

# **West Area Neighborhoods Steering Committee Meeting Agenda**

July 20, 2021

6:00 PM – 8:00 PM

**THIS MEETING WILL OCCUR VIRTUALLY THROUGH ZOOM.**

## **REGISTRATION INSTRUCTIONS**

Click the link below to register for the meeting. After registering you will receive instructions to log-in from your computer or dial-in from a phone. Please contact Casey Lauderdale at [casey.lauderdale@fresno.gov](mailto:casey.lauderdale@fresno.gov) or (559) 621-8515 if you need assistance.

[https://zoom.us/webinar/register/WN\\_-NXWILACTi-FjkGXisUhbW](https://zoom.us/webinar/register/WN_-NXWILACTi-FjkGXisUhbW)

## **Steering Committee Members:**

David Peña, *Chairperson*

Deep Singh, *Vice Chairperson*

Jeff Roberts

Bill Nijjer

Gurdeep Shergill

Joseph Martinez

Eric Payne

Dennis Gaab

John Kashian

Cathy Caples

Tiffany Mangum

Tina McCallister – Boothe, *Alternate*

## **Standard Meeting Procedures:**

For each agenda item, the following procedure is used.

1. The Committee Chair announces the agenda item
2. City staff makes an announcement or provides a presentation, if applicable
3. Committee members discuss the item
4. Members of the public provide comments for the item
5. The Committee takes action, if applicable



### **Agenda**

- 1. Call to Order – 6:00pm (~10 min)**
  - i. Announcement of translation services & review of Zoom features
  - ii. Roll call
  - iii. Vote - Approval of the minutes for June 29, 2021
  - iv. Review of standard meeting procedures
- 2. The Specific Plan and Housing (~50 min)**
  - a. Staff will provide a presentation on how the Specific Plan relates to a) housing capacity, b) the City's Housing Element Sites Inventory, and c) relevant State legislation.
- 3. Steering Committee Announcements (~15 min)**
- 4. Unscheduled Communications (~15 min)**
- 5. Adjournment**



**AGENDA DE LA REUNIÓN DEL COMITÉ DIRECTIVO  
MARTES 20 DE JULIO DEL 2021  
6:00 PM – 8:00 PM**

**Esta reunión se realizará de manera electrónica por Zoom.**

**Instrucciones**

Haz clic en el siguiente enlace para registrarse para la reunión. Ya que haya registrado, usted recibirá instrucciones por correo electrónico para unirse a la reunión desde una computadora o por teléfono. Favor de comunicarse con Casey Lauderdale por correo electrónico a [Casey.Lauderdale@fresno.gov](mailto:Casey.Lauderdale@fresno.gov) o por teléfono al (559) 621-8515 si requiere ayuda.

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**MIEMBROS DEL COMITÉ DIRECTIVO**

David Peña, *Presidente*  
Deep Singh, *Vicepresidente*  
Jeff Roberts  
Bill Nijjer  
Gurdeep Shergill  
Joseph Martinez  
Eric Payne  
Dennis Gaab  
John Kashian  
Cathy Caples  
Tiffany Mangum  
Tina McCallister – Boothe, *Sustituta*

**Procedimientos de la reunión:**

Para cada tema de la agenda, se utiliza el siguiente procedimiento.

1. El presidente del comité anuncia el tema del programa
2. El personal de la ciudad hace un anuncio u ofrece una presentación, si procede
3. Los miembros del comité debaten el tema
4. Los miembros del público aportan comentarios sobre el tema
5. El Comité toma medidas, si procede.



## **Agenda**

### **1. Llamada al orden– – 6:00pm (~10 min)**

- i. Anuncio sobre los servicios de traducción y reviso de las funciones de Zoom
- ii. Toma de lista
- iii. Voto – Aprobación de las actas
  - a. 29 de junio del 2021
- iv. Revisión de los procedimientos de la reunion

### **2. El Plan Específico y Viviendas (~50 min)**

- a. El personal dará una presentación sobre cómo el Plan Específico se relaciona con a) la capacidad de viviendas, b) el Inventario de Sitios de Elementos de Vivienda de la Ciudad, y c) la legislación estatal relevante.

### **3. Anuncios del Comité Directivo (~15 min)**

### **4. Comunicaciones no programadas (~15 min)**

### **5. Levantamiento de la sesión**



## ਸਟੀਰਿੰਗ ਕਮੇਟੀ ਦੀ ਮੀਟਿੰਗ ਏਜੰਡਾ

ਜੁਲਾਈ 20 ਜੂਨ, 2021

ਸ਼ਾਮ 6:00 ਵਜੇ - 8:00 ਵਜੇ

**ਕਰੋਨਾਵਾਇਰਸ ਮਹਾਂਮਾਰੀ (ਕੋਵਿਡ-19) ਦਾ ਹੱਕ ਹੈ, ਇਹ ਮੁਲਾਕਾਤ ਜੂਮ ਦੇ ਜ਼ਰੀਏ ਆਕਸੀਵਰ ਵਰਚੁਅਲ ਹੋਵੇਗੀ।**

### ਰਜਿਸਟ੍ਰੇਸ਼ਨ ਨਿਰਦੇਸ਼

ਮੀਟਿੰਗ ਲਈ ਰਜਿਸਟਰ ਕਰਨ ਲਈ ਹੇਠਾਂ ਦਿੱਤੇ ਲਿੰਕ ਤੇ ਕਲਿਕ ਕਰੋ। ਰਜਿਸਟਰ ਹੋਣ ਤੋਂ ਬਾਅਦ ਤੁਸੀਂ ਆਪਣੇ ਕੰਪਿ ਟਰ ਤੋਂ ਲੋਗ-ਇਨ ਕਰਨ ਜਾਂ ਫੋਨ ਤੋਂ ਡਾਇਲ-ਇਨ ਕਰਨ ਦੀਆਂ ਹਦਾਇਤਾਂ ਪ੍ਰਾਪਤ ਕਰੋਗੇ। ਕਿਰਪਾ ਕਰਕੇ ਕੋਸੀ ਲੈਂਡਰਡੇਲ ਤੇ ਸੰਪਰਕ ਕਰੋ [casey.lauderdale@fresno.gov](mailto:casey.lauderdale@fresno.gov) ਜਾਂ (559) 621-8515 ਜੇ ਤੁਹਾਨੂੰ ਸਹਾਇਤਾ ਦੀ ਜ਼ਰੂਰਤ ਹੈ।

[https://zoom.us/webinar/register/WN\\_-NXWILACTi-FjkGXisUhbw](https://zoom.us/webinar/register/WN_-NXWILACTi-FjkGXisUhbw)

### ਸਟੀਅਰਿੰਗ ਕਮੇਟੀ ਮੈਂਬਰ:

ਡੇਵਿਡ ਪੇਨਾ, ਚੇਅਰਪਰਸਨ  
ਦੀਪ ਸਿੰਘ, ਵਾਈਸ ਚੇਅਰਪਰਸਨ ਸ

ਜੈਫ ਰੋਬਰਟਸ

ਬਿਲ ਨਿਜਰ

ਗੁਰਦੀਪ ਸ਼ੇਰਗਿੱਲ

ਜੋਸਫ ਮਾਰਟੀਨੇਜ਼

ਏਰਿਕ ਪੇਨੇ

ਡੈਨਿਸ ਗਾਬ

ਜੌਨ ਕਸ਼ੀਅਨ

ਕੈਥੀ ਕੈਪਲਜ਼

ਟਿਫਨੀ ਮੈਮ

ਟੀਨਾ ਮੈਕ ਕੈਲਿਸਟਰ - ਬੁਥੀ, ਵਿਕਲਪਿਕ

### ਸਟੈਂਡਰਡ ਮੀਟਿੰਗ ਪ੍ਰਕਿਰਿਆਵਾਂ:

ਹਰੇਕ ਏਜੰਡਾ ਆਈਟਮ ਲਈ, ਹੇਠ ਲਿਖੀ ਵਿਧੀ ਵਰਤੀ ਜਾਂਦੀ ਹੈ।

1. ਕਮੇਟੀ ਚੇਅਰ ਏਜੰਡਾ ਆਈਟਮ ਦਾ ਐਲਾਨ ਕਰਦੀ ਹੈ
2. ਸਿਟੀ ਅਮਲਾ ਇੱਕ ਘੋਸ਼ਣਾ ਕਰਦਾ ਹੈ ਜਾਂ ਇੱਕ ਪੇਸ਼ਕਾਰੀ ਦਿੰਦਾ ਹੈ, ਜੋ ਲਾਗੂ ਹੁੰਦਾ ਹੈ
3. ਕਮੇਟੀ ਮੈਂਬਰ ਇਸ ਵਸਤੂ ਬਾਰੇ ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਕਰਦੇ ਹਨ



4. ਜਨਤਾ ਦੇ ਮੈਂਬਰ ਵਸਤੂ ਲਈ ਟਿੱਪਣੀਆਂ ਪ੍ਰਦਾਨ ਕਰਦੇ ਹਨ
5. ਕਮੇਟੀ ਲਾਗੂ ਹੁੰਦੀ ਹੈ, ਜੇ ਲਾਗੂ ਹੁੰਦੀ ਹੈ

### ਏਜੰਡਾ

1. ਆਰਡਰ ਕਰਨ ਲਈ ਕਾਲ ਕਰੋ – ਸ਼ਾਮ 6:00 ਵਜੇ (~10 ਮਿੰਟ)
  - i. ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਦੀ ਘੋਸ਼ਣਾ ਅਤੇ ਜੂਮ ਵਿਸ਼ੇਸ਼ਤਾਵਾਂ ਦੀ ਸਮੀਖਿਆ
  - ii. ਰੇਲ ਕਾਲ
  - iii. ਵੋਟ - ਮਿੰਟਾਂ ਦੀ ਪ੍ਰਵਾਨਗੀ:
    - a) 29 ਜੂਨ, 2021
  - iv. ਮਿਆਰੀ ਮੀਟਿੰਗ ਪ੍ਰਕਿਰਿਆਵਾਂ ਦੀ ਸਮੀਖਿਆ
2. ਵਿਸ਼ੇਸ਼ ਯੋਜਨਾ ਅਤੇ ਮਕਾਨ (~50 ਮਿੰਟ)
  - a. ਸਟਾਫ਼ ਇੱਕ ਪੇਸ਼ਕਾਰੀ ਪ੍ਰਦਾਨ ਕਰੇਗਾ ਕਿ ਕਿਵੇਂ ਖਾਸ ਯੋਜਨਾ ਨਾਲ ਸੰਬੰਧਿਤ ਹੈ (ਏ) ਰਿਹਾਇਸ਼ੀ ਸਮਰੱਥਾ. ਬੀ) ਸਿਟੀ ਹਾ ਮਸ਼ਿੰਗ ਐਲੀਮੈਂਟ ਸਾਈਟਸ ਇਨਵੈਂਟਰੀ, ਅਤੇ ਸੀ) ਕਵਾਂ ਰਾਜ ਵਿਧਾਨ
3. ਸਟੇਅਰਿੰਗ ਕਮੇਟੀ ਦੀਆਂ ਘੋਸ਼ਣਾਵਾਂ (~15 ਮਿੰਟ)
4. ਨਿਰਧਾਰਤ ਸੰਚਾਰ (~15 ਮਿੰਟ)
5. ਵਿਵਹਾਰ



**Pab Pawg Neeg Khiav Lub Rooj Sib Tham Tawm Tswv Yim Daim  
Ntawv Teem Caij Thiab Ntsiab Lus Rau Lub Rooj Sib Tham**

Xya (7) Hli Ntuj 20, Xyoo 2021

6:00 PM – 8:00 PM

**LUB ROOJ SIB THAM NO YUAV TSWHM SIM HAUV ZOOM**

**QHIA KEV MUS RAU NPE KOOM**

Nyem tus link hauv qab mus rau npe hauv lub rooj sib tham. Tom qab koj rau npe tas lawv mam li qhia koj txoj kev mus nkag hauv computer vassab lossis hauv xov tooj. Thov tiv tauj Casey Lauderdale ntawm [casey.lauderdale@fresno.gov](mailto:casey.lauderdale@fresno.gov) lossis (559) 621-8515 yog koj xav tau kev pab.

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**Pab Pawg Neeg Khiav Lub Rooj Sib Tham Tawm Tswv Yim Thiab Cev Lus:**

David Peña, *Chairperson*  
Deep Singh, *Vice Chairperson*  
Jeff Roberts  
Bill Nijjer  
Gurdeep Shergill  
Joseph Martinez  
Eric Payne  
Dennis Gaab  
John Kashian  
Cathy Caples  
Tiffany Mangum  
Tina McCallister – Boothe, *Alternate*

**Cov Txheej Txheem Rau Lub Rooj Sib Tham:**

Rau cov hom phiaj hauv daim ntawv teem caij thiab ntsiab lus rau lub rooj sib tham, cov txheej txheem no yuav muab los siv.

1. Tus Coj ntawm Pab Pawg Neeg Committee yuav tshaj tawm cov hom phiaj hauv daim ntawm teem caij thiab ntsiab lus rau lub rooj sib tham.
2. Cov neeg ua hauj lwm hauv lub Nroog mam tshaj tawm lus lossis muab ib qho kev qhia, yog muaj
3. Pab Pawg Neeg Committee mam li los sib tham txog qhov hom phiaj
4. Cov pej xeeb mam li los hais txog qhov hom phiaj
5. Pab Pawg Neeg Committee mam li los pov npav tso cai pom zoo rau lub hom phiaj, yog ua tau



**Txheej txheem**

**1. Hu sawv daws los npaj pib sib tham – 6:00pm (~10 feeb)**

- i. Tshaj tawm txog cov hom lus muaj lus txhias thiab los qhia txog cov khoom siv tau hauv Zoom.
- ii. Hu npe seb sawv daws puas tau tuaj
- iii. Pov Npav – Tso cai pom zoo rau lub sij hawm:
  - a) Rau (6) Hli Ntuj 29, Xyoo 2021
- iv. Los saib xyua cov txheej txheem ntawm lub rooj sib tham

**2. Txoj Kev Npaj Muaj Kev Tshwj Xeeb thiab Vaj Tse (~50 feeb)**

- a. Cov neeg ua hauj lwm mam li qhia tias Txoj Kev Npaj Muaj Kev Tshwj Xeeb txheeb rau a) muaj puas tsawg lub vaj tse, b) Housing Element Sites Inventory rau Lub Nroog, thiab c) Cov cai tsim los ntawm lub Xeev.

**3. Lus Tshaj Tawm Ntawm Pab Pawg Neeg Khiav Lub Rooj Sib Tham Tawm Tswv Yim Thiab Cev Lus (~15 feeb)**

**4. Lus Sib Txuas Tsis Tau Teem Caij (~15 feeb)**

**5. Kawm Lub Rooj Sib Tham**





### Steering Committee

David Peña, <i>Chairperson</i>	Deep Singh, <i>Vice Chairperson</i>	Dennis Gaab
Joseph Martinez	Tiffany Mangum	Cathy Caples
Jeff Roberts	John Kashian	Bill Nijjer
Eric Payne	Gurdeep Shergill	
Tina McCallister – Boothe, <i>Alternate</i>		

**The Steering Committee met on Tuesday, June 29, 2021 at 6:00 p.m. via Zoom.**

#### 1. CALL TO ORDER:

Chairperson Peña called the Steering Committee to order at 6:05 p.m. An announcement of translation services in Hmong, Punjabi, and Spanish was made. Staff provided a brief explanation of the digital meeting features.

#### 2. ROLL CALL:

##### MEMBERS:

**PRESENT** – Chair David Peña, Jeff Roberts, Eric Payne, Cathy Caples, Dennis Gaab, Gurdeep Shergill

**ABSENT** – Vicechair Deep Singh, Joseph Martinez, Tiffany Mangum, Bill Nijjer, John Kashian, Tina McCallister-Boothe (alternate)

##### OTHERS:

Sophia Pagoulatos, *Planning Manager, Planning and Development Department*  
Drew Wilson, *Supervising Planner, Planning and Development Department*  
Casey Lauderdale, *Planner III, Planning and Development Department*  
Marisela Martinez, *Planner II, Planning and Development Department*  
Shawn Monk, *Planner III, Planning and Development Department*  
Mike Sanchez, *Assistant Director, Planning and Development Department*  
Talia Kolluri, *Assistant City Attorney, City Attorney's Office*  
Andy Benelli, *Assistant Director of Public Works, Public Works Department*

#### 3. APPROVAL OF MEETING SUMMARY:

Moved by Member Roberts, seconded by Member Caples to approve the April 22, 2021 meeting summary. The motion was approved.

##### VOICE VOTE TALLY

**AYES:** Chair David Peña, Jeff Roberts, Eric Payne, Cathy Caples, Gurdeep Shergill

**NOES:** None

**ABSTAIN:** Dennis Gaab

#### 4. INFORMATIONAL SESSION ON CEQA

Assistant City Attorney Talia Kolluri shared a presentation that provided an informational overview of the California Environmental Quality Act.

*Committee member Payne inquired about the timeline for the when the Committee will make its formal recommendations on the Specific Plan.*

Planner Casey Lauderdale shared that staff plans to bring forward the Specific Plan and proposed changes heard via the public comment period to the Committee at the August meeting.

*Committee member Roberts asked when the Draft EIR will be available for review.*

Casey replied that there is still some work being done on the analysis, but the draft is still expected to be released later in the summer. Staff will update the Committee and share updates on the webpage when there is more clarity on timeline.

*Daniel Brannick*

*Daniel asked to what degree the Alternatives will be considered in the Draft EIR and to if they will be based on discussions that occurred at Steering Committee meetings.*

Casey confirmed that some of the Alternatives are based on conversations held by the Steering Committee and invited further communication via email to be able to provide more refined answers.

*Kimberly McCoy*

*Kimberly would like to ask for additional park space in South Fresno, particularly more Regional Park space. The existing Regional Park in Southwest is built on a toxic former landfill, so this Plan needs more park space available for South Fresno residents and a Regional Park would also support the need for sports facilities.*

*Committee member Payne inquired if the request made at the prior meeting to consider more Regional Park space South of Shaw had been evaluated.*

Casey noted that the request has been confirmed and will undergo evaluation.

*Committee member Payne asked as a follow up if that evaluation will be presented as part of the August meeting.*

Casey replied affirmatively.

*Committee member Caples asked about the Regional Park space discussed in the Plan and if that park space would be in addition to what is already planned.*

Casey explained that the Regional Park is in the Plan as a proposed park, so upon adoption of the Plan, there would need to be a process initiated to establish the Regional

Park. Thus, the Regional Park would create additional park space in the Plan Area with the caveat that it overlaps with a designation of Community Park, so it would have the effect of replacing Community Park acreage with Regional Park acreage. Casey believed the additional acreage would total approximately 50 acres.

## 5. UPDATE ON OUTREACH ACTIVITIES

Planner Casey Lauderdale shared an update on outreach activities that have occurred to date, including digital meetings, mailers, radio, and in-person outreach events.

*Committee member Roberts asked when staff would like to receive comments from Committee members.*

Casey replied that if Committee members would like to submit them sooner than August 1<sup>st</sup> that would be fine and staff can share them with the other public comments.

*Committee member Shergill expressed that this Plan will build generational wealth and shared appreciation for those involved and that community members are feeling happier with the positive developments that have occurred.*

Staff read comments from the chat pertaining to the need for improvements at Shaw and 99.

## 6. STEERING COMMITTEE ANNOUNCEMENTS

None

## 7. UNSCHEDULED COMMUNICATIONS

Planner Casey Lauderdale shared that the Here to Stay report is available for review and comment on the Transform Fresno website and that there will be upcoming study sessions and also shared information on a workshops regarding a City of Fresno Local Housing Trust Fund.

## 8. ADJOURNMENT

The meeting adjourned at 7:04 p.m. on an adjournment motion offered by Member Roberts, with a second by Member Caples. The motion was approved.

**AYES:** Chairperson David Peña, Jeff Roberts, Eric Payne, Dennis Gaab, Cathy Caples, Gurdeep Shergill

**NOES:** None

# West Area Neighborhoods Specific Plan

## Steering Committee Meeting

July 20, 2021

6:00 – 8:00pm

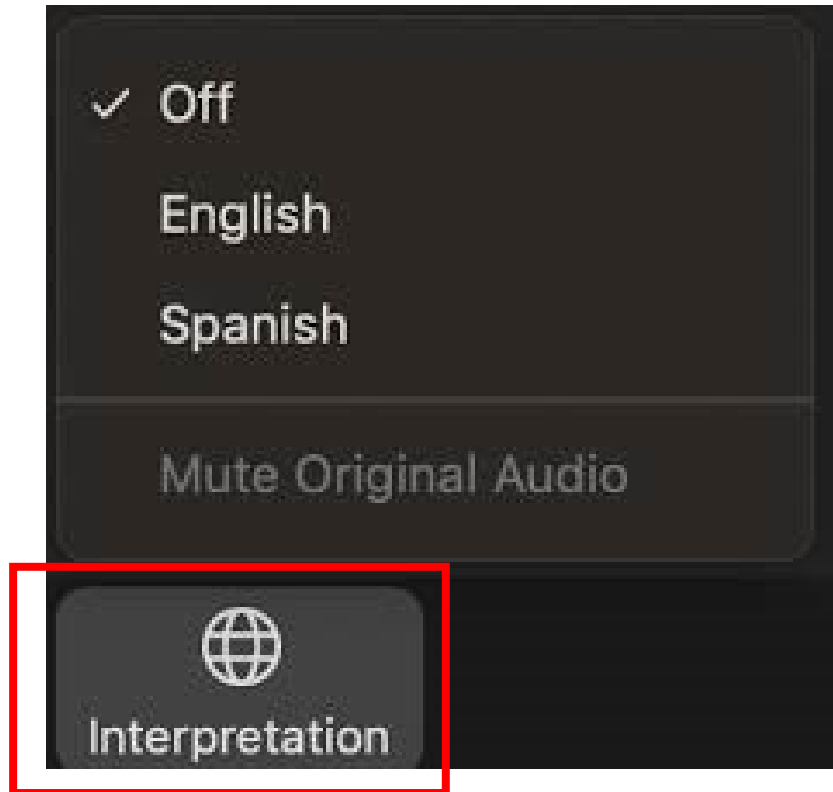
Virtual Meeting via Zoom



# 1. Call to Order



# Welcome



Translation services are available.

**ALL** participants should join a language channel in order to listen to and communicate with all participants.

- 1) Select the Interpretation Globe at the bottom of your screen
- 2) Choose your preferred language



# Welcome

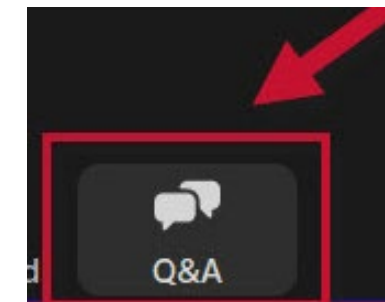
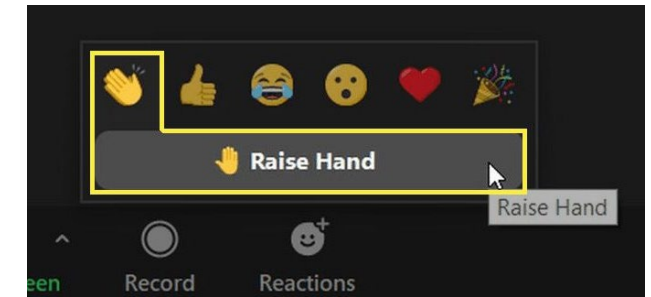
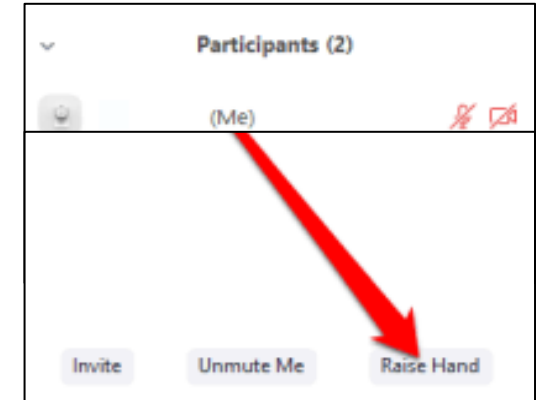
Tonight's meeting is being recorded and publicly broadcasted. It will be posted to [www.fresno.gov/westareaplan](http://www.fresno.gov/westareaplan)

**Participating in this meeting will be considered consent to be recorded.**



# Using Zoom

1. During public comment use the “Raise Hand” button or press \*9 on your phone
2. Q&A and chat are enabled





# Roll Call

David Peña (*Chair*)

Deep Singh (*Vice Chair*)

Jeff Roberts

Bill Nijjer

Gurdeep Shergill

Joseph Martinez

Eric Payne

Dennis Gaab

John Kashian

Cathy Caples

Tiffany Mangum

Tina McCallister-Boothe  
(*Alternate*)



# Vote

## June 29, 2021 Meeting Minutes



# Standard Meeting Procedures

1. The Committee Chair announces the agenda item
2. City staff makes a presentation, if applicable
3. Committee members discuss the item
4. Members of the public provide comments for the item
  - Comments may be limited to 3 minutes
5. The Committee takes action, if applicable

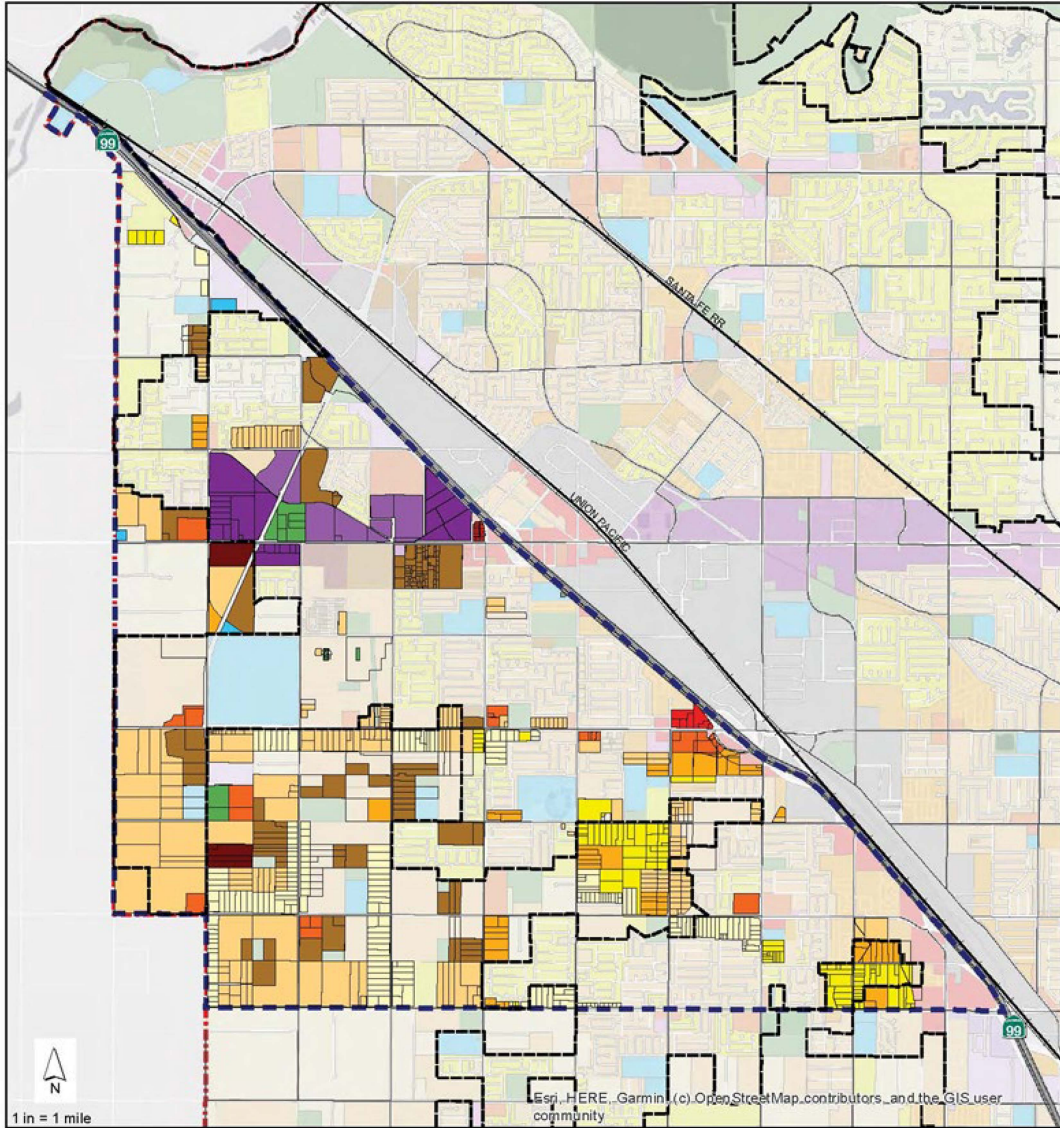


## 2. The Specific Plan & Housing



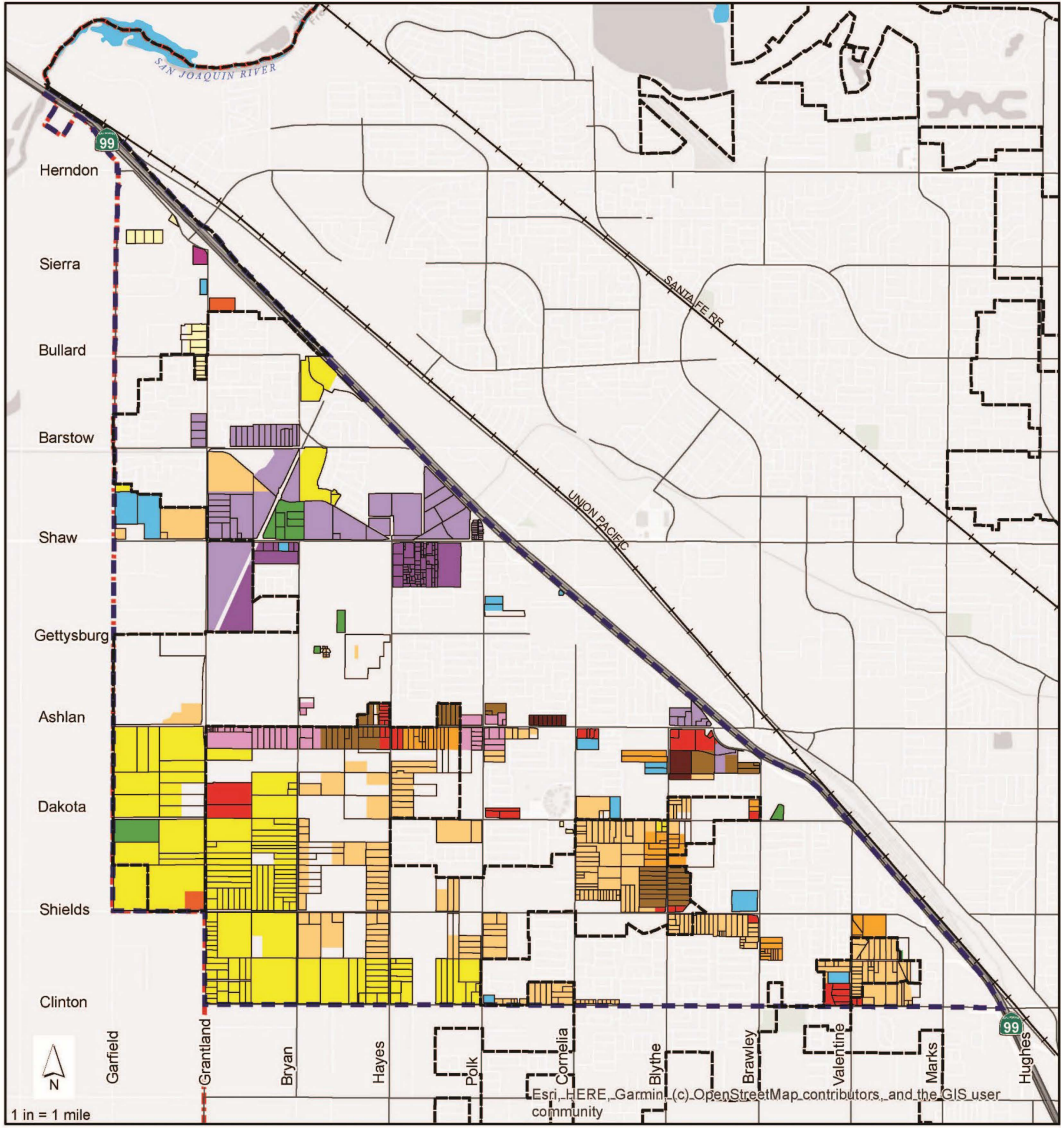
# Part 1: Capacity





**MAP 5-4** Parcels Changing Under the Specific Plan (Current Planned Land Use)

This map is believed to be an accurate representation of the City of Fresno GIS data. However, we make no warranties either expressed or implied for the correctness of this data.



**MAP 5-3** Parcels Changing Under the Specific Plan (Proposed Planned Land Use)

This map is believed to be an accurate representation of the City of Fresno GIS data. However, we make no warranties either expressed or implied for the correctness of this data.



# Fresno General Plan to WANSF

Land Use	Fresno General Plan (acres)	West Area Neighborhoods (acres)	Δ Acres
Low	817.79	516.57	-301.22
Medium Low	825.97	1440.22	614.25
Medium	2357	2118	-239
Medium-High	349.42	280.27	69.15
Urban Neighborhood	428.61	154.21	-274.4
High	349.42	46.61	-19.15
Neighborhood MX	0	308.43	308.43
Corridor-Center MX	106.19	96	-10.19
Regional MX	144.72	0	-144.72
Commercial Regional	0	4.24	4.24



# Fresno General Plan to WANSP

Land Use	Δ Acres	Maximum Allowed Units	Housing Capacity
Low	-301.22	3.5	-1,054
Medium Low	614.25	6	3,686
Medium	-239	12	-2,868
Medium-High	-69.15	16	-1,106
Urban Neighborhood	-274.4	30	-862
High	-19.15	45	-8,232
Neighborhood MX	308.43	16	4,935
Corridor-Center MX	-10.19	30	-306
Regional MX	-144.72	45	-6,512
Commercial Regional	4.24	16	68
<b>Total</b>	<b>-131</b>		<b>-12,252</b>

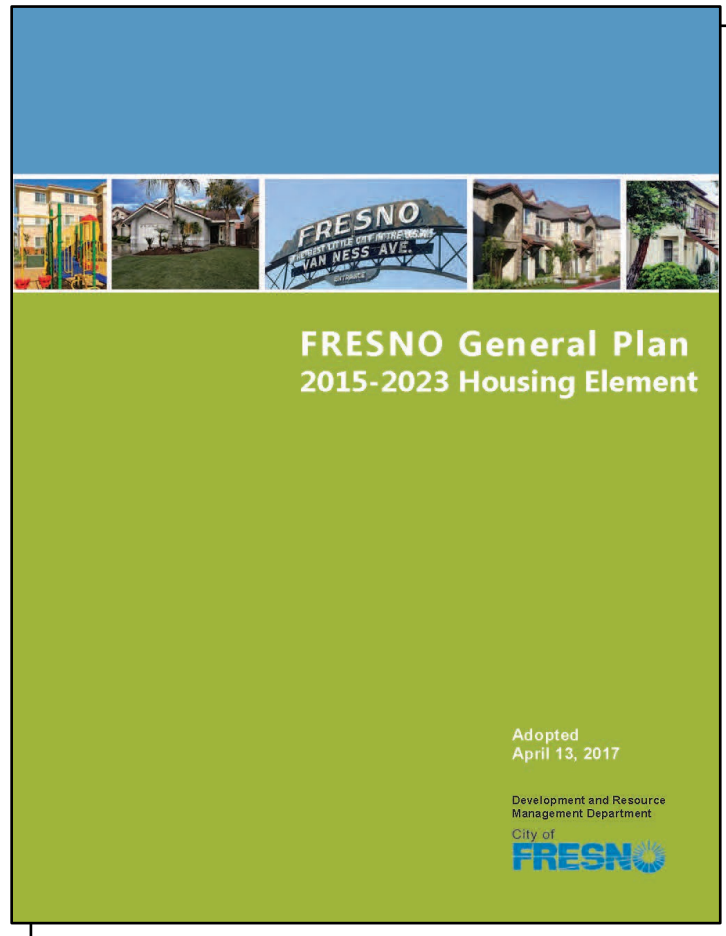




# Part 2: Housing Element



# What is the Housing Element?



- Citywide Housing Plan
- Requires certification from the State
- 8-year cycle
- Purpose: to provide the City of Fresno with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all community residents.

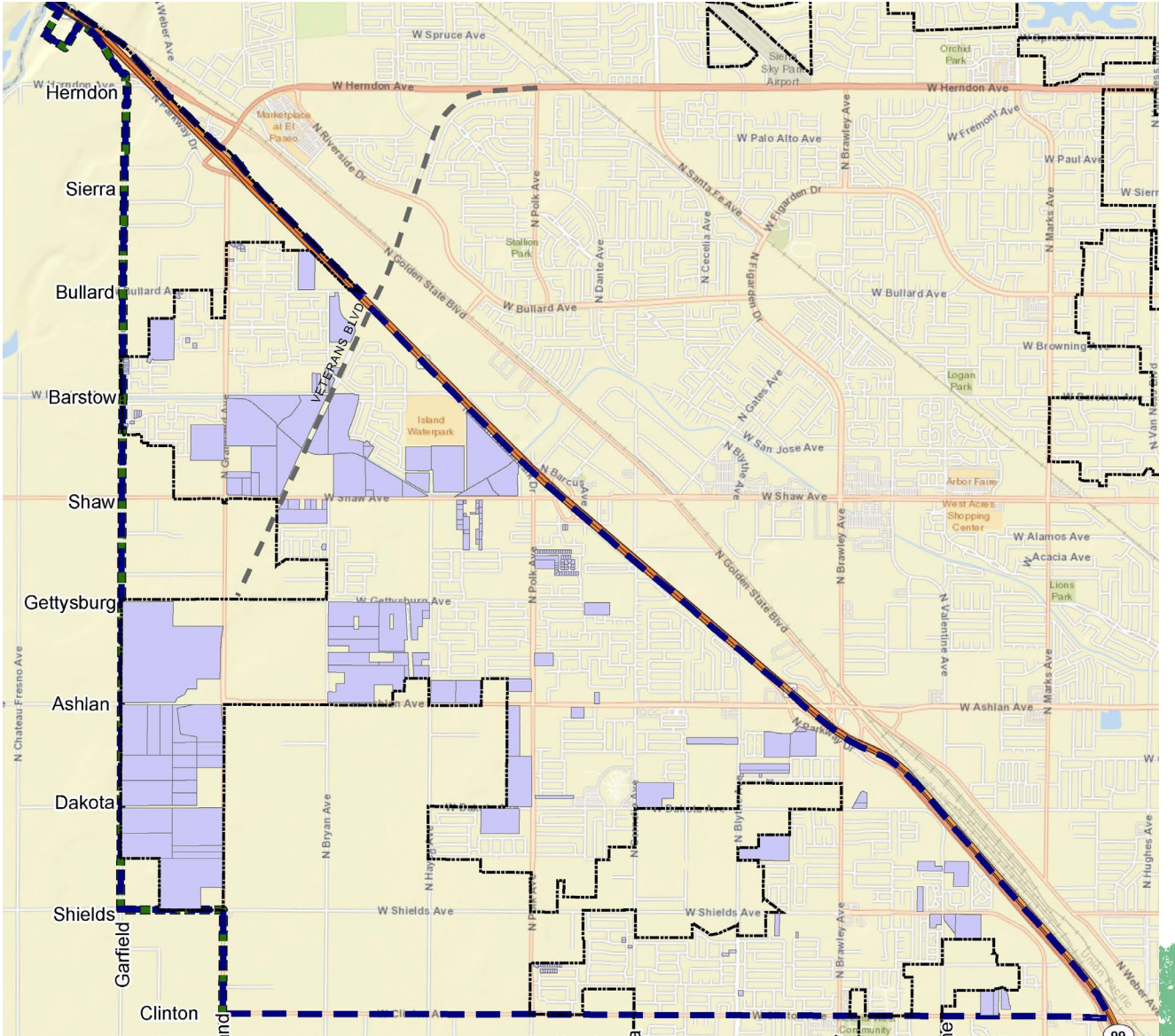


# Regional Housing Needs Allocation (RHNA)

- Planning goal to meet housing demand
- Divided by affordability levels
  - Very low- / low-income households
  - Moderate-income households
  - Above-moderate income households
- Housing Element Objective 1: Adequate Sites to Accommodate a Range of Housing Types & Affordability Levels



# Housing Element Sites in the West Area



# Part 3: Applicable State Laws



# SB 330

- Prohibits zoning actions that reduce housing capacity to less than what was allowed in 2018.
- The West Area plan would result in a housing capacity loss of 12,252 units.
- To be compliant with SB 330, the City must concurrently add the same amount of capacity or greater such that no net loss of housing capacity occurs.



# Housing Element

- Government Code Section 65863 states that a jurisdiction must maintain adequate sites to accommodate its remaining unmet RHNA by each income category at all times throughout the entire planning period.
- To be compliant with the Housing Element, the City must retain enough capacity to uphold its RHNA obligation.





# Part 4: Opportunity

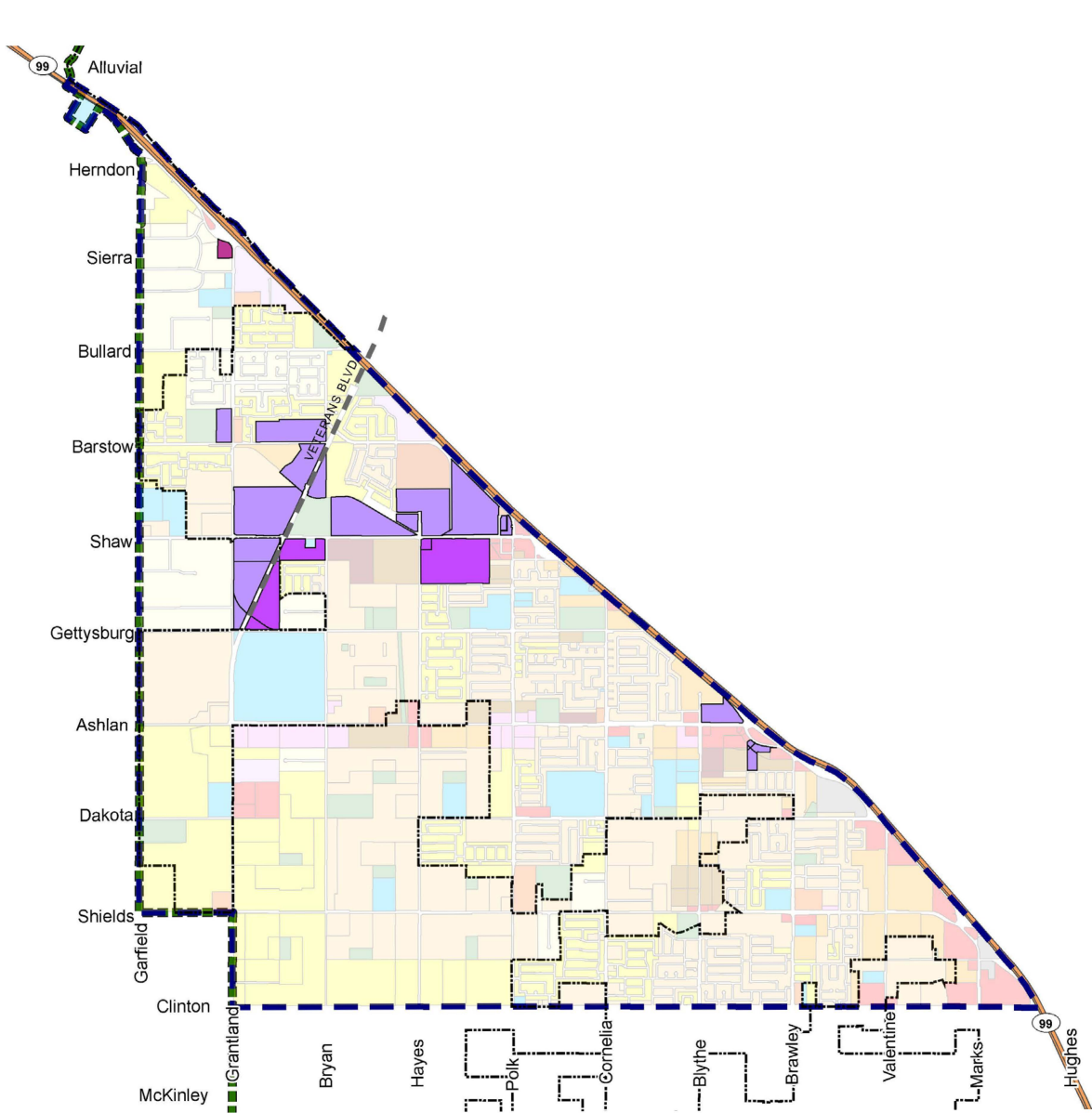




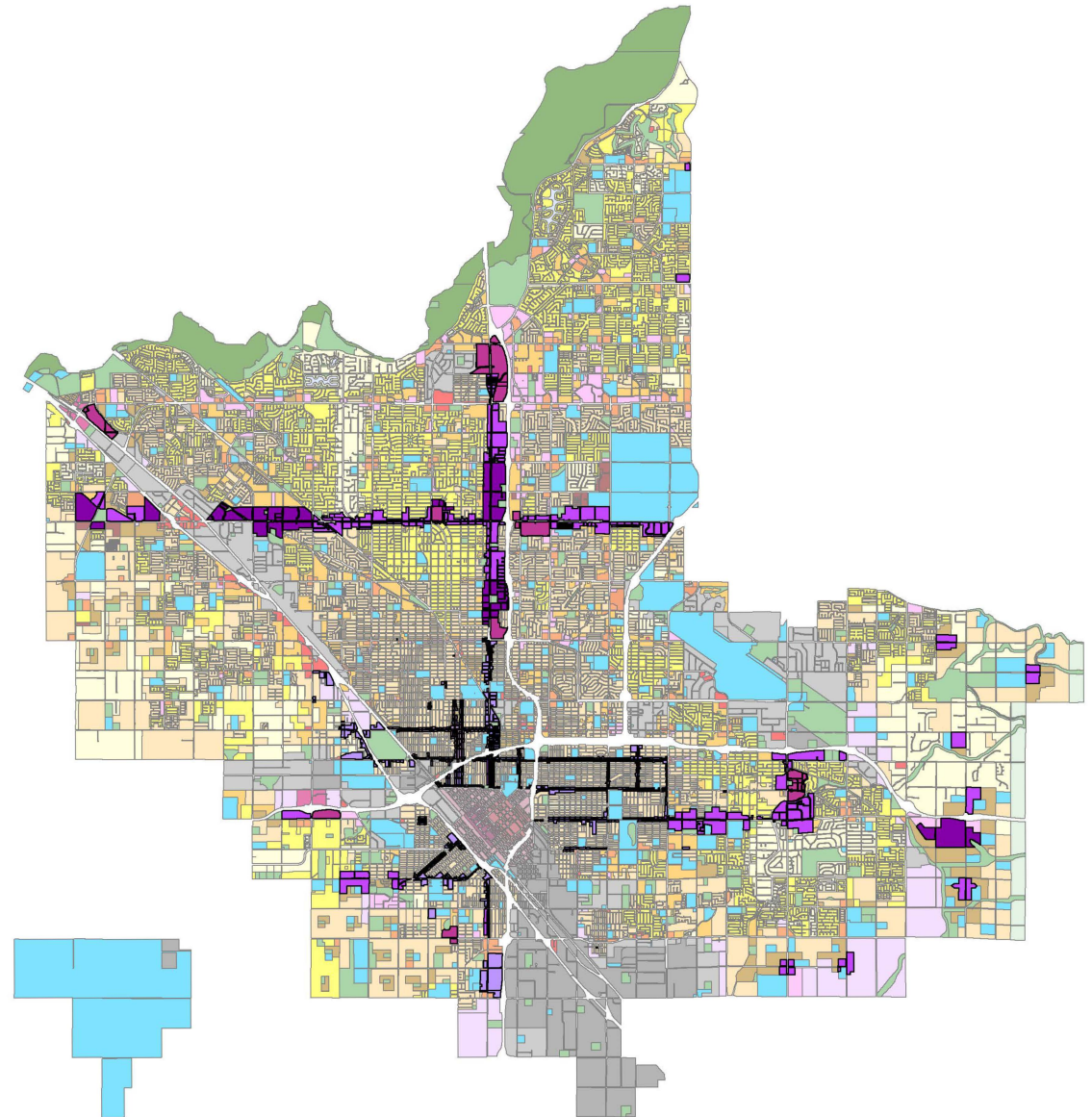
# Mixed-Use Text Amendment

- Council motion
- Approaches
- Timeline





West



# Mixed-Use Text Amendment

Category	WANSF	w/ MXTA in WA	Δ WA Capacity
Total Housing Capacity	-12,252	+23,648	+11,396



# Mixed-Use Text Amendment

- **LUH 1.4** Create a Small Area Plan for the West Shaw Avenue Town Center to further refine and support orderly, transit-oriented urban design and development.

Examples from Greenville  
West End Small Area Plan



# Steering Committee Comments



# Public Comments



## 4. Steering Committee Announcements



# 5. Unscheduled Communications





# 6. Adjourn

