated in the West Area Specific Plan do not negatively impact homeowners who do not intend to sell or develop their property.

Member Caples would like to see better sidewalk connectivity within the plan area.

Member Shergill appreciated everyone providing feedback at the meetings. He mentioned that this is a historical moment for the West Area.

Member Payne thanked everyone for being involved in the plan process, and encouraged everyone to continue to be in the process.

Chairperson Pena reminded everyone that the plan process is not over and he thanked the Steering Committee members for their input.

7. UNSCHEDULED COMMUNICATIONS

Naomi Hernandez

3279 N. Berlin Avenue

Ms. Hernandez wanted to thank the Steering Committee members for seeking public comment and involvement on behalf of the West Area community.

8. ADJOURNMENT

The meeting adjourned at 7:35 p.m. on an adjournment motion offered by Member Roberts, with a second by Member Caples. (VOICE VOTE TALLY 7 – AYES, 0 – NOES, 0 – ABSTENTIONS).

Respectfully Submitted,

RSHET URA

Rodney Horton

Staff Representative



Wednesday, October 24, 2018 Meeting Summary – DRAFT Steering Committee

David Pena, Chairperson

Deep Singh, Vice Chairperson

Joseph Martinez

Tiffany Mangum

Cathy Caples

John Kashian

Bill Nijjer

Eric Payne

Jeff Roberts Gurdeep Shergill

Dennis Gaab

Tina McCallister – Boothe, Alternate

The Steering Committee met on Wednesday, October 24, 2018, 6:00 p.m. at Fresno City Hall, 3rd Floor – Conference Room 3078, 2600 Fresno Street, Fresno, CA 93721.

Orientation Session: The Development Code (Non-voting Meeting)

1. CALL TO ORDER:

City staff started the orientation session at 6:21 p.m.

2. MASTER ROLL CALL:

Members:

PRESENT 4 - Chairperson David Pena, Cathy Caples, Gurdeep Shergill, and Jeff Roberts

ABSENT 7 – Vice Chairperson Deep Singh, Tiffany Mangum, Bill Nijjer, Eric Payne, Dennis Gaab, John Kashian, and Joseph Martinez

OTHERS – Assistant Director Dan Zack, CIS Specialist Michael Andrade, Service Aide Kara Hammerschmidt, Public Works Engineer Leonor Ayala, and Planner Rodney Horton

3. PRESENTATION:

Assistant Director Zack started the presentation by providing a handout to all attendees that provided a general overview of the Development Code prior to the release of the draft land use map. He mentioned that the Development Code is an implementation goal from the General Plan. Assistant Director Zack provided a brief overview of the General Plan planned land use designations that included imagery to further describe the difference between density and land use intensity. He described how each zoning district is divided into its own article within the Development Code that provides for permitted uses and design regulations. All attendees asked questions related to the presentation.

4. UNSCHEDULED COMMUNICATIONS:

No comment from the public was heard.

5. ADJOURNMENT:

The orientation session adjourned at 7:35 p.m.

Respectfully Submitted,

Rodney Horton

Staff Representative

Enclosure:

EXHIBIT A - User's Guide to the Development Code

EXHIBIT B - Presentation by Assistant Director Zack



EXHIBIT A – User's Guide to the Development Code

INTRODUCTION

WHAT IS A DEVELOPMENT CODE... AND HOW DOES IT HELP YOU?

Like nearly every city in the United States, Fresno has a Development Code. This document, also known as the Zoning Ordinance, is the DNA of the city. It contains rules for development which ensure that Fresno's growth will take place in an attractive, orderly manner. What parts of the city should have housing, and where are retail businesses allowed? Where can they be mixed together? How tall can buildings be? How much parking must be provided? The Development Code establishes these rules.

In December of 2014, the City Council adopted a new General Plan, which is the big picture vision for Fresno's next twenty years. The Development Code is an essential tool for turning this vision into a reality, and was thus subsequently updated and adopted one year later in December of 2015. This marked the first comprehensive update of the Code since 1962, giving a fresh start to a document which previously had many piecemeal and often unweildy modifications made to it as planning practices and local preferences have changed over the past five decades.

With years of extensive work by national experts and local city planners, and with extensive input from community members and development professionals, the new Development Code is now in use, with a more efficient organizational structure, graphics to supplement the text, and clearer language to present understandable and fair criteria for new development. This is very helpful for people who want to invest in our community, and also for residents who want to understand what kind of projects are allowed near their homes.

INTRODUCTION

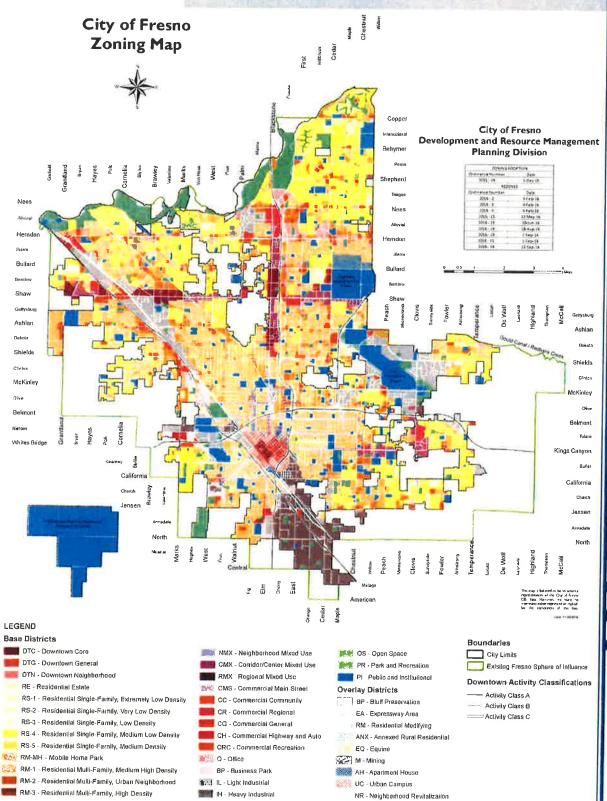
Development proposals which conform to the new requirements will have a streamlined approval process, which should boost economic development. High-quality infill development in older parts of the city has never been as easy as it will be under the new Development Code, ensuring that we have balanced growth over the coming years. At the same time, new homes in existing neighborhoods will be required to fit in with their surroundings, and transitions between single family neighbor-hoods and other districts will be smooth and graceful.

Some businesses are required to obtain a conditional use permit before they can open. This requires that they pay a fee and agree to certain restrictions, such as the hours that they can operate, in order to ensure that they don't negatively impact their neighbors. While this is an important tool for cities to use, the old Code required too many types of businesses to go through this process, which can be both costly and lengthy, before they open. The new Development Code includes built-in measures to minimize conflicts between uses and reduces the number of businesses that will need a conditional use permit.

While most parts of Fresno won't see a dramatic change in what kinds of businesses and buildings are allowed, a few areas will see significant changes. The new Code provides strong protections for existing businesses and buildings in these areas, ensuring that they can continue to operate for as long as their owners would like, without having to shut down or rebuild to meet the new standards. Instead, the new rules won't apply until the owners decide they'd like to try something new on their property.

Overall, the new Development Code, like the General Plan, seeks to make Fresno a city of balance. It will help to create and protect peaceful single family neighborhoods while enhancing multifamily communities that are connected to jobs and transit. It will facilitate convenient shopping areas and robust employment districts. Finally, it will guide the creation of walkable, vibrant mixed-use corridors for Fresnans who prefer a more cosmopolitan lifestyle. Under the new Development Code we will start building the Fresno of tomorrow, today.

ZONING MAP



	30		

GENERAL OVERVIEW

The main purpose of the Residential Single-Family (RS) Districts is to provide a variety of single family residences that suit a wide spectrum of individual lifestyles, needs, and range of housing types for all segments of the community. Single family residences should enhance the character of the city's residential neighborhoods, while maintaining appropriate scale, mass, & character to the surrounding areas. Single Family Residential Districts must also provide for appropriate densities within the ranges established in the General Plan and provide sites for neighborhood-serving uses such as parks, family day cares, libraries, and community facilities.



RE, RS-1, RS-2, RS-3

Location: Cooper River

Builder: Gary McDonalo Homes



Location: Ederberry **3uilder** Lennar Corouration



Location Fancher Creek **Buildon** Wathen Castanos Homes

ZONE DISTRICT

-

RE, RS-1, RS-2, RS-3: Density randomine 3 a reweiting units per racket

85-4: Density range of 3.5 - 6 dwelling, inits per sore

100

RS-5. Density range of 5 - 2 atwelling units per date

SAMPLE OF PERMITTED USES

Single Unit Dwelling, Detached Single Unit Dwelling, Attached Second Dwelling Unit Cotlage Housing Development Adult Family Daycare, Small (6 clients or less). Family Daycore, Small (8 children or less) Residential Care Facility Limited Community & Religious Assembly (less than 2,000 SF) Community Garden Parks & Recreation Facilities, Public Schools, Public or Private Corner Commercial Lodging, Bed & Breakfast Utilities Minor Clop Cultivation Urban Farm Accessory Living Quarters

RS-5
RE, RS-1, RS-2, RS-3, RS-4, RS-5
RS-3, *RS-4, RS-5
RS-1, RS-2, RS-3, RS-4, RS-5
RS-1, RS-2, RS-3, RS-4, RS-5
RS-1, RS-2, RS-3, RS-4, RS-5
RE, RS-1, RS-2, RS-3, RS-4, RS-5

RE, RS-1 RS-2, RS-3, RS-4, RS-5

LOT/SITE STANDARDS







Location: River's Edge

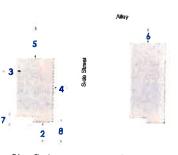
Builder: Bonacielle Neighcorhoods

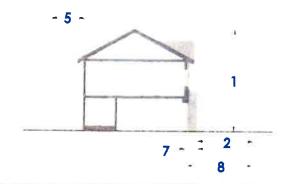
waallon: The Magn.

Builder: McCalfrey Pomes

Standard Lot

Alley Lot





Primary Street	Primary Street

	RESIDENTIAL SINGLE FAMILY (RS) DISTRICTS							
·	(RE)	(RS-1)	(RS - 2)	(RS-3)	(RS-4)	(RS-5)	#	
RESIDENTIAL DENSITY	I du/lot	1 du/lot	1 du/lot	1 du/lot	1 du/lot	1 du/lot		
MINIMUM LOT SIZE	5 acros	36,000 sf	20,000 si	9,000 af	5,000 sf	4,000 st	Г	
MINIMUM LOT SIZE (with Enhanced Streetscape)			980			2,500 st		
MAXIMUM LOT SIZE			ac.	32,000 sf	9.000 sf	6,500 st		
MINIMUM LOT WIDTH							-	
General Standard	110 ft	110 ft	110 ft	70 ft	50 ft	35 11	1	
Corner	110 ft	110 ft	110 ft	80 ft	55 ()	40 11	2	
Reversed Corner	110 ft	(10 ft	110 ft	90 ft	60 ()	50 11	*	
Adjacent to Major Street/Freeway/Railroad	160 ft	160 ft	130 ft	90 ft	70 fl	60 ft		
Curved/Cul-de-Sac	80 ft	80 ft	80 ft	60 ft	40 ft	30 H	3	
MINIMUM LOT DEPTH				0011	4011	9011		
General Standard	130 ft	130 ft	130 ft	100 ft	85 ft	70 ft	4	
Adjacent to Major Street	200 ft	200 ft	130 ft	110 ft	100 (1	90 ff	4	
Adjacent to Freeway or Railroad	200 ft	200 ft	150 ft	150 ft	120 ()	120 ft	4	
MAXIMUM HEIGHT	35 ft	35 ft	35 ft	35 ft	35 II	35 ft	1	
MINIMUM SETBACKS								
Front	35 ft	35 ft	30 ft	25 ft	13 //	1311	2	
Front, with Enhanced Streetscape	-	33 11	-	23 11	8 fl	511	4	
Interior Side	10 ft	10 ft	10 fl	5 ft	10 11 •	811.**	3	
Street Side	35 ft	25 ft	25 ft	20 ft	10 ft	10 ft	4	
Rear	20 ft	20 ft	20 ft	20 ft	10 /1	10.0	5	
Alley	20 ft	20 ft	20 ft	5 ft	5 11	-	6	
Freeway/Railroad	50 (1	50 ft	S0 (I	50 ft	50 (1	50 11		
Garage, from back of sldewalk or curb	*	×	35 ft	30 ft	18 ft	18.8	8	
Garage. Irom prinary laçade	*		4 ft	4 ft	4 ft	4.8	7	
MAXIMUM LOT COVERAGE	30%	30%	30%	35%	50%	60%		

CENERAL OVERVIEW

The main purpose of the Residential Multi-Family (RM) Districts is to provide a variety of multi-family housing types for individual lifestyles and space needs, and ensure continued availability of a range of affordable housing opportunities necessary to sustain a diverse labor force. Multi-family housing should provide opportunities for the development of higher-density and affordable housing in neighborhoods throughout the city. New development and alterations to existing structures must preserve, protect, and enhance the scale, mass, and character of these medium and high-density zones and promote the development of walkable, transit-supported neighborhoods.



Location: Boulder Greek
Builder: Spencer Enterprises



Location: The Colswolds **Builder:** Wilson names



Location To 12 Fullar Suilder: GV Urban

ZONE DISTRICT

RM-MH, RM-1: Density range on 2 is a awalling and sections

RM-2: Density many the sould be welling units become

RM+3: Density cargo of 30 - 45 exceeding on expensions

SAMPLE OF PERMITTED USES

Single Unit Dwelling, Detached Single Unit Dwelling, Attached

Duplex

Multi-Unit Residential

Cottage Housing Development

Adult Family Daycare, Small (6 clients or less)

Family Daycare, Small (8 children or less)

Group Residential. Small (6 persons or less)

Mobile Home Parks

Residential Care Facilities, Limited

Community & Religious Assembly (less than 2,000 SF)

Community Garden

Cultural Institutions

Day Care Centers

Parks & Recreation Facilities, Public

Schools, Public or Private

Lodging, Bed & Breakfast

Utilities, Minor

RM-1

RM-I_RM-2

RM-1, RM-2, RM-3

RM-1, RM-2, RM-3

RM-1, RM-2, RM-3, RM-MH

RM-1, KM-2, RM-3, RM-MH

RM-1, RM-2, RM-3

RM-мН

RM-1, RM-2, RM-3

RM-1, RM-2, RM-3, RM-MH

RM-1, RM-2, RM-3, RM-MH

RM-2, RM-3

RM-2, RM-3

RM-1,* RM-2,* RM-3*

RM-1, RM-2, RM-3, RM-MH

RM-1 RM-2, RM-3, RM-MH RM-1, RM-2, RM-3, RM-MH

Standard Lot Alley Lot 7 Portuning 5 8 9 9 Primary Street Primary Street Primary Street ROW / Property Line PLAN VIEW All Diedrot All Di

	RESIDENTIAL MULTI-FAMILY (RM) DISTRICTS						
	(RM - MH)	(RM-1)	(RM-2)	[RM-3]	,		
MINIMUM DENSITY	12 du/ac	12 du/ac	16 do/ac	30 du/ac			
MAXIMUM DENSITY	16 du/ac	1.6 du/ac	30 du/ac	45 du/ac			
MAXIMUM HEIGHT	35 H	40.ft	50 11	60 ff	1		
SETBACKS							
Front (Minimum)	10 ft	10.11	10 ff	I O ft	2		
Front (Maximum)	20 ft	20 ft	20 ft	20 ff	2		
Interior Side (Minimum)	5 ft	10 ft *	511	5 ft	3		
Street Side (Minimum, Parcel <125 ft. in depth)	10 ft	TO ff	10 ft	10.0	4		
Street Side (Minimum, Parcel >125 ft. in depth)	15 ff	1.5 ft	15 ft	15 ft	5		
Roar (Minimum)	10 ft	20 H	15 ft	15#	5		
Alley (Minimum)	3 #	3 ff	3 ff	3 11 -	6		
Parking, from back of sidewalk or curb (Minimum)	30 ft	30 ft	30 ft	30 H	7		
MINIMUM FRONTAGE COVERAGE		50%	50%	50%			
MAXIMUM LOT COVERAGE	50%	50%	50%	60%			
MINIMUM ON-SITE OPEN SPACE (% of Lot Area)	FILE	20%	1.5%	10%			

GENERAL OVERVIEW

he purpose of the Mixed-Use (MX) Districts is to promote pedestrian-oriented intill develop-ment, intensification, and reuse of land that will create a unified, distinctive, tive urban center with appropriate transitions to adjacent residential neighborhoods. These districts should provide options which reduce the need for private automobile in order to minimize air pollution from vehicle miles traveled. The goal is to achieve an active social environment with a revitalized streetscape by transforming certain auto-oriented boulevards and corridors into vibrant, diverse, and attractive areas that support a mix of pedestrian-oriented retail, offices, multi-family housing, and community gathering & public spaces.



Project R St Neighoorhood



Location: Downtown Sacramento

Project: Lartworks roth St Comidor



acarian: Folsom, California Project: Palladio

ZONE DISTRICT

NMX: Two-three stones with smaller independent enail shoos & professional office

CMX: Vertical or narronici mixed-use with ground-floor etail & upper-floor esidential/office

RMX: Urban-scale mixed-use development that serves residents & businesses of the region of large

SAMPLE OF PERMITTED USES

Single Unit Dwelling, Attached | Multi-Unit Residential Adult Family Daycare: Small (6 clients or less)

Eiderly & Long-Term Care

Family Daycare, Small (8 children or less)

Group Residential

Residential Care Limited

Community & Religious Assembly (less than 2,000 SF)

Community & Religious Assembly (more than 2,000 SF)

Community Garden

Urban Farm

Cultural Institutions

Day Care Centers

Emergency Shelter Government Offices

Offices

Instructional Services

Parks & Recreation Facilities, Public

Social Service Eacilities

Grooming & Pet Stores

Artist's Studio I Live/Work I Hatels & Matek

Banks & Credit Unions | Business Services

Restaurants w/o Alcohol Sales | Food & Beverage Sales¹

Small-Scale Entertainment

Maintenance & Regair Services

Personal Services

Recycling racility (Utilities, Minor ALEX ST. EXT. D. N. C. D. N. NMX,* CMX,* RMX*

NMX.* CMX*

NMX.* CMX * RMX* NMX,* CMX,* RMX*

NMX * CMX | RMX*

NMX, CMX, RMX

SMX

NMX, CMX_RMX

MMX NMX

NMX, CMX, RMX

RMXNMX " CMX, " RMX"

NMX * CMX, RMX

NMX CMX RMX

CMX, RMX

CMX*

NMX CMX, RMX NMX " CMX." RMX.

NMX,1 CMX, RMX

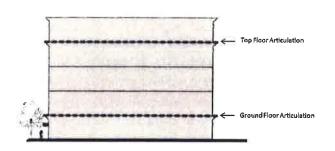
NMX CMX, RMX

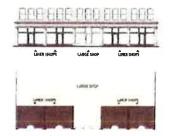
CMX RMX NMX " CMX ' RMX"

NMX CMX RMX

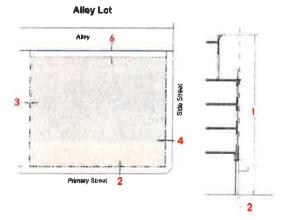
NMX CMX RMX

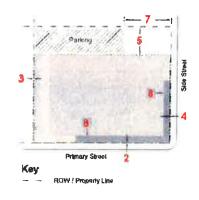
LOT/SITE STANDARDS





Standard Lot





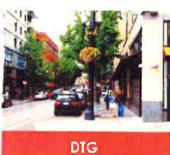
MIXED-USE (MX) DISTRICTS				
(NMX)	(CMX)	(RMX)	,	
1.5	1.5	2		
12 du/ac	16 du/ac	30 du/ac		
16 du/ac	30 du/ac	45 du/ac		
40 ft	60 ft	75 ft	1	
	The second			
Off	Off	Off	2	
10 ft	10 ft	10 ff	2	
Off	0#	Off	3	
off.	0.0	Off	4	
Off	0 ft	Off	5	
3 ff	3 ff	3 ft	6	
30 ft	30 Ft	30 ft	7	
60%	70%	80%		
15 ft	30 ft	50 ft	8	
15%	10%	8%		
	(NMX) 1.5 12 du/ac 16 du/ac 40 ft 0 ft 10 ft 0 ft 0 ft 3 ft 30 ft 60%	(NMX) (CMX) 1.5 1.5 12 du/ac 16 du/ac 16 du/ac 30 du/ac 40 ft 60 ft 0 ft 0 ft 10 ft 10 ft 0 ft 0 ft 0 ft 0 ft 3 ft 3 ft 30 ft 30 ft 60% 70%	(NMX) (CMX) (RMX) 1.5	

GENERAL OVERVIEW

he purpose of the Downtown (DT) Districts is to develop a mixed-use Downtown with a vibrant concentration of goods and services, housing, community gathering spaces, and regionallyserving employment, cultural, and entertainment offerings. The Downtown Districts promote pedestrian-oriented infill development, intensification, and reuse of land consistent with the General Plan. The goal is to transform Downtown's streets into vibrant, diverse, and attractive places that support a mix of retail, office, and residential uses in order to achieve an active social environment within a revitalized public realm.



Veganich was End only



ocaren Parland Gregor Project Pear Daine



Location: Denver Eduration Project Downlown

DTM: Lively, walkable mixed-use urban neighborhood surrunding the Downtown Core



DTG: Concentration of civic uses in a pedestrian-oriented, mixed-use urban setting



DIC: Regional cultural hub and dense urban center with the most lintense mixed use development

SAMPLE OF PERMITTED USES

Multi-Unit Residential Single Room Occupancy

Colleges and Trade Schools, Public or Private

Community & Religious Assembly

Day Care Centers

Park and Recreation Facilities, Public

Schools, ³ublic or Private

Banks and Credil Unions

Business Services

Bars/Nightclubs/Lounges | Restaurant, with and w/o Alcohol Sales

Cinema/Theaters

Small-Scale Entertainment

Farmer's Markets

General Market

Healthy Food Grocer

Sed and Breakfast | Hotels & Motels

Offices

Personal Services

Convenience Relail

General Retail

Custom Manufacturing

Transportation Passenger Ferminals

Produce Stand

Tasting Room

Live/Work

Automobile/Vehicle Sales and Services

Food Preparation

DTN*, DTG*, DTC*

DTN*, DIG*,DIC*

DTN*, DTG*,DTC*

DTN*, DTG*,DTC*

DIN*, DIG*,DIC*

DIN DIG DIC DTN*, DTG*,DTC*

DTN*, DTG*,DTC* DIN*, DTG*,DTC

DIN, DIG, DIC

DTN*, DTG*,DTC*

DIN", DIG", DIC DTN*, DTG*,DTC*

DTN, DTG, DTC

DTN, DTG, DTC

DIN, DTG, DTC

DTN* DTG*,DTC* DTN*, DTG*,DTC*

DTN, DTG, DTC

DTN*, DTG*, DTC*

DTN*, DTG*,DTC* DIN* DIG* DIC*

DTN, DTG, DTC

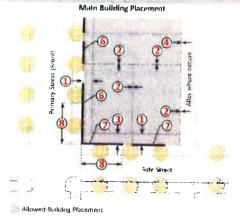
DIN, DTG, DTC

DIN, DIG, DIC

DIN, DIG DIC* DIN*, DIG*

DIN*, DIG1

LOT/SITE STANDARDS

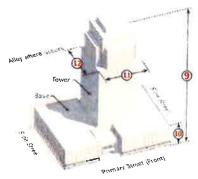


Alley where occurs

Allowed Parking Placement (shown at grade)

Parking Placement

Building Size and Massing



Tower Length (ft.)

Tower Width (ft.)

buwau _{Muse} ,	(DTN)	(DIG)	
FLOOR AREA RATIO (Maximum)	No Limit	No Limit	
MINIMUM RESIDENTIAL DENSITY	No Limit	No Limit	
MAXIMUM RESIDENTIAL DENSITY	16 du/ac	30 du/ac	
SETBACKS			
Front (Minimum)	Off	on	
Front (Maximum)	2 #	2.8	
Interior Side (Minimum)	OH	OH	
Street Side (Minimum)	O ff	0.ft	
Rear (Minimum)	Off	811	
Alley (Minimum)	O ff	011	
Parking, from back of sidewalk or curb (Minimum)	30 ft	30:H	H
MINIMUM FRONTAGE COVERAGE			
Front Street	60%	75%	1
Side Street	50%	50%	
CORNER FRONTAGE (Measured from property corner)	30 ff	\$0.0	
Building Size and Massing			
Maximum Height (floors/ft.)	6/90	10/140	
Maximum Lower Height (floors/ft.)	n/a	10/140	
Maximum Base Height (floors/ft.)	6/90	6/90	

GENERAL OVERVIEW

The purpose of the Commercial (C) Districts is to provide for a full range of commercial uses to $oldsymbol{\mathsf{I}}$ serve the city, its residents, and the greater region. These districts should ensure the provision of shops, services, and facilities needed to accommodate future population and employment while establishing development and design standards that create a unified, distinctive, and attractive character along commercial streets. New development should be designed to minimize traffi and parking impacts on surrounding residential neighborhoods and provide appropriate buffers between these areas to preserve both commercial feasibility and residential environments.













These images have been provided as examples of comparable product in Fresnal California

ZONE DISTRICT

CMS: https://doi.org/10.100/cms/10.000/cms/1 CC: see pure-yale severooment mot terreallocal seek such as also remence teopologist affect CR: Large artists of sensible office conclementations are concentrated and segment research CG: A minute in residual was used that the appropriate in larger with high volumes at vende in the CH: Convinuosatores conduited perinee way on ten out por judenesses glorge values analy-CRC: Provide areas recovered superhobolist extredition we assume the reciprated sense.

PERMITTED USES

Single Unit Dwelling, Attached | Multi-Unit Residential Adult Family Daycare, Small (6 clients or less)

Family Daycare, Small (8 children or less) & Large (9-14 children)

Group Residential | Residential Care Limited

Re-Entry Facility | Single-Room Occupancy | Emergency Shelter

Calleges & Trade Schools, Public or Private

Community & Religious Assembly (less than 2,000 SF or more than 2,000 SF)

Community Garden

Conference/Convention Facility

Cultural Institutions

Udy Care Centers | Government Offices

Offices

instructional Services

Parks & Recreation Facilities, Public

Graamina & Pet Stares

Artist's Studio

Automobile/Vehicle Sales & Services

Banks & Credit Unions | Business Services

Restudiants w/o Alcohol Sales + Food & Beverage Sales

Small-Scale Entertainment | General Rejair

Recycling Facility | Custom Manufacturing | Agricultural Support Services | Produce Stand

Utilines Minor

CMS * CR*

CMS.*

CMS. " CC. 1 CR*

CMS * CR*

CG

CR CG

CMS, CC, CR, CG

CMS CC CR CG CH CRC

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ÉMIS, CC, CR

CC CR CG

CMS CC. CR

GC CR. CRC CMS, CC, CR, CG

CMS, CC, CR

CMS, CC CR CG

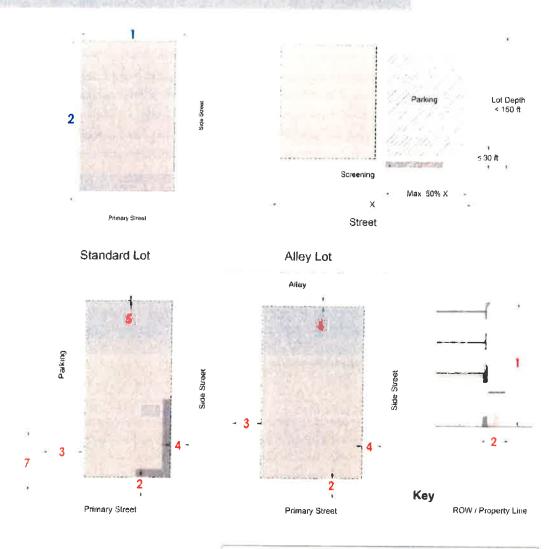
CMS, CC CR CG CF.

CMS CC CR CG

CG

CMS CC CR CG CRC

LOT/SITE STANDARDS



			COMMERC	CIAL (C) DISTI	RICTS		
	(CMS)	1,061	(CR)	1001	1081	1,0801	H
MINIMUM DISTRICT SIZE	5,000 st	32,670 51	13 dores	12:000 st	15,000 4	- Locust	Г
MINIMUM LOT SIZE		32,670 st	10:000:4	12,000 (1	15,000 at	13.030 4	
MINIMUM LOT WIDTH		75 tr	700°M	75 R	1000	(Dg II	1
MINIMUM LOT DEPTH		100.11	100 R	125 0	125#	18010	2
MAXIMUM FLOOR AREA RATIO (FAR)	1.0	10	1.0	2.0	0.75	0.5	
MAXIMUM HEIGHT	35 ft	3516	75 ft	35.61	3511	3511	î
SETBACKS			West St			1911	
Front (Minimum)	44	1511	15 (1	150	1516	1946	2
Front (Maximum)	H 01		Mill Con			100	2
Front (Minimum) with Enhanced Streetscape		1000			MA	260	
Interior Side (Minimum)		198				78.0	4
Street Side (Minimum)	120	100		10.0	10.0	1000	4
Rear (Minimum)	(a)	150g01.6					5
Alley (Minimum)		C 53.	STATE OF		1000		6
Parking, from back of sidewalk or curb (Minimum)	30 H	500			Ultra D		,

GENERAL OVERVIEW

The purpose of the Employment (E) Districts is to designate adequate land for industrial, office, research & development, and flexible commercial uses to strengthen the city's economic base and provide a range of employment opportunities for the current and future population of the city and region. These districts should provide for appropriate location of businesses that may have the potential to generate off-site impacts while also providing adequate buffers between employment centers and residential uses.









These images have been provided as examples of corrodrable product in Fresho. California

ZONE DISTRICT

O: Provides siles for administrative, financial ourness, professional medical, & public office

D.

8P / R3P: Provider compact type affice a creational environments & technology development



 Π_{i}^{*} Provides areas for a dividus range of light inclusival uses presection, development fabrication, ero,



TH: Brodgest range of industrial uses that are essential to the development of a balanced economic base

PERMITTED USES

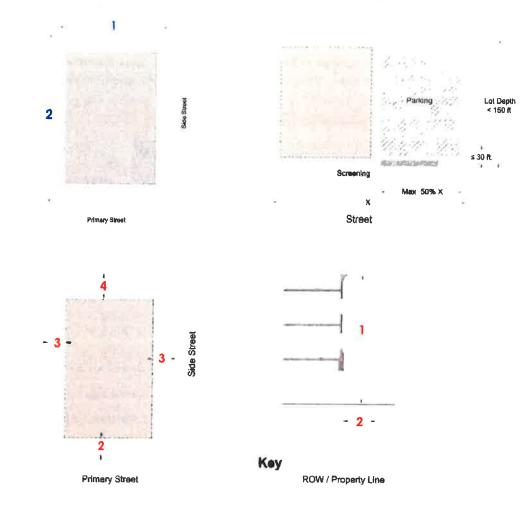
Caretaker Residence Colleges & Trade Schools, Public or Private Community & Religious Assembly (less than 2,000 SF) Community & Religious Assembly (more than 2,000 SF) Community Garden Cultural Institutions | Day Care Centers **Emergency Shelter** Government Offices | Offices Clinics Instructional Services Parks & Recreation Facilities, Public | Parking, Public or Private | Public Safety Facilities Schools, Public or Private Aircraft Sales, Services, & Slurage Animal Care, Veterinary Services Artist's Studio | Hotels & Motels Automobile/Vehicle Repair | Service Station Banks & Credit Unions Business Services Restaurant w/o Alcohol Sales Entertainment & Recreation Food & Beverage Sales | Food Preparation Funeral Pailois & Intemment Services Maintenance & Repail Services General Personal Services General Retail Construction & Marerial Yalas | Custom Manufacturing | Limited Industrial Research & Development | Utilities, Minor Warehousing and Distribution | Freight/Truck Terminals & Warehouses Agricultural Processing | Agricultural Support Services Crap Cultivation

AND IN U.S. IN INC. ADDRESS.

IL * IF* O ' 8P, " RBP " IL IH O. BP RBP. IL O BP ' RBP. * IL O BP RBP. L. IN O BP RBP RBP. IL O BP. RBP. IL O BP RBP O BP, RBP IL, IH O BP RBP IL, IH O 8P RBP IL BP, RBP IL, IH 8P RBP, IL IH O BP IL O, 8P RBP, IL, IH O, BP, RBP. IL O, BP RBP "IL, IH O, BP RBP IL, IH IL. IH 3P RBP, IL 3P RBP II BP RBP IL, III O, 3P RBP, IL O * 8P - R8P, 1 IL * IH* 3P R3P 1 1 O BP RBP IL IH 3P RBP IL IH IL, IH

IL IH

LOT SITE STANDARDS

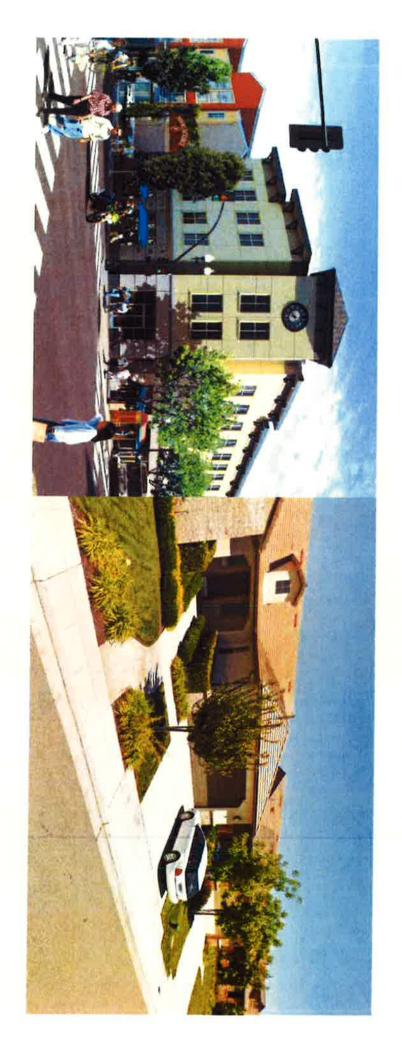


	EMPLOYMENT (E) DISTRICTS							
	(0)	(0P)	(RBP)	(E)	(HL)	#		
MINIMUM DISTRICT SIZE			5 acres		200			
MINIMUM LOT SIZE	7.500 sf	10,000 sf		9.000 st	9,000 sf			
MINIMUM LOT WIDTH	65 ft	65 ft	150 (1	75 ti	7511	1		
MINIMUM LOT DEPTH	Hon	110 ft	200 ft	120 ft	120 ft	2		
MAXIMUM FLOOR AREA RATIO (FAR)	2.0	1.0	1.0	1.5	1.5			
MAXIMUM HEIGHT	60 ft	40 A	60 ft	60 ft	60 ft	1		
MINIMUM SETBACKS				THE PERSON NAMED IN		-		
Front (Major Street)	15 ft	15 ft	15 ft	1511	15 ft	2		
Front (Major Street) with Enhanced Streetscape	0. 2. 04	NA	NA	NA	NA			
Front (Local Street)	1	*		Th. 40 -41				
Side	-	1965		CONTRACT OF	DOMESTIC OF	3		
Rear		•				4		
Parking, from back of sidewalk or curb	15°H	15 ft	15 ft	in a contract	No. of the last			



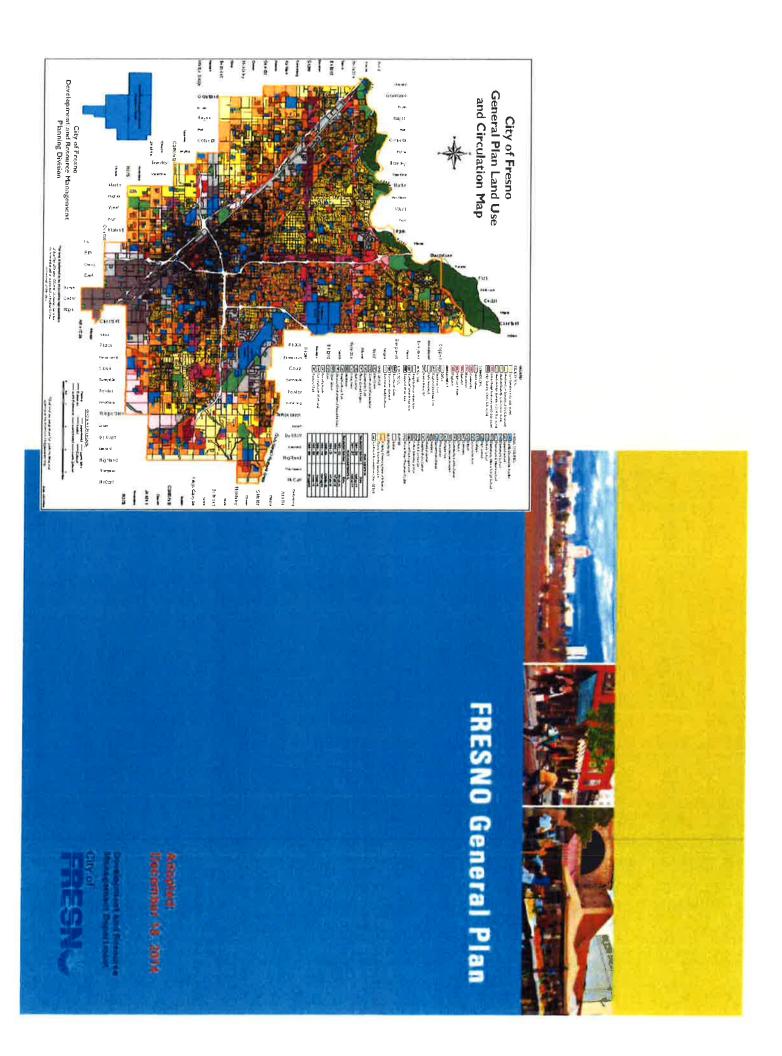
EXHIBIT B - Presentation by Assistant Director Zack

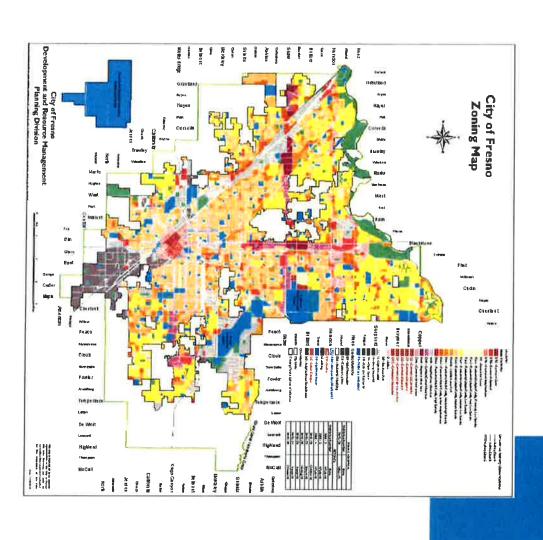
Development Code Understanding the



Dan Zack, Assistant Director

Development and Resource Management Department



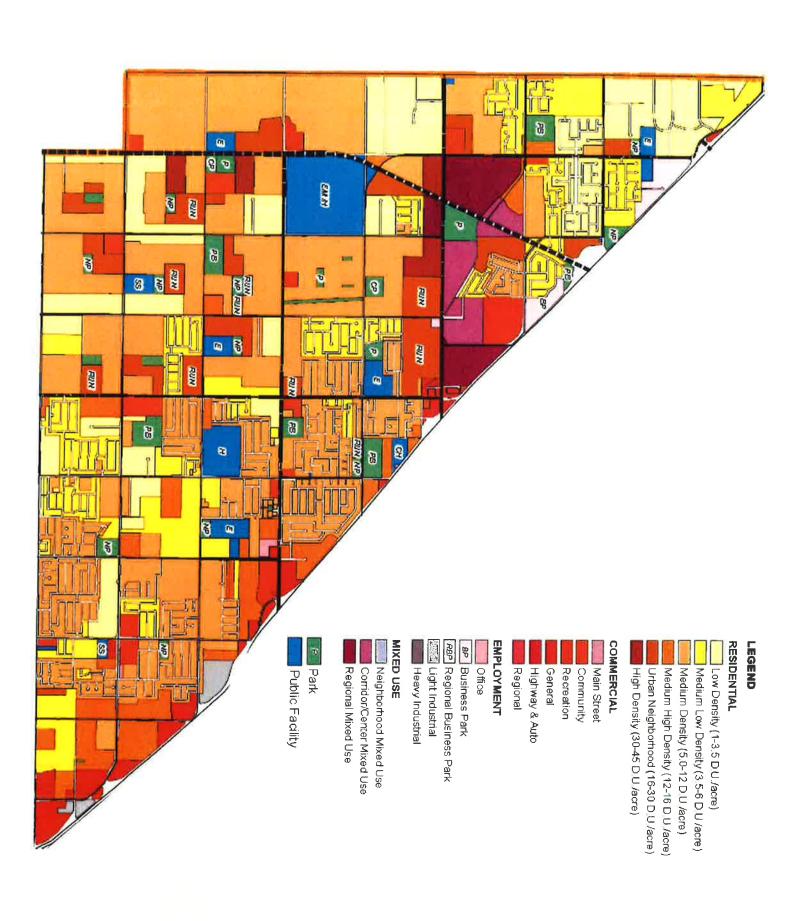


Fresno Municipal Code Chapter 15:

DEVELOPMENT CODE

SEPTEMBER, 2015

Development and Resource Management Department City of



Ag/Rural Res. Single Family Res. Multifamily Res. GARFIELD GRANTLAND **BRYAN** HAYES **POLK OPTION 2 – Moderate Change** Encourage redevelopment of rural residential. Mixed use town center along Shaw. of Ashlan, Blythe, and Clinton corridors. Focus density and commercial on portions Lower density throughout plan area. CORNELIA BLYTHE BRAWLEY VALENTINE **GETTYSBURG** BARSTOW HERNDON CLINTON BULLARD SHIELDS DAKOTA ASHLAN SIERRA SHAW

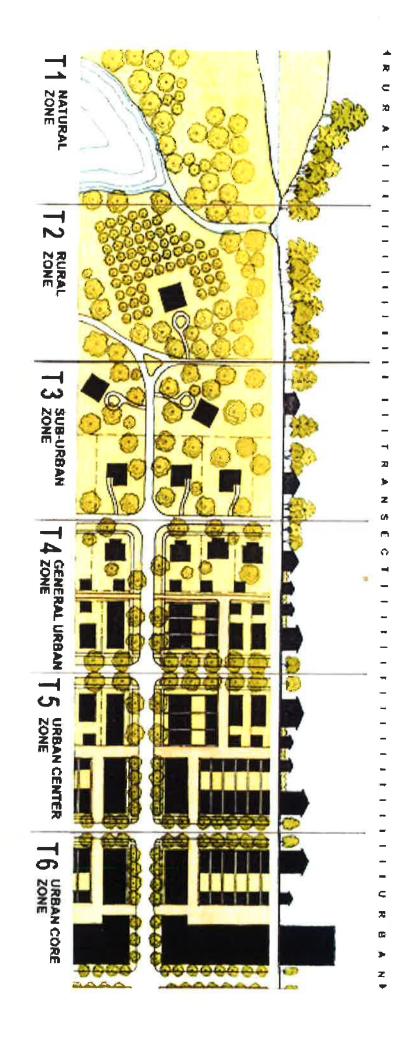
LEGEND

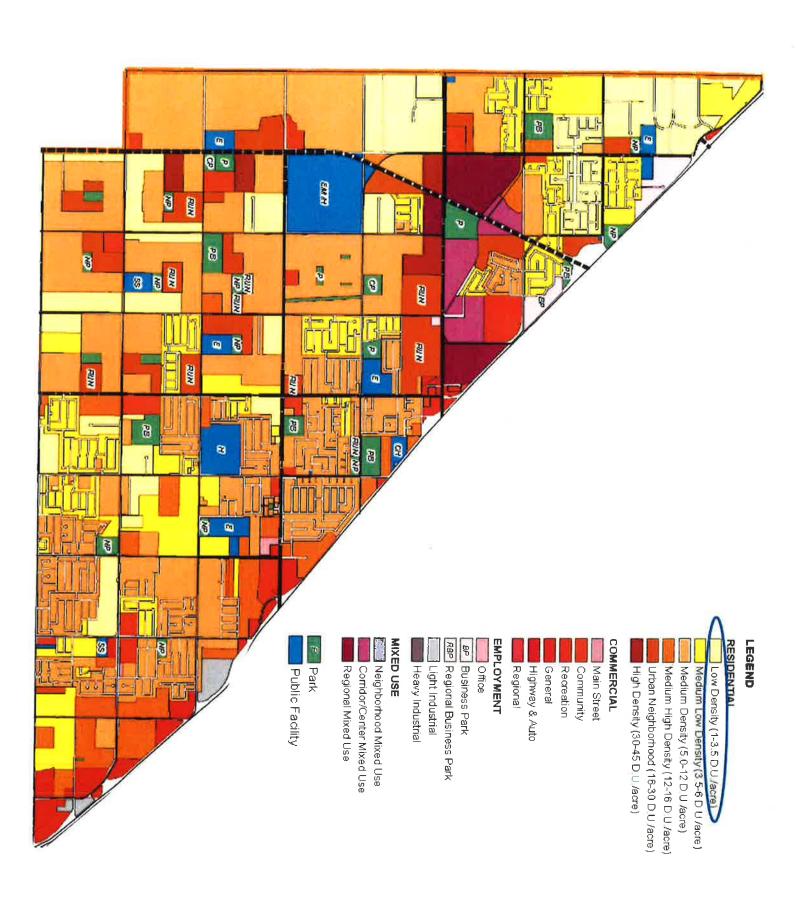
Rural Res.

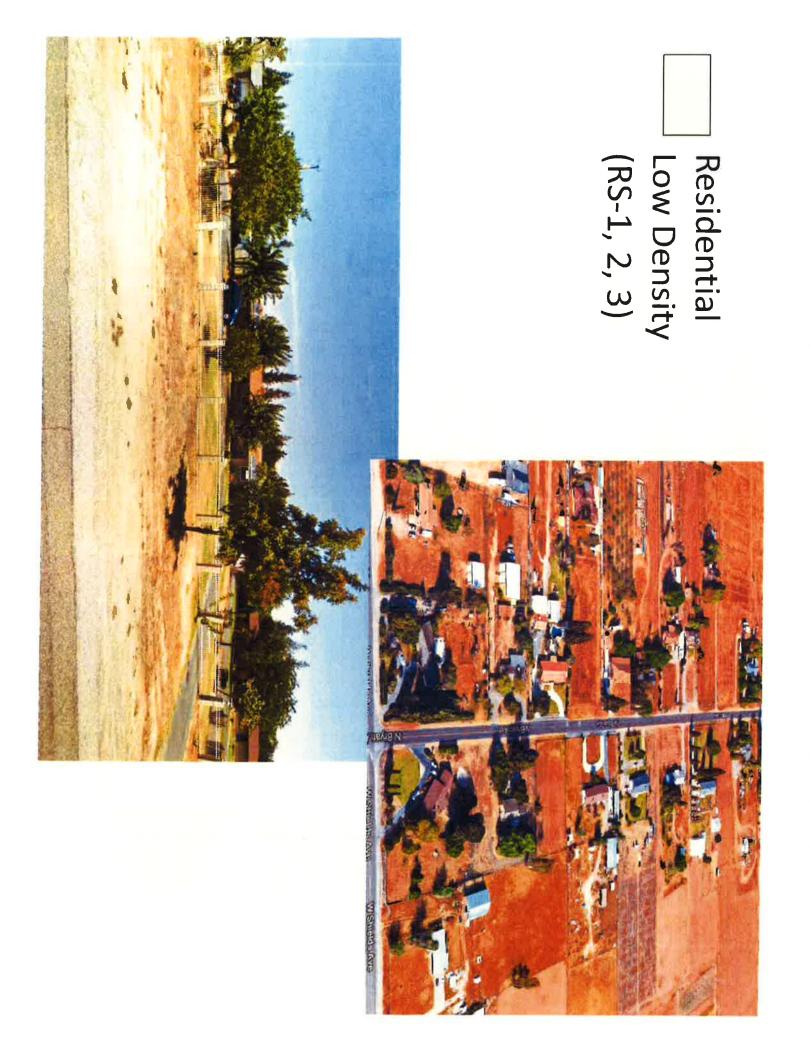
Mixed Use

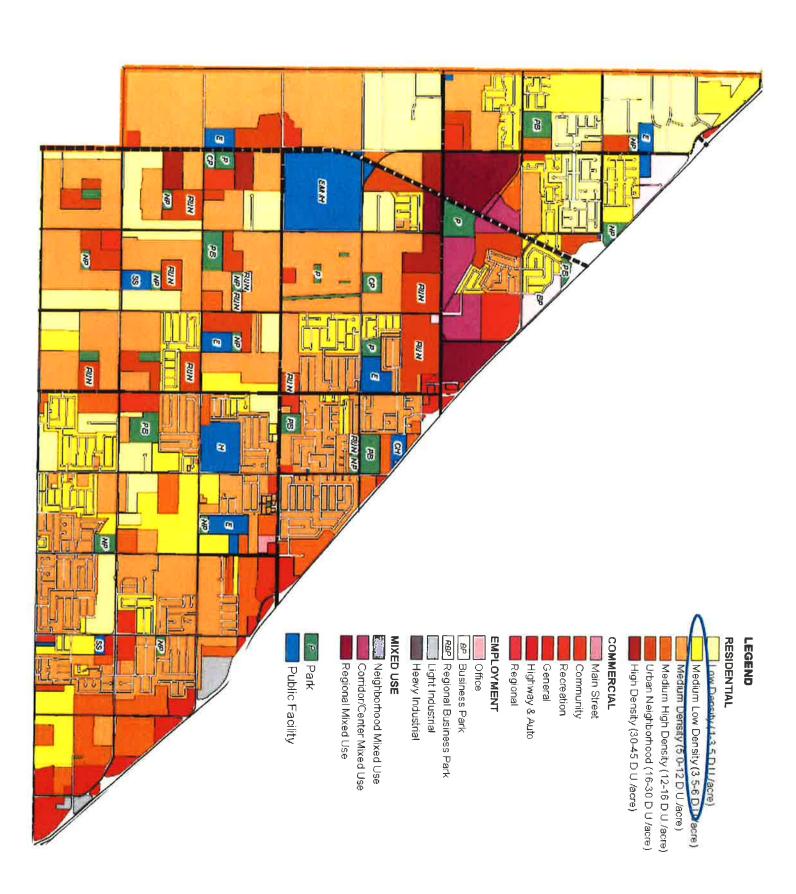
) Office

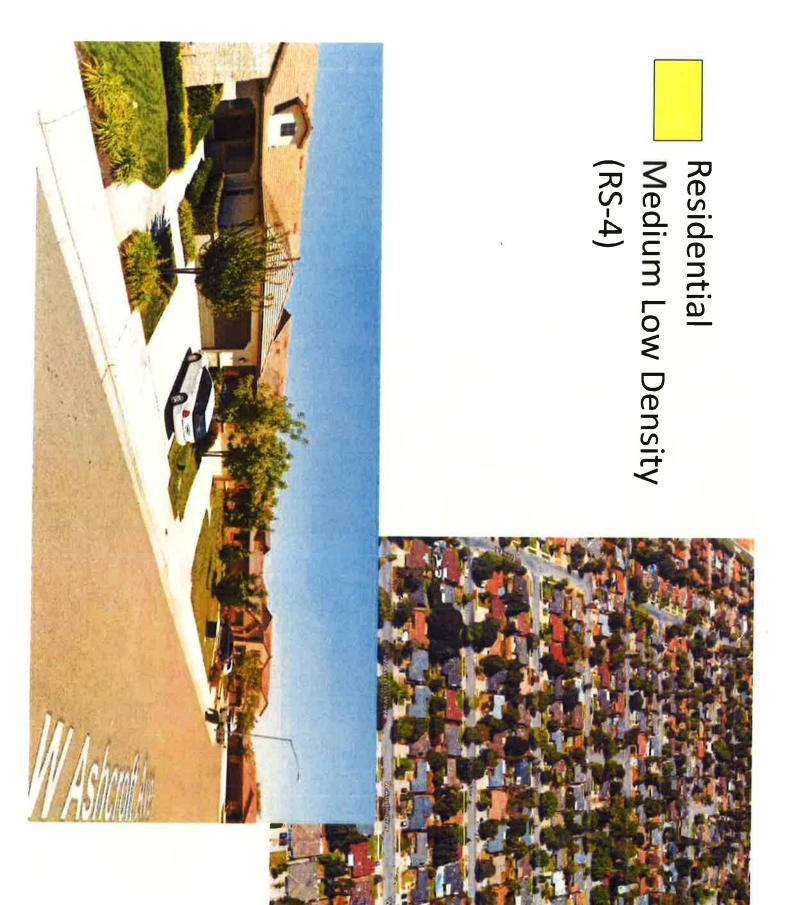
Retail

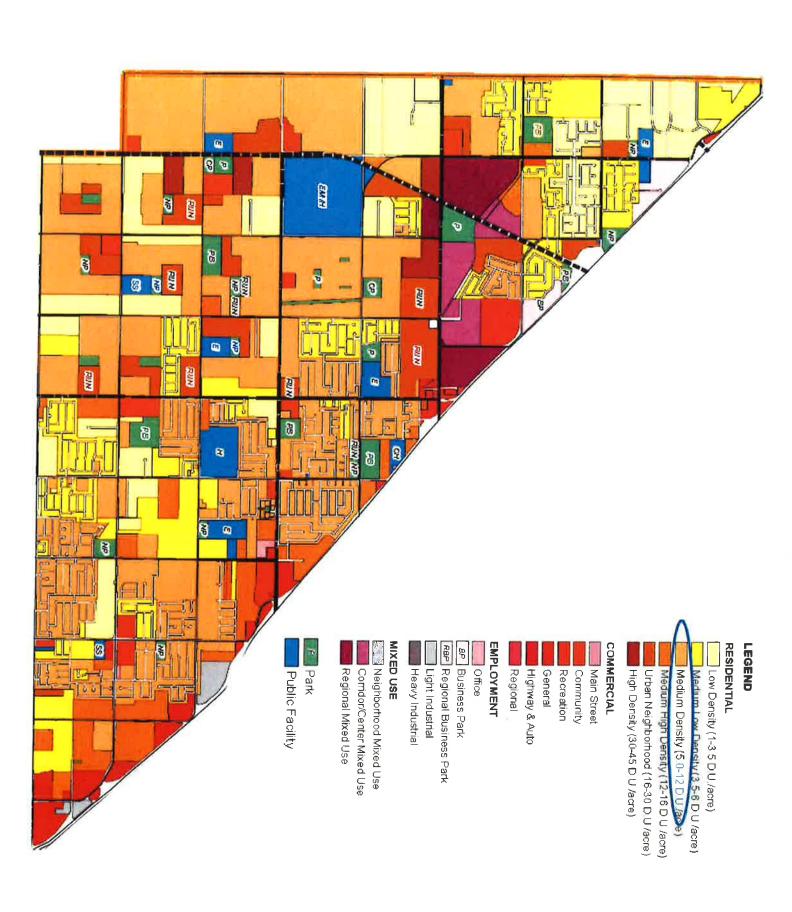


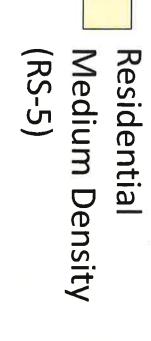


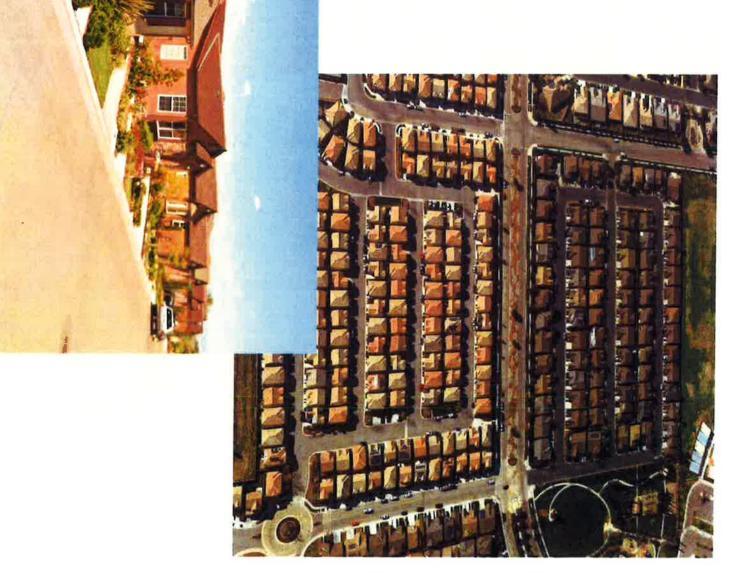


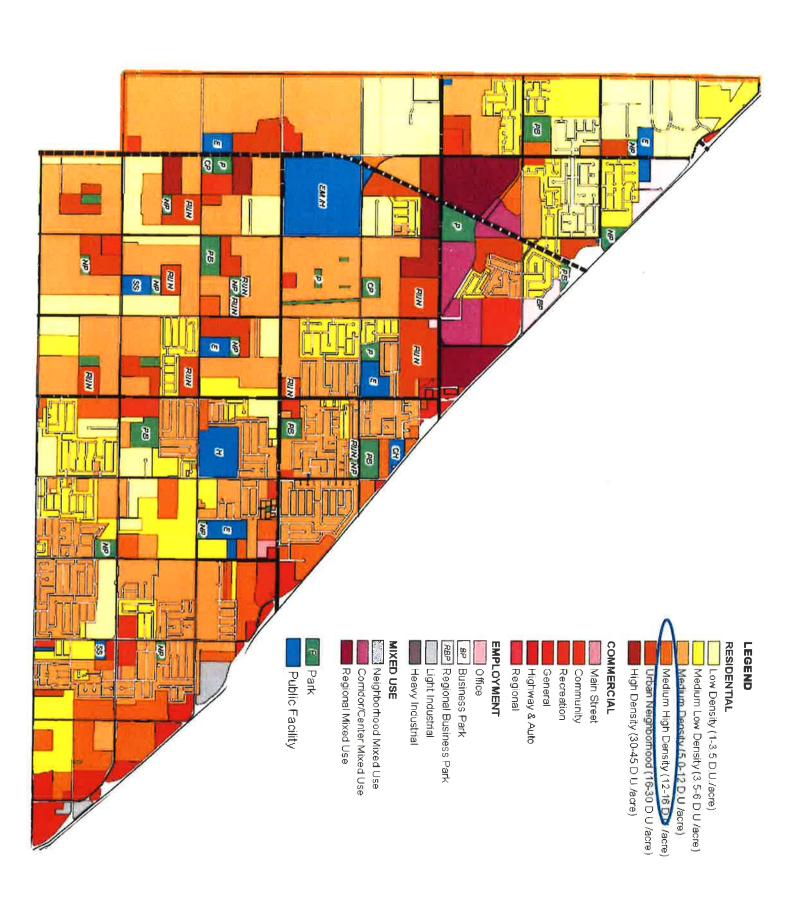


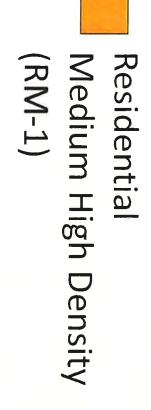




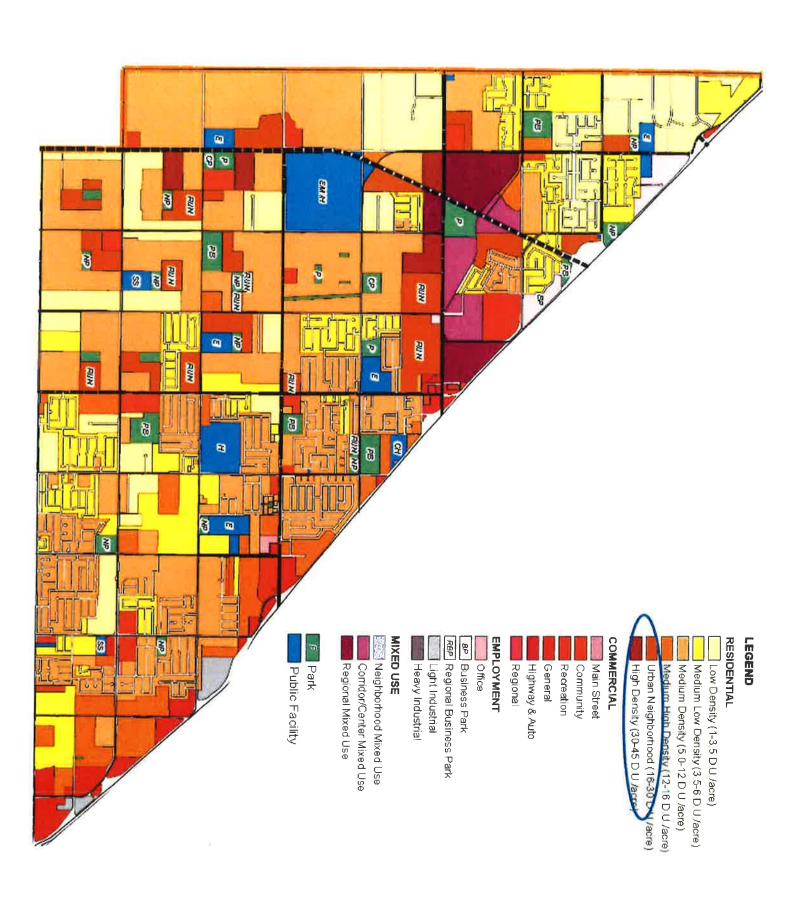


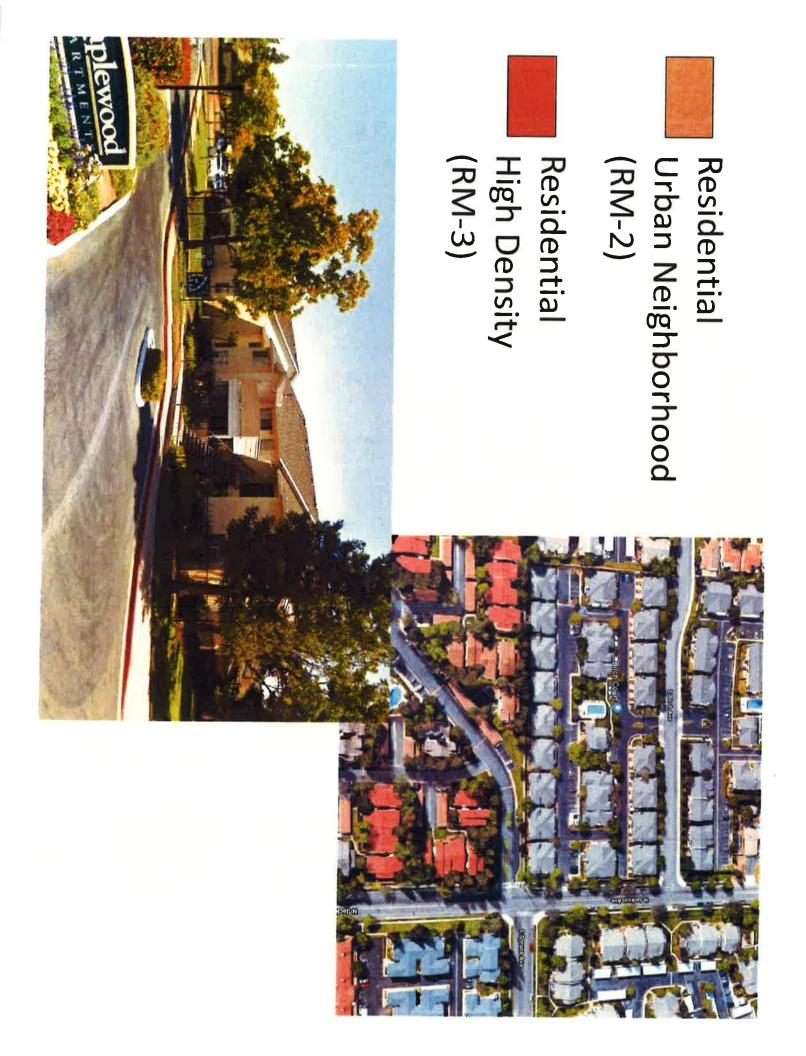


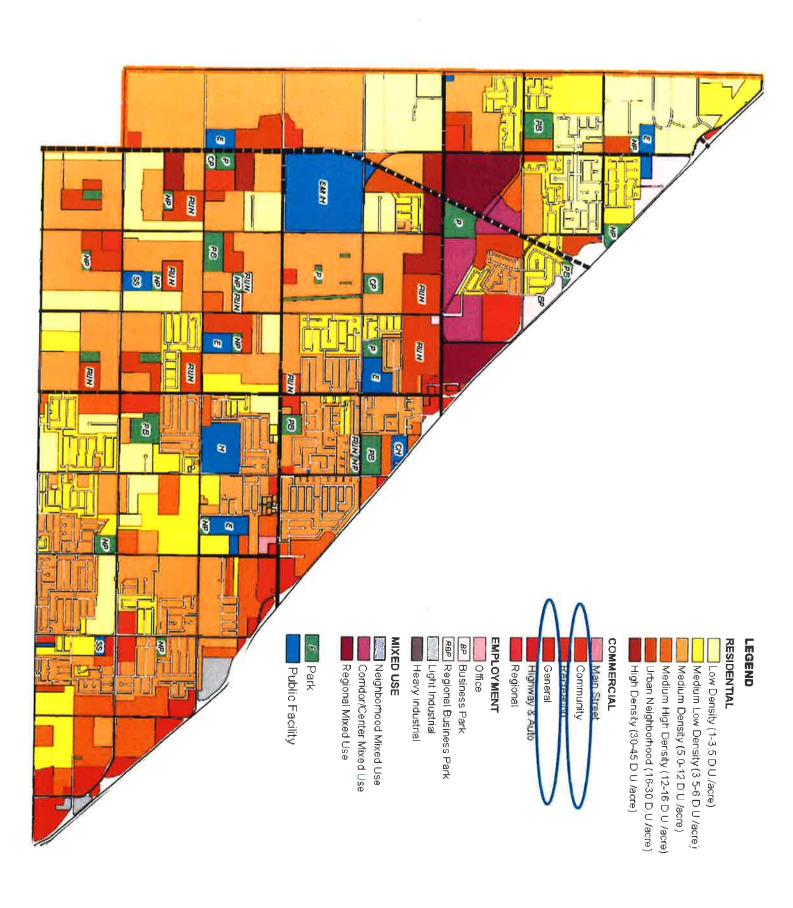


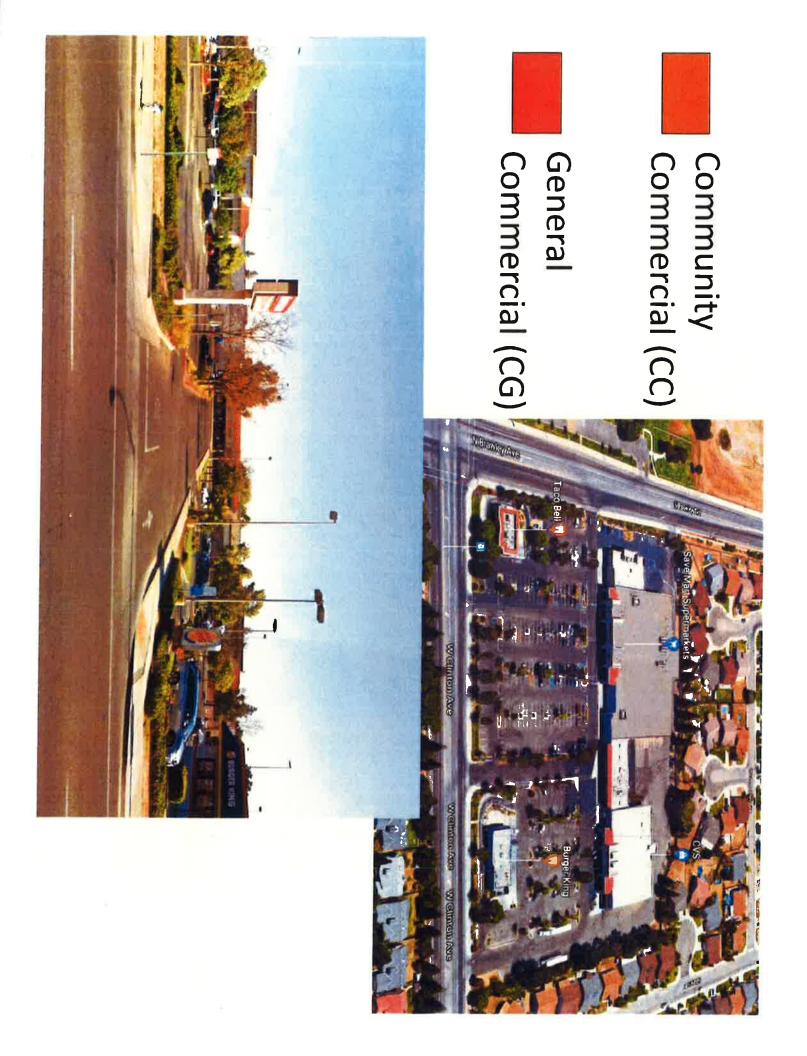


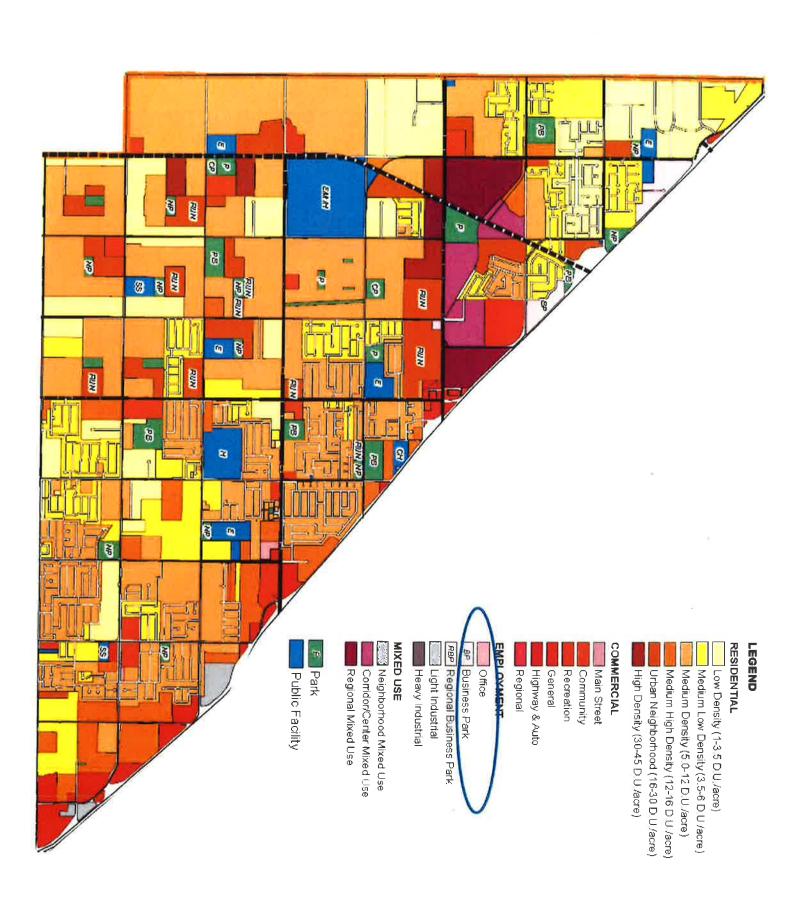


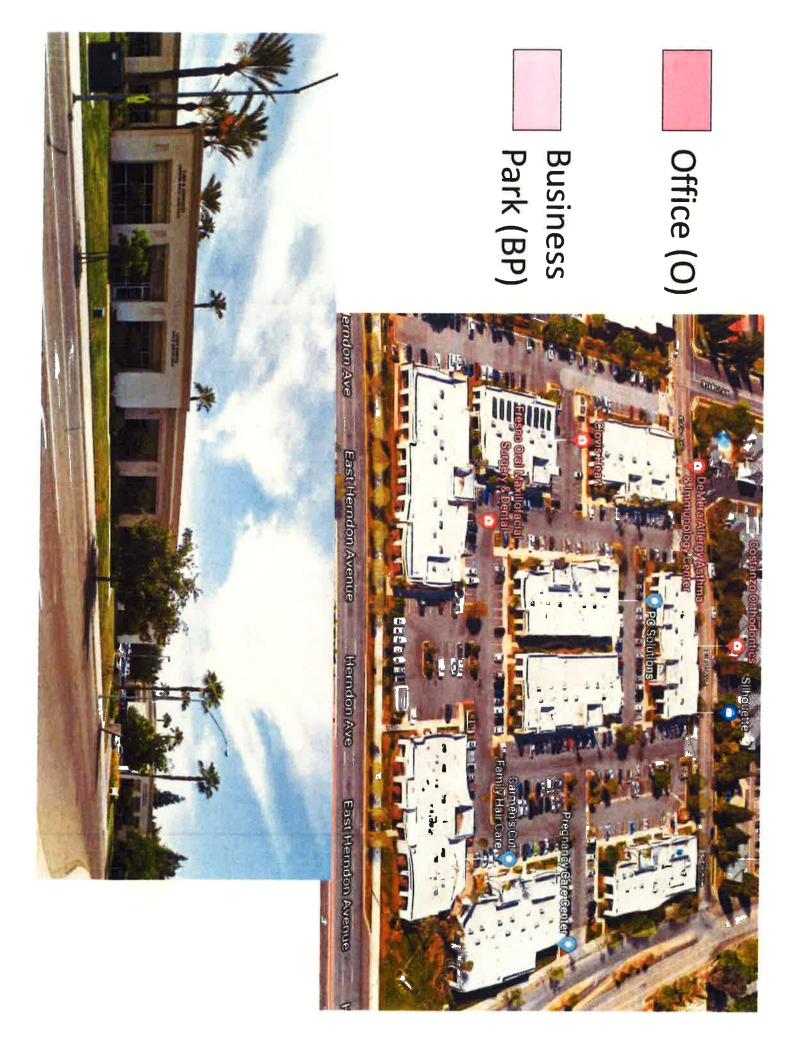


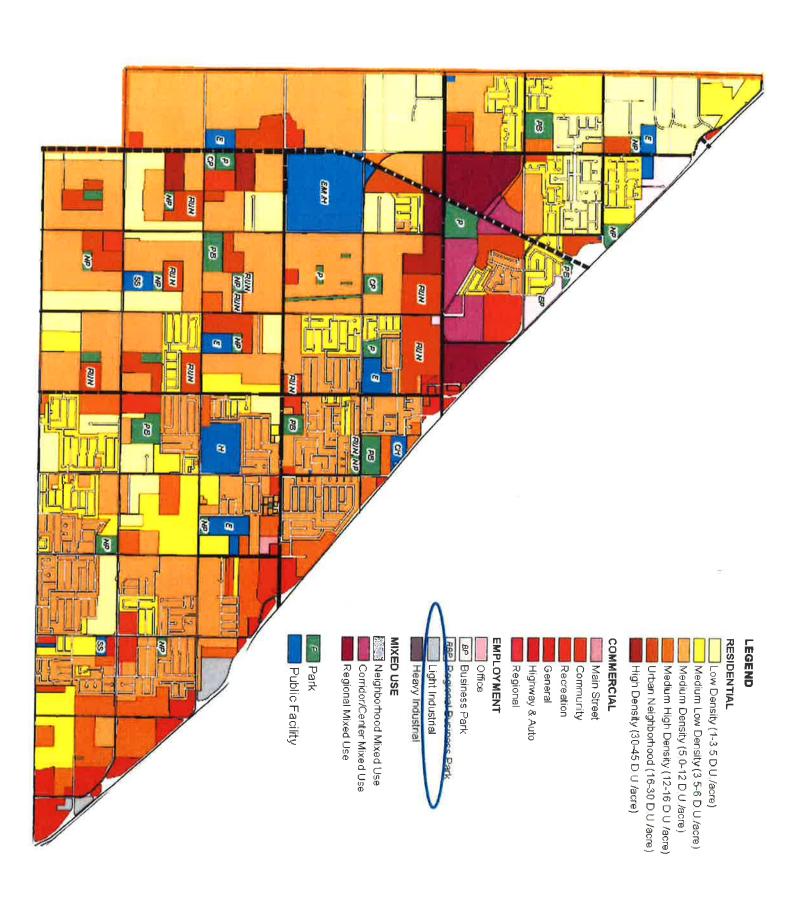


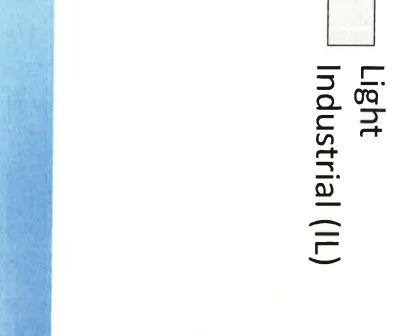




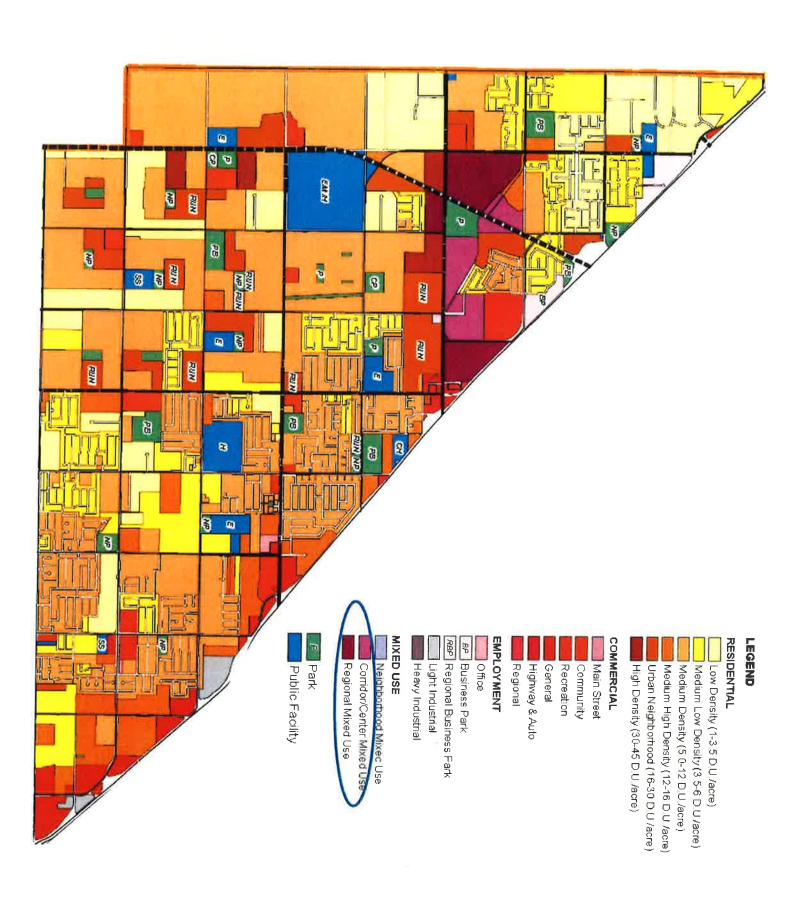


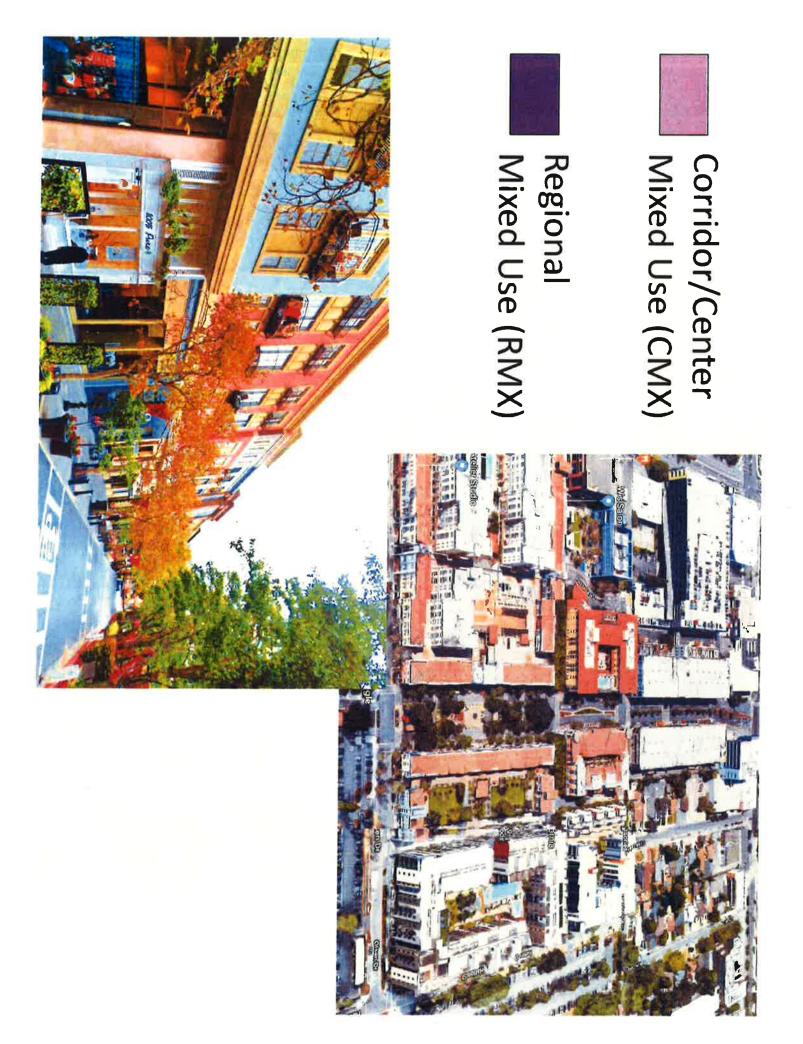


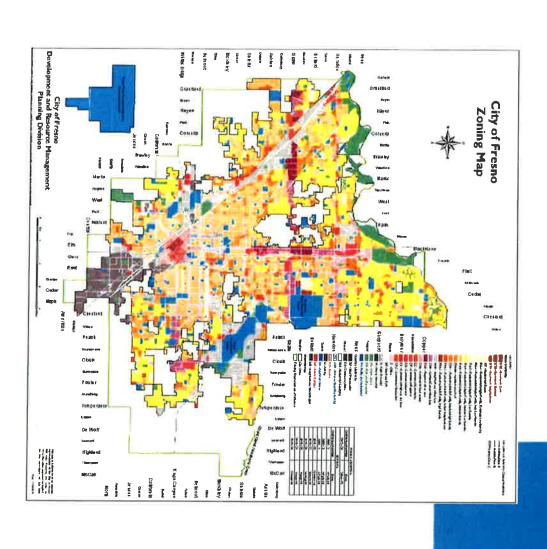












Fresno Municipal Code Chapter 15:

DEVELOPMENT CODE

SEPTEMBER, 2015

Development and Resource
Management Department
City of
FRESN

Article 11 Mixed-Use Districts (MX)

Sections:

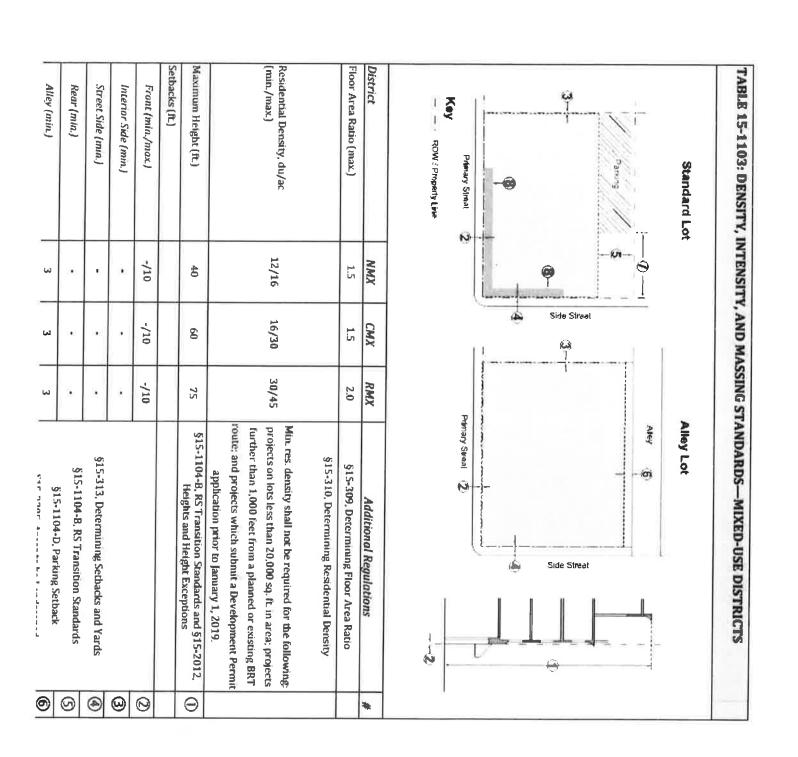
15-1104	15-1108	15-1102	15-1101
Site Design Development Standards	Density, Intensity, and Massing Development Standards	Use Regulations	Purpose

5-1101 Purpose

The purposes of the Mixed-Use (MX) Districts are to:

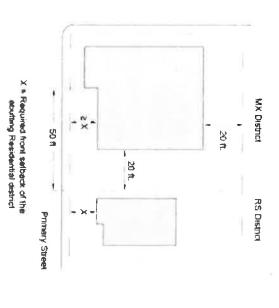
- with the General Plan. Promote pedestrian-oriented infill development, intensification, and reuse of land consistent
- 烎 concentration of goods and services, multi-family housing, and community gathering and public spaces at strategic locations. Allow and encourage the development of mixed-use centers and corridors with a vibrant
- O achieve an active social environment within a revitalized streetscape. corridors that support a mix of pedestrian-oriented retail, office, and residential uses in order to Transform certain auto-oriented boulevards and corridors into vibrant, diverse, and attractive
- U Provide options which reduce the need for private automobile use to access shopping, services, and employment and minimize air pollution from vehicle miles traveled.
- [-] Offer additional housing opportunities for residents seeking to live in an urban environment.
- Ŧ neighborhoods Improve access to a greater range of facilities and services for surrounding residential
- 9 unified, distinctive, and attractive urban character, with appropriate transitions to adjacent Establish development and design standards for these centers and corridors that will create a

Use Classifications	XWN	CMX	RMX	Additional Regulations
Residential Use Classifications				
Residential Housing Types				
Single-Unit Dwelling, Attached	P(1)	P(1)	P(1)	§15-2754, Second Dwelling Units, Backyard Cottages, and Accessory Living Ouarters
Multi-Unit Residential	P(1)	P(1)	P(1)	0 4
Adult Family Day Care				
Small (6 clients or less)	P(1)	P(1)	T.	
Large (7 to 12 clients)	P(1)	ì	1	
Elderly and Long-Term Care	P(1)	j.	E.	
Family Day Care				
Small (8 or Jewer children)	P(1)	P(1)	P(1)	§15-2725, Day Care Centers and Family Child Care Homes
Group Residential				
Small (6 persons or less)	P(1)	P(1)	P(1)	
Large (7 persons or more)	P(1)	P(1)	P(1)	
Residential Care Facilities				
Residential Care, Limited	P(1)	P(1)	P(1)	
Public and Semi-Public Use Classifications				
Colleges and Trade Schools, Public or Private	C(3)	C(3)	C(3)	
Community and Religious Assembly (less than 2,000 square feet)	Р	P	P	\$15-2719 Community and Religious Assembly
Community and Religious Assembly (2,000 square feet or more)	C(4)	C(4)	P	Facilities
Community Garden	P	Р	Р	§15-2720, Community Gardens / Urban Farms
Conference/Convention Facility	C(4)	C(4)	C	
Cultural Institutions	P(5)	С	С	
Day Care Centers	Р	P	P	§15-2725, Day Care Centers and Family Child Care Homes
Emergency Shelter	ì	1	P	§15-2729, Emergency Shelters



PLAN VIEW

SECTION VIEW



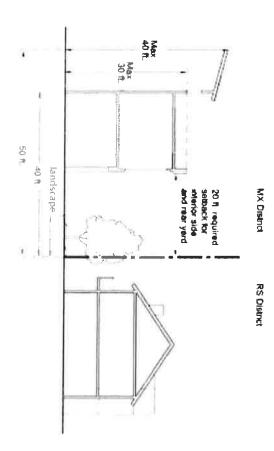
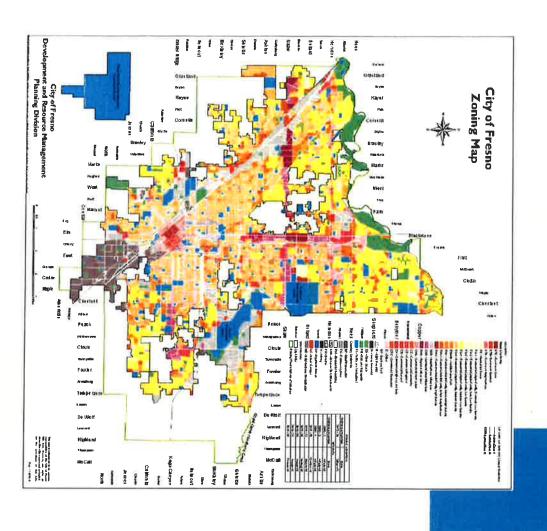


FIGURE 15-1104-B: RS TRANSITION STANDARDS—MX DISTRICTS

- shall be applied to provide a reasonable degree of privacy. located within 50 feet of the side or rear yard of a single-family lot, screening measures Screening. When a multi-story building is proposed and the second story or above is
- ۵ translucent material, and other such methods. interior of the unit, incorporating wing walls or louvers, using glass block or other and balcony placements, placing windows at least six feet from the floor of the Screening measures include, but are not limited to, landscaping, alternate window
- . the proposed screening measures and may require additional measures. Sufficiency of Screening. The Review Authority shall determine the sufficiency of

www.fresno.gov/code



Fresno Municipal Code Chapter 15:

CITYWIDE

DEVELOPMENT CODE

SEPTEMBER, 2015

Development and Resource Management Department City of



Wednesday, November 28, 2018 Meeting Summary – DRAFT

Steering Committee

David Pena, Chairperson Deep Singh, Vice Chairperson

Dennis Gaab leff Roberts

Joseph Martinez John Kashian

Tiffany Mangum

Cathy Caples

Gurdeep Shergill

Bill Nijjer

Eric Payne

Tina McCallister - Boothe, Alternate

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.

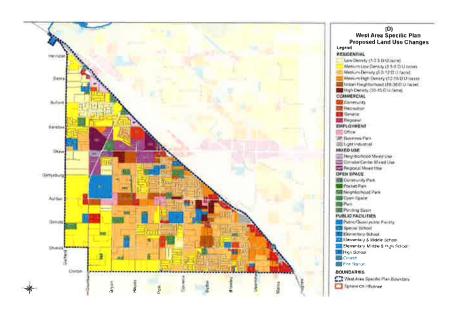
Transportation

- 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,

IT, URA

Rodney L. Horton

Staff Representative



TO:

STEERING COMMITTEE CHAIRPERSON AND MEMBERS

FROM:

RODNEY HORTON, PLANNER III

Development and Resource Management Department

DATE:

January 16, 2019

SUBJECT:

AGENDA ITEM #2: PUBLIC COMMENT ON DRAFT GUIDING PRINCIPLES

AND LAND USE MAP

Agenda item #2 affords the community a chance to address the Steering Committee. Speakers are to direct their comments to the Steering Committee. The Chairperson may direct staff to answer questions at the end of the public comment period. Speakers will be limited to 3 minutes.



TO:

STEERING COMMITTEE CHAIRPERSON AND MEMBERS

FROM:

RODNEY HORTON, PLANNER III

Development and Resource Management Department

DATE:

January 16, 2019

SUBJECT:

AGENDA ITEM #3: AMENDMENTS TO THE DRAFT GUIDING PRINCIPLES

For the information of the members, you have received the guiding principles at the November 28, 2018 meeting. City staff provided a brief presentation at that meeting in which no decisions were made. In order to maintain a clean and orderly flow of the meeting, agenda item #3 will be broken up into the following seven (7) sections:

3-i. Amendments to the agriculture section of the DRAFT Guiding Principles

3-ii. Amendments to the retail section of the DRAFT Guiding Principles

3-iii. Amendments to the housing section of the DRAFT Guiding Principles

4-iv. Amendments to the parks and trails section of the DRAFT Guiding Principles

5-v. Amendments to the catalytic corridors' section of the DRAFT Guiding Principles

6-vi. Amendments to the transportation section of the DRAFT Guiding Principles

7-vii. Amendments not pertaining to a section of the DRAFT Guiding Principles

You will want to come prepared with your recommended changes prior to the meeting. As you are aware, all amendments require a second from another Steering Committee member. The draft guiding principles will be attached to this memorandum for you to review prior to the January 16, 2019 meeting.



DRAFT - 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 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.



TO:	STEERING COMMITTEE CHAIRPERSON AND MEMBERS
FROM:	RODNEY HORTON, PLANNER III Development and Resource Management Department
DATE:	January 16, 2019
SUBJECT:	AGENDA ITEM #3-i: AGRICULTURE
CURRENT DI	RAFT LANGUAGE:
tolerand Encour Area. Encour partner	orate elements of agriculture in future parks by planting a mixture of native drought- t vegetation, shrubs, and trees that can serve to provide shade and enhance the streetscape. age and provide land use opportunities for agri-tourism ventures to occur in the West age the development of harvest – producing community gardens located close to and ed with non-profit organizations. DSED AMENDMENT(S):



TO:	STEERING COMMITTEE CHAIRPERSON AND MEMBERS
FROM:	RODNEY HORTON, PLANNER III Development and Resource Management Department
DATE:	January 16, 2019
SUBJECT:	AGENDA ITEM #3-ii: RETAIL
CURRENT LA	ANGUAGE:
the We than far Discouvapor s	desired and needed large-scale and small-scale retail establishments to serve the needs of st Area community. Such establishments include grocery stores, bakeries, restaurants othe st food places, department stores, boutiques, and convenience stores. rage the expansion of undesirable retail establishments such as liquor stores, tobacco and tores, short-term loan and pawn shops, and adult stores. age the development of retail establishments along commercial corridors. OSED AMENDMENT(S):
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-	



TO:	STEERING COMMITTEE CHAIRPERSON AND MEMBERS
FROM:	RODNEY HORTON, PLANNER III Development and Resource Management Department
DATE:	January 16, 2019
SUBJECT:	AGENDA ITEM #3-iii: HOUSING
Encour to transDiscou	ANGUAGE: rage the development of housing to accommodate multi-generational households. rage multi-family dwelling units to be located along corridors and streets that have access sit and commercial goods. rage the expansion of detach-single-family starter homes. OSED AMENDMENT(S):
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TO:	STEERING COMMITTEE CHAIRPERSON AND MEMBERS
FROM:	RODNEY HORTON, PLANNER III Development and Resource Management Department
DATE:	January 16, 2019
SUBJECT:	AGENDA ITEM #3-iv: PARKS AND TRAILS
CURRENT L	ANGUAGE:
Parks and Trail	s
agricul creatio Create commu Mainta lanes, a	e for the location a Regional Park in the Plan Area that has components of the Plan Area's tural history through the planting of drought — resistant vegetation or trees, and the n of public art that exhibits the Plan Area's contribution to the agricultural industry. parks that are within existing and planned neighborhoods that are easily accessed by unity members using pedestrian and bicycle pathways, transit services, or motor vehicle. In the vision of the General Plan and the Active Transportation Plan for class I bicycle and class II bike lanes planned for in the West Area. OSED AMENDMENT(S):



TO:	STEERING COMMITTEE CHAIRPERSON AND MEMBERS
FROM:	RODNEY HORTON, PLANNER III Development and Resource Management Department
DATE:	January 16, 2019
SUBJECT:	AGENDA ITEM #3-v: CATALYTIC CORRIDORS
CURRENT L.	ANGUAGE:
mixed-	dors rage the orderly and consistent development of civic, parkland, retail and commercial, use, and multi-family uses along West Shaw Avenue, West Ashlan Avenue, Veterans ard, West Shields Avenue, West Clinton Avenue, and Blythe Avenue.
YOUR PROP	OSED AMENDMENT(S):
4	
<u>a).</u>	
W	



TO:	STEERING COMMITTEE CHAIRPERSON AND MEMBERS
FROM:	RODNEY HORTON, PLANNER III Development and Resource Management Department
DATE:	January 16, 2019
SUBJECT:	AGENDA ITEM #3-vi: TRANSPORTATION
CURRENT L	ANGUAGE:
 Accommoderate communication Provide to communication Provide smooth 	amodate and improve roadway access and mobility among all modes of transportation. Important transit services in the West Area by locating routes near or adjacent to the unity centers, schools, parks, and retail centers. e a complete, safe, and well-maintained sidewalk network from residential neighborhoods mercial centers, schools, parks, and community centers. e a complete, safe, and well-maintained roadway network that allows for efficient and access from the West Area to other sections of the city and region. OSED AMENDMENT(S):
П	
g:	
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TO:	STEERING COMMITTEE CHAIRPERSON AND MEMBERS
FROM:	RODNEY HORTON, PLANNER III Development and Resource Management Department
DATE:	January 16, 2019
SUBJECT:	AGENDA ITEM #3-vii: AMENDMENTS NOT PERTAINING TO A SECTION
	Committee may offer additional amendments that are not part of the current draft language. OSED AMENDMENT(S):
	4
-	



TO:

STEERING COMMITTEE CHAIRPERSON AND MEMBERS

FROM:

RODNEY HORTON, PLANNER III

Development and Resource Management Department

DATE:

January 16, 2019

SUBJECT:

AGENDA ITEMS #5, 6, 7, & 8

AGENDA ITEM #5: NEXT STEPS:

The next steps for the West Area Specific Plan will be the following:

- 1. January 30, 2019 receive a recommendation of the draft land use map and guiding principles, as amended.
- 2. Spring 2019 plan initiation by the Planning Commission and City Council
- 3. Spring 2019 award a consultant contract for the completion of an Environmental Impact Report & Infrastructure Financing Plan

AGENDA ITEM #6: STEERING COMMITTEE ANNOUNCEMENTS:

Members of the Steering Committee may offer any announcements or comments during this portion of the meeting.

AGENDA ITEM #7: UNSCHEDULED COMMUNICATIONS:

Agenda item #7 affords the community a chance to address the Steering Committee. Speakers are to direct their comments to the Steering Committee. The Chairperson may direct staff to answer questions at the end of the public comment period. Speakers will be limited to 3 minutes.

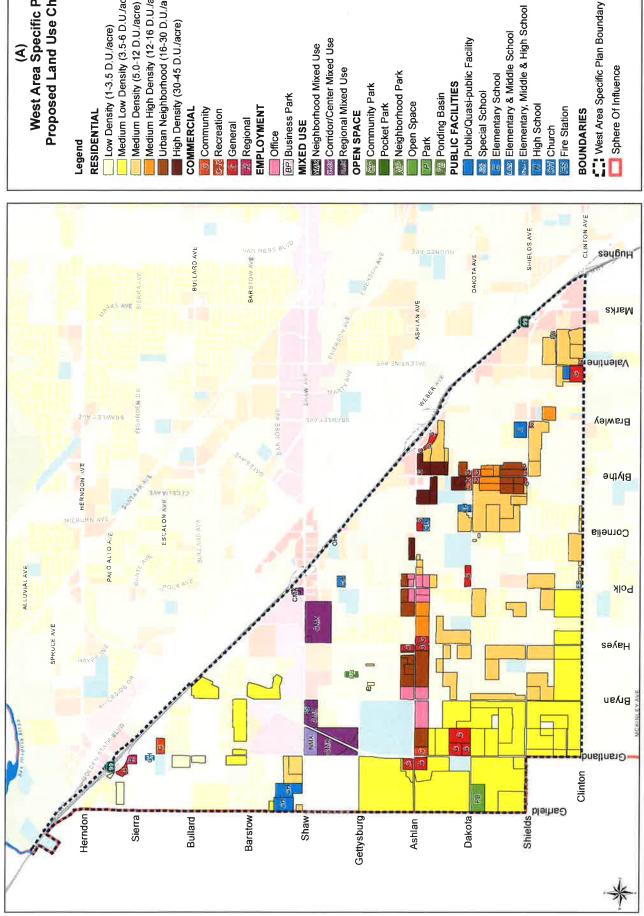
AGENDA ITEM #8: ADJOURNMENT/NEXT MEETING:

A motion and second is needed to adjourn the meeting. The Chairperson must immediately call for a vote as this is a non-debatable motion. A majority of the Steering Committee members that are present is required to vote in favor of the motion in order for it to pass.

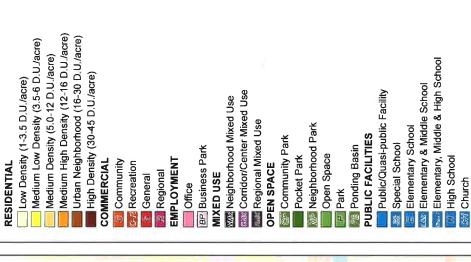
Should we lose a quorum during the meeting; the chairperson can simply adjourn the meeting. As always, City staff will prepare the draft meeting summary for your review prior to the next meeting. The next meeting will occur on Wednesday, January 30, 2019, 6:00 PM – 9:00 PM, Central High – East Campus, cafeteria.

LAND USE MAP

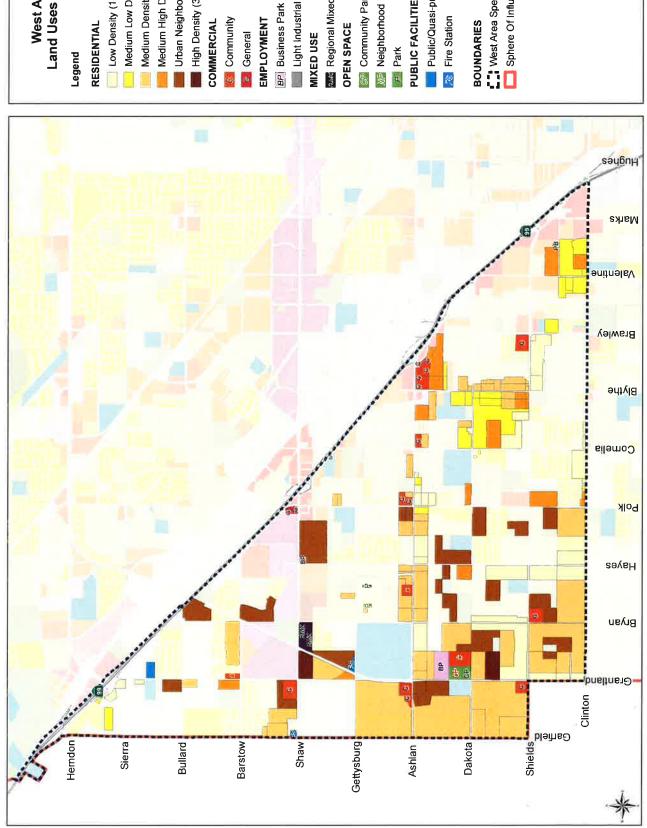
- 1) A: Proposed Changes to the Land Use Map
- 2) B: Current land use designations proposed for change
- 3) C: General Plan Land Use Map
- 4) D: Overall proposed West Area Specific Plan Land Use Map
- 5) E: Proposed Dual Designation Land Use
- 6) Land Use Comparison Chart



Proposed Land Use Changes (A) West Area Specific Plan



Date: 12/5/2018



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

- 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)

Community

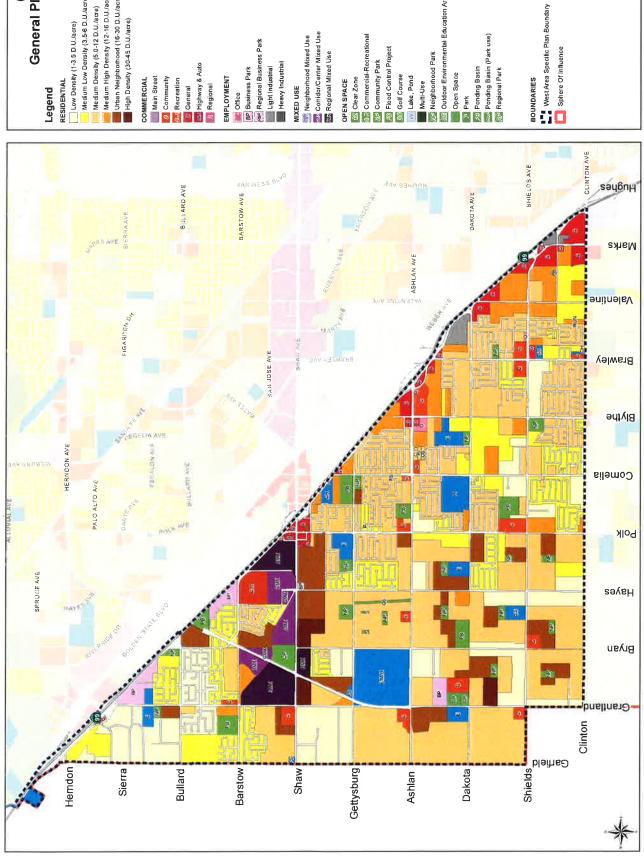
- **EMPLOYMENT**
- Light Industrial
- Regional Mixed Use
 - OPEN SPACE
- @ Community Park
- Meighborhood Park

PUBLIC FACILITIES

Public/Quasi-public Facility

BOUNDARIES

- West Area Specific Plan Boundary
 Sphere Of Influence



(C) General Plan Land Use



Elementary & Middle School Elementary, Middle & High Si

Middle School

High School

College School with Park

Elementary School

Community Activity Center

Cemetery

Church Airport

Convalescent Hospital

Fairgrounds Rire Station

Public/Quasi-public Facility

PUBLIC FACILITIES Special School

WR Water Recharge Basin
WW Waste Water Treatment Facility

Police Dressing Station

시항 Neighborhood Center

Medical Center

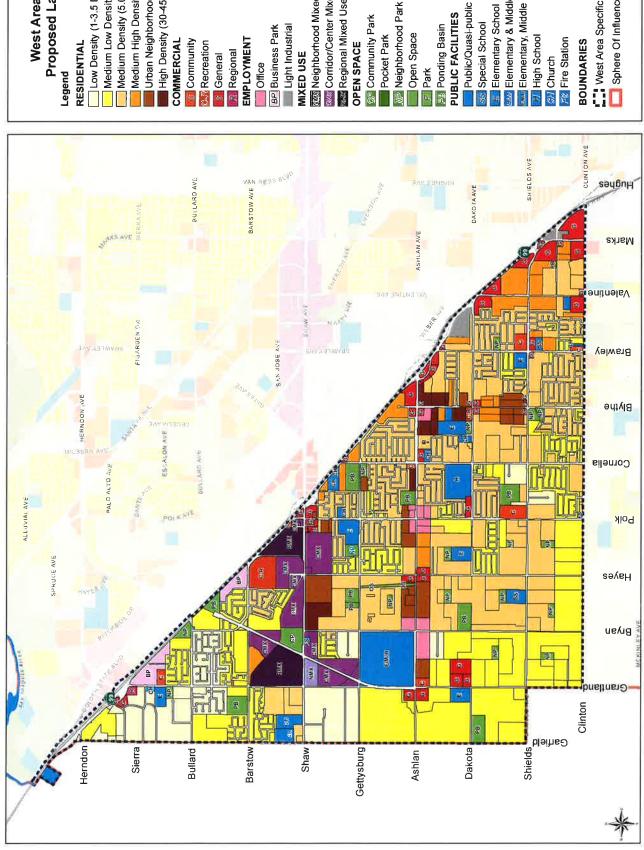
Hospital

PG & E Substation

Government Offices

Outdoor Environmental Education Area

Date: 12/6/2018



Proposed Land Use Changes West Area Specific Plan

Medium High Density (12-16 D.U./acre) Urban Neighborhood (16-30 D.U./acre) High Density (30-45 D.U./acre) Medium Low Density (3.5-6 D.U./acre) Medium Density (5.0-12 D.U./acre) Low Density (1-3.5 D.U./acre) COMMERCIAL **EMPLOYMENT** Community Recreation Regional General Office

Light Industrial BP Business Park

MIXED USE

Neighborhood Mixed Use

xx Corridor/Center Mixed Use

Regional Mixed Use

Neighborhood Park Community Park Pocket Park

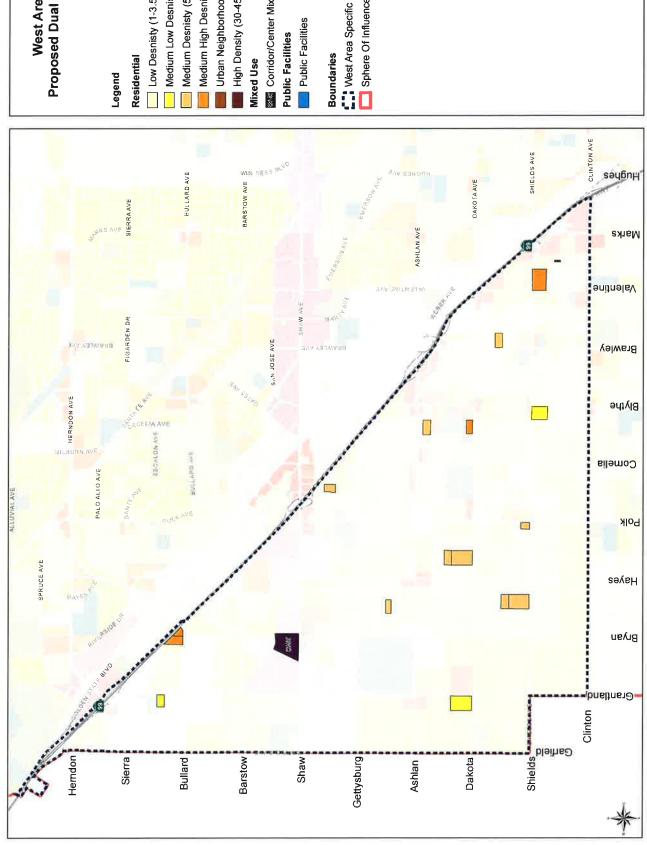
Open Space

PUBLIC FACILITIES

Public/Quasi-public Facility Special School Elementary & Middle School

Elementary, Middle & High School High School West Area Specific Plan Boundary

Sphere Of Influence



Proposed Dual Designation Land Use West Area Specific Plan

Medium High Desnisty (12-16 D. U./Acre) Medium Low Desnisty (3.5-6 D. U./Acre) Urban Neighborhood (16-30 D. U./Acre) Medium Desnisty (5-12 D. U./Acre) Boundaries

West Area Specific Plan Boundary

Sphere Of Influence Dow Desnisty (1-3.5 D. U./Acre) High Density (30-45 D. U./Acre) SNR Corridor/Center Mixed Use

ANTINEGISTRAL 2			CITY LIMITS			GROWTH AREA	ď		LAN ANEA IOIAL	
	GENERAL PLAN LAND USE DESIGNATIONS	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	OVERALL RESULT
	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	
	Медіит	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	00:0		65.76	84.62	
	SUBTOTAL	2693.19	2582.95	110.24	2151.36	1974.70	176.66	4844.55	4601.41	243.14
	Community	81.87	17.16		56.79	31.23		138.66	48.39	
	Recreation	41.34	45.80		0.00	00'0		41.34	45.80	
WEE	General	141.59	171.92		1.63	68.00	4	143.21	239.92	4
	Regional	0.00	0.00		0.00	4,24		0.00	4.24	-11-1
	SUBTOTAL	264.80	234.88	29.92	58.42	103.47	45.05	323.21	338.35	15.14
	Office	7.51	42.94		00'0	27,20		7.51	70.15	
WEN	Business Park	17.22	20.57	4	54.40	35.45	<	7.11	56.02	
	Light Industrial	33.13	32.75		00'0	0.00		33.13	32.75	
	SUBTOTAL	63.35	96.26	32.91	54.40	62.66	8.26	117.75	158.92	41.17
	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	<
VIXED	Regional	144.72	127.39		00.00	0.00		144.72	127.39	
	SUBTOTAL	250.90	308.96	28.06	0.00	90.69	90.69	250.90	378.02	127.12
	Pocket Park	2.45	1.55		0.00	00'0		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	00'0		38.18	24.20	
dS N	Regional Park	0.00	0.00	<	0.00	53.40	34	0.00	0.00	4
	Open Space	5.03	5.03	1	1.76	1,76	4	6.79	6.79	4
	Ponding Basin	90'29	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	7.53
Pul	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	90.99		25.65	25.65		81.82	91.72	
43 211 ===================================	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	\
7	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	52.20



TO:

STEERING COMMITTEE CHAIRPERSON AND MEMBERS

FROM:

RODNEY HORTON, PLANNER III

Development and Resource Management Department

DATE:

January 16, 2019

SUBJECT:

AGENDA ITEM #4: AMENDMENTS TO THE DRAFT LAND USE MAP

The land use map was prepared by staff using the conceptual land use option chosen by the Steering Committee at the August 22, 2018 meeting. Steering Committee members will want to make sure all amendments offered are consistent with previous direction and the conceptual land use option.

REGIONAL PARK OPTIONS

The residents of the West Area desire to have a Regional Park located within the Plan Area. Staff is providing the Steering Committee with the following options:

OPTION A: Show the Regional Park in the most northern portion of the Plan Area.

OPTION B: Show the Regional Park straddling the north side and south side of West Shaw Avenue; this approach could satisfy the concerns about the location of the Regional Park north of or south of West Shaw Avenue.

OPTION C: In accordance with the vision and strategy of the Parks Master Plan, partner with Central Unified School District to provide for a Regional Park on the site south of West Gettysburg Avenue.

OPTION D: Show a Regional Park on Grantland/Shields.

OPTION E: Do not show the Regional Park on the land use map. The Steering Committee is not bound to show a Regional Park on the land use map; all parks are permitted uses in all zoning districts within city limits.

LAND USE AMENDMENTS

Once the discussion of the Regional Park has completed, Steering Committee members will began discussion concerning proposed changes. Steering Committee members will get a chance to provide any amendments to the land use map. You may use the land use map included in your packet to show any changes you are proposing.



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WRITTEN COMMENTS

I received your notice Friday, this is Tuesday, & I wish to register my concerns ['protest'].

- a) traffic congestion
- b) potential crime introduced into a very safe area
- c) noise
- d) affecting our way of life & peace of mind
- e) decreased property values
- f) overcrowded schools
- g) safety of children playing outside

and mainly:

This is just a start & there will be more like it!!!

Thank you very much,

Penny Roberts 559-224-8348

5430 N. Rosalia Ave.

Fresno, CA 93723

To Planning Department

My family has lived in this neighborhood since the early 1930s. I built and have lived in my house since 1977. When I bought my property, it was expected that the neighborhood would remain rural. I know that I cannot stop the development that will eventually happen in this neighborhood but I hope that there will be respect given to those of us who have lived and will to continue to live in the country.

Over the years, I have attended meetings about development in the area. When talk started about widening the road because of development, I expressed my concern. The amount my front property that I'd have to sacrifice that would be taken verses how they would go around the company down the street not taking any of their front property. At another council meeting years ago, the council asked the developers that were planning on developing across the street to be respectful of the existing people living here. To date, I don't believe they are respecting any of us that have lived and watched our families grow here. Also, at that time, they were planning very nice large estate type homes/lots and now it looks as if they're heading towards a higher density type of environment. I don't feel that this blends well and doesn't respect the decisions made by families that have lived in this neighborhood for decades.

I have seen other developments that are building next to rural/existing residents that place 2 story homes with windows overlooking their country neighbors' homes. I feel that is an invasion of privacy. To respect those that already live in the area for a long time and intend on doing so for some time, there should be some buffering type accommodations to help with a preservation of the rural/existing lifestyles. Some of those examples would be development, 1 acre/estate size parcels adjacent to the properties, no 2 story homes that overlook the properties, large brick wall between rural and city. On 5 acre or more parcels have an access road within the development to accommodate a second exit/entrance for emergency access.

We have been attending the meeting and more consideration is address to new home owners who moved out in this area and now what to change it. I know there are only a few of home owners that have been in this area for a long time, so PLEASE, don't take everything a few of us have worked for all of our lives away from us

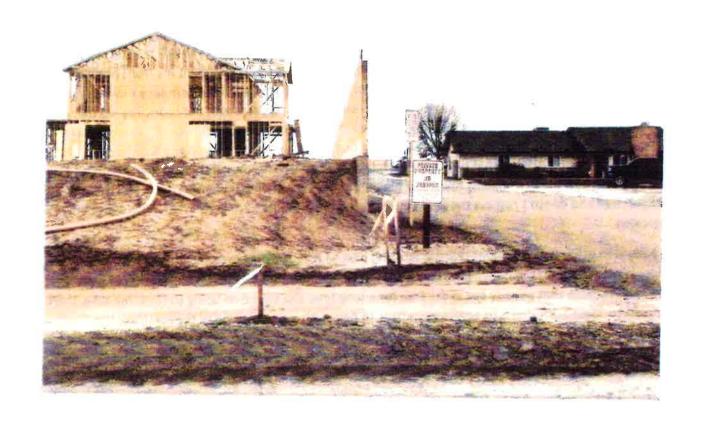
My daughter, son and I own 3 properties here located at 3256, 3260 and 3290 N Grantland, and expect our family to live in this neighborhood for decades to come.

Thank You

Letha & Robert Oergel - 3256 N. Grantland 559-259-2480

David Thomas - 3260 N. Grantland 559-286-9715

Bruno & Dena Junnila - 3290 N. Grantland 559-284-6226



On Bran interes adams & Miltysburg Ocross street from therest Elem school. Protare taken jun 6, 2019

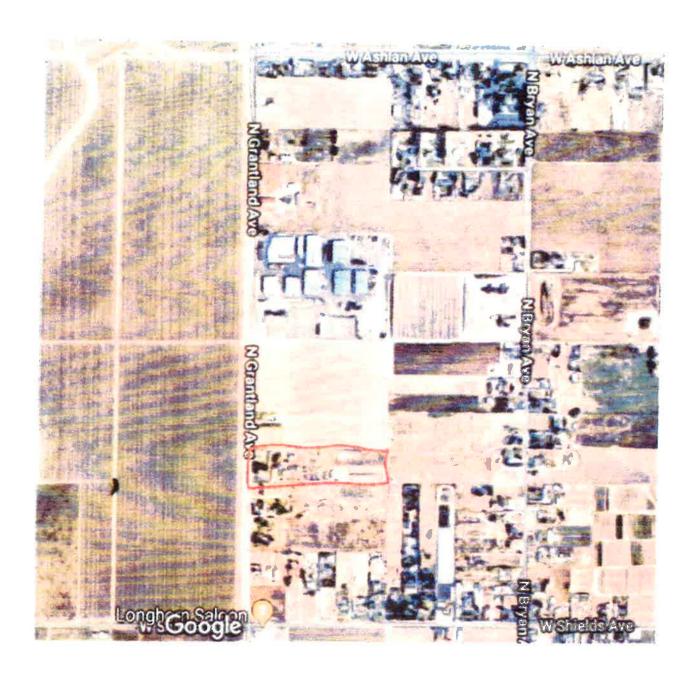




+1- 3256 & Grantland

+2- 3260 N Grantland

+3 3291 N Grantland



Rodney Horton

From:

Rodney Horton

Sent:

Wednesday, January 09, 2019 9:00 AM

To:

'John Lourenco'

Subject:

RE: Westside steering committee feedback for regional park

Good Morning,

Thank you for your e-mail. I will be sure to share your written comments with the Steering Committee. I look forward to seeing you at next week's meeting.

Thank you,

Rodney L. Horton, MPA
Planner III
Development and Resource Management Department Rodney.Horton@fresno.gov
(559)-621-8181 (Office)

----Original Message----

From: John Lourenco [mailto:captainjrl@netzero.com]

Sent: Wednesday, January 09, 2019 8:00 AM

To: Rodney Horton

Subject: Westside steering committee feedback for regional park

I was informed that I could email you with feedback and suggestions about the proposed regional park for the west side of Highway 99.

With regards to location I feel that it needs to be in the northern section of the area. My reasoning for that is that there are no city parks west of 99 and that far north in the city of Fresno. I don't know specifically what the land ownership is of the piece of land that is just south of the island Waterpark, but that seems like a location that is big enough and is located in a desirable area to me.

With regards to what type of park amenities I would like to see, here are a list of things in order buy my own personal preference.

- -Lighted athletic fields football, soccer, baseball, softball for both adult and youth
- -Covered picnic area's large enough to host birthday parties as well as holiday gatherings
- -Gymnasium or indoor basketball, volleyball etc. for both adults and youth
- -Play ground equipment for kids

-A paved walking and jogging trail

Thank you for taking the time to read this. Please feel free to contact me if you have any questions. I also planned to be at next weeks meeting as well if you wanted to have a discussion.

John Lourenco 7188 W. the last Avenue Fresno, CA 93723 559-355-3371 cell

Rodney Horton

From:

Rodney Horton

Sent:

Thursday, January 10, 2019 10:20 AM

To:

'Elisa B'

Subject:

RE: West Side Steering Committe

Thank you for your comments, I will forward them to the Steering Committee.

Rodney

From: Elisa B [mailto:elisabilios@gmail.com]
Sent: Thursday, January 10, 2019 10:14 AM

To: Rodney Horton

Subject: West Side Steering Committe

Good Morning Mr. Horton,

I am writing as a resident of Forgotten Fresno with input for what I'd like to wee happen on the west side of Fresno.

With respect to the potential site for a regional park for our community an ideal location would be the property immediately south of Island Waterpark. The location is very practical as it is of adequate size, and the borders are Highway 99 and Island Waterpark. It is also close to the Highway City community as well as Forgotten Fresno community. Features that I would like to see incorporated into the park are as follows:

- 1. Sports fields with lights so that our local youth can practice various sports at the facility.
- 2. Picnic areas for family reunions and birthday parties.
- 3. Tables with backgammon or chess/checkers games on top.
- 4. Tennis courts or putting greens with lights.
- 5. Handicap friendly playground structures and swings.

I am highly concerned about the intensification of land uses in the west area and that developers are not paying their fair share to mitigate the impacts of traffic and lack on infrastructure in our community. Our community is plagued with horrible infrastructure and city and county administrators that have been very indifferent to our situation.

Thank you for your time and consideration,

Elisa Bilios 5323 N Tisha Ave. Fresno, CA 93723