

WEST AREA SPECIFIC PLAN



MEMORANDUM

TO: STEERING COMMITTEE CHAIRPERSON AND MEMBERS
West Area Specific Plan

FROM: RODNEY HORTON, PLANNER III
Development and Resource Management Department

DATE: July 24, 2018

SUBJECT: JULY 25, 2018 MEETING PACKET

I am pleased to submit for your review the July 25, 2018 meeting packet. As members of the Steering Committee, this packet of information will prepare you for the discussion that will occur at the meeting. At this meeting, the Steering Committee will make the following decisions:

1. Approval of Meeting Summaries
 - a) April 25, 2018, Orientation (non-voting meeting)
 - b) June 25, 2018, Meeting (voting meeting)

For the information of the members, another meeting has been scheduled for August 22, 2018 to make a recommendation on a proposed land use map so that City staff can begin drafting the West Area Specific Plan before the October meeting.

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.



WEST AREA SPECIFIC PLAN

STEERING COMMITTEE MEETING AGENDA - FINAL

Wednesday, July 25, 2018

6:00 PM – 9:00 PM

Glacier Point Middle School, Cafeteria
4055 N. Bryan Avenue, Fresno, CA 93723

Steering Committee Members:

David Pena, *Chairperson*
Joseph Martinez
Tiffany Mangum

Deep Singh, *Vice Chairperson*
Eric Payne
Tina McCallister – *Boothe, Alternate*

Jeff Roberts
Dennis Gaab
John Kashian

Gurdeep Shergill
Cathy Caples

1. Call to Order
 - i. Announcement of Translation Services
 - ii. Review Meeting Protocol
2. Approval of Meeting Summaries
 - i. April 25, 2018, Orientation (non-voting meeting)
 - ii. June 25, 2018, Meeting (voting meeting)
3. Follow up from the June 27, 2018 Meeting
 - i. Review Parks Master Plan vision for the West Area
4. Presentation of Draft Land Use Options
5. Continue the Selection of a Land Use Option until August
6. Unscheduled Communications
7. Adjournment

Next Meeting - Wednesday, August 22, 2018, 6:00 PM – 9:00 PM, Glacier Point Middle School, Cafeteria

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.

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.

Chav sablaj muaj rau cov tibneeg xiam ooqhab, thiab muaj tibneeg txhaislus rau cov uas xav tau kev pabcuam. Yog thov kev pabcuam rau cov tibneeg xiam ooqhab, cov hlua ntsaws pobntseg mloog haislus, los yog tibneeg txhaislus, nej yuav tau hais tuaj ib asthiv los yog ib limpiam ua ntej lub rooj sablaj. Nej hu tau rau peb cov tubtxib ntawm tus xovtooj: 559-621-8181.



WEST AREA SPECIFIC PLAN

PLAN ESPECÍFICO DEL AREA OESTE REUNIÓN DEL COMITÉ DE DIRECCIÓN AGENDA - FINAL

Miércoles, 25 de julio, 2018

6:00 PM – 9:00 PM

Glacier Point Middle School, Cafetería
4055 N. Bryan Avenue, Fresno, CA 93723

Miembros del Comité de Dirección

David Pena, *Presidente*
Joseph Martinez
Tiffany Mangum

Deep Singh, *Vicepresidente*
Eric Payne
Tina McCallister – Boothe, *Miembro Suplente*

Jeff Roberts
Dennis Gaab

Bill Nijjer
John Kashian

Gurdeep Shergill
Cathy Caples

1. Llamada al Orden
 - i. Anuncio del Servicios de Traducción
 - ii. Revisión del Protocolo de la Reunión
2. Aprobación de los Resúmenes de Reunión
 - iii. 25 de abril, 2018, orientación (reunión sin voto)
 - iv. 25 de junio, 2018, reunión (reunión de votación)
3. Seguimiento a la Reunión del 27 de junio
 - ii. Revisión de la visión del área oeste en el Plan Maestro de Parques
4. Presentación del Borrador de los Opciones de Uso de Suelo
5. Continuación de la selección de un Opción de Uso de Suelo hasta agosto
6. Comunicaciones no Programadas
7. Finalizar Reunión

Reunión Próxima - miércoles, 22 de agosto, 2018, 6:00 PM – 9:00 PM, Glacier Point Middle School, Cafetería

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.

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.

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WEST AREA SPECIFIC PLAN

TOM QAB PAB THEM NEEG TOM TSEV AGENDA – THAUM

Hnub Wednesday, lub Xya hli ntuj 25, 2018 6:00 PM – 9:00 PM

Glacier Point Middle School, Cafeteria

4055 N. Bryan Avenue, Fresno, CA 93723

Cov Tswv Cuab Ntawm Cov Thawj Coj

David Pena, *Chairperson*
Joseph Martinez
Tiffany Mangum

Deep Singh, *Vice Chairperson*
Eric Payne
Tina McCallister – *Boothe, Alternate*

Jeff Roberts
Dennis Gaab

Bill Nijjer
John Kashian

Gurdeep Shergill
Cathy Caples

1. Hu Tuaj Sib Tham
 - iii. Tshaj Txog Muaj Kev Txhaislus
 - iv. Saib Dua Txog Txhiaj Txheem Ntawm Kev Sib Tham
2. Kev Nrau Los Ntawm Kev Sib Ntsib Yav Tas Los
 - v. April 25, 2018, Hnub Tuaj Sib Tham (lub rooj sib tham no - tsis muaj pov mpav)
 - vi. June 25, 2018, Lub Rooj Sib Tham (muaj pov mpav)
3. Yuav Tham Ntxiv Mus Txog Ntawm Lub Rooj Sib Tham Los Ntawm Lub June 27, 2018
 - i. Saib Dua Txog Parks Lub Zeem Muag Rau Zaj Hnub Poob
4. Lus Tshaj Txog Cov Kev Siv Tau Ntawm Ib Thaj Av Twg
5. Tham Tauj Mus Txog Yuav Siv Cov Av Li Cas Mus Txog Rau Lub Yim Hli Ntuj
6. Lus Sib Tham Ua Tsis Nyob Rau Hnub No

Lub Rooj Sib Tham Tom Ntej - Wednesday, August 22, 2018, 6:00 PM – 9:00 PM, Nyob Rau Pem Glacier Point Middle School, Hauv Thaj Chaw Noj Mov

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.

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Chav sablaj muaj rau cov tibneeg xiam ooqhab, thiab muaj tibneeg txhaislus rau cov uas xav tau kev pabcuam. Yog thov kev pabcuam rau cov tibneeg xiam ooqhab, cov hlua ntsaws pobntseg mloog haislus, los yog tibneeg txhaislus, nej yuav tau hais tuaj ib asthiv los yog ib limpiam ua ntej lub rooj sablaj. Nej hu tau rau peb cov tubtxib ntawm tus xovtooj: 559-621-8181.

WEST AREA SPECIFIC PLAN



MEMORANDUM

TO: STEERING COMMITTEE CHAIRPERSON AND MEMBERS
West Area Specific Plan

FROM: RODNEY HORTON, PLANNER III
Development and Resource Management Department

DATE: July 24, 2018

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 six (6) 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.

MEETING PROTOCOL

After the translation announcement is complete, the chairperson will call on City staff to review the meeting agenda and protocol for the evening.

WEST AREA SPECIFIC PLAN



MEMORANDUM

TO: STEERING COMMITTEE CHAIRPERSON AND MEMBERS
West Area Specific Plan

FROM: RODNEY HORTON, PLANNER III
Development and Resource Management Department

DATE: July 24, 2018

SUBJECT: AGENDA ITEM #2: APPROVAL OF MEETING SUMMARY

For the information of the members, the draft meeting summary for the April 25, 2018 orientation (non-voting meeting), and the June 25, 2018 (voting meeting) are included in your packet.

The chairperson will call for a motion to accept the meeting summary for April 25, 2018 and June 25, 2018. The motion requires a second, and a majority of the members present would need to vote in favor of approving the summary for both meetings.

PROCESS:

Chairperson: Is there a motion to accept the draft summary for April 25, 2018 and June 25, 2018 meetings as presented.

Member A: I move to accept the draft summary for April 25, 2018 and June 25, 2018 meetings as presented.

Member B: I second the motion.

Chairperson: Are there any comments from the public?

(If no one from the public wishes to be heard on the motion, then discussion comes back to the Steering Committee. Once discussion concludes, the Chairperson may call for a voice vote or roll call vote).



Wednesday, April 25, 2018 Meeting Summary – DRAFT
Steering Committee

Eric Payne	David Pena	Dennis Gaab	Joseph Martinez
Tiffany Mangum	Cathy Caples	Jeff Roberts	John Kashian
Bill Nijjer	Deep Singh	Gurdeep Shergill	
Tina McCallister-Booth, <i>Alternate</i>			

The Steering Committee met on Wednesday, April 25, 2018 in Conference Room 3078, City Hall, at 6:00 p.m. for the purpose of orienting members to the West Area Specific Plan process.

Non-voting orientation session.

1. MASTER ROLL CALL:

Members:

PRESENT 7 – Eric Payne, Bill Nijjer, David Pena, Deep Singh, Dennis Gaab, Gurdeep Shergill, and Joseph Martinez

ABSENT 4 – Tiffany Mangum, Cathy Caples, Jeff Roberts, and John Kashian

Others:

Director Jennifer K. Clark, Planning Manager Sophia Pagoulatos, Terry Cox, Council District No. 1, Service Aide Kara Hammerschmidt, Tina McCallister - Booth, Alternate, and Rodney Horton, Planner

2. PUBLIC COMMENT:

There was no comment from the public to be heard.

3. ORIENTATION:

Members and attendees participated in the ice breaker exercise by stating their name, occupation, connection to the West Area, fun fact about themselves, and what they hoped to accomplish as a Steering Committee member. Director Clark thanked the Steering Committee for agreeing to serve and encouraged them to contact staff should they need any assistance moving forward in the plan process.

Horton provided background on the Sphere of Influence (SOI), the Plan Area, and the plan process. The Steering Committee received an update on the plans recently approved under the Fresno General Plan, and the project currently underway. Horton highlighted the role of the Steering Committee is to be advisory to City staff and the City Council, provide a broad inclusive vision for the Plan Area, and to help staff translate public input into the plan. Steering Committee members were presented with a draft of potential committee rules to preserve order of future meetings. Adoption of rules will occur at the first business meeting of the committee.

Horton presented on the existing and planned land uses of the Plan Area, and described the existing plans within the West Area. Steering Committee members were informed that parcels impacted with tentative/final maps and Williamson Act Contracts will not be able to have land use changes occur during the plan process. After discussion of the Brown Act, Steering Committee members agreed to have meeting time reserved for the final Wednesday of each month at 6:00 p.m. Steering Committee members are to arrive at Central High – East Campus (cafeteria) at 5:30 p.m. on Thursday, May 3, 2018 for the Community Conversation that will commence at 6:00 p.m.

4. UNSCHEDULED COMMUNICATIONS

There were no comments or concerns brought forward at this time.

5. ADJOURNMENT

The meeting adjourned at 8:11 p.m.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Rodney Horton", is written over a light blue horizontal line.

Rodney Horton
Staff Representative



Wednesday, June 27, 2018 Meeting Summary – DRAFT
Steering Committee

David Pena, *Chairperson*
Tiffany Mangum
Bill Nijjer
Tina McCallister – Boothe, *Alternate*

Deep Singh, *Vice Chairperson*
Cathy Caples
Eric Payne

Dennis Gaab
Jeff Roberts
Gurdeep Shergill

Joseph Martinez
John Kashian

The Steering Committee met on Wednesday, June 27, 2018, 6:00 p.m. at Glacier Point Middle School, Cafeteria/Multipurpose Room, 4055 N. Bryan Avenue, Fresno, CA 93721.

Voting Session.

1. CALL TO ORDER

The Steering Committee meeting was called to order at 6:10 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 – Cathy Caples, Jeff Roberts, John Kashian, Tiffany Mangum, Joseph Martinez, Gurdeep Shergill, Deep Singh, and David Pena

ABSENT 3 – Eric Payne, Bill Nijjer, and Dennis Gaab

CITY STAFF PRESENT:

Jennifer K. Clark, *Director, DARM*

Talia Kolluri, *Supervising Deputy City Attorney, City Attorney's Department*

Andrew Benelli, *Assistant Director, Public Works Department*

Sophia Pagoulatos, *Planning Manager, DARM*

Jill Gormley, *Public Works Manager, Public Works Department*

Michael Andrade, *GIS Specialist, DARM*

Leonor Ayala, *Engineer, Public Works Department*

Kara Hammerschmidt, *Service Aide, DARM*

Rodney Horton, *Planner, DARM*

3. ELECTION OF OFFICERS:

ELECTION OF CHAIRPERSON:

Staff briefly explained that the role of the chairperson is to help facilitate steering committee meetings with assistance from City staff. Staff also informed the Steering Committee that nominations may be made for the position of chairperson. If more than

two nominations are made, then votes will be cast by each member stating the last name of the candidate they wish to vote for when their name is called.

NOMINATIONS:

Member Roberts nominated Member Pena for the position of Chairperson. Member Pena accepted the nomination. No other nominations were made by the Steering Committee.

MOTION:

Moved by Member Caples, seconded by Member Kashian to close nominations and unanimously elect Member Pena chairperson of the West Area Specific Plan Steering Committee. Motion passed on a voice vote (TALLY 7 – AYES, 0 – NOES, 0 – ABSTENTIONS). Member Mangum was not present for the vote.

NOMINATION AND ELECTION OF VICE CHAIRPERSON:

Member Shergill nominated Member Singh for the position of Vice Chairperson. Member Singh accepted the nomination. No other nominations were made by the Steering Committee.

MOTION:

Moved by Member Caples, seconded by Member Kashian to close nominations and unanimously elect Member Singh Vice Chairperson of the West Area Specific Plan Steering Committee. Motion passed on a voice vote (TALLY 7 – AYES, 0 – NOES, 0 – ABSTENTIONS). Member Mangum was not present for the vote.

4. ADOPTION OF COMMITTEE RULES

Staff provided a brief explanation of the proposed committee rules that were submitted for consideration. Chairperson Pena called for a motion after an opportunity for discussion was provided to the Steering Committee.

MOTION:

Moved by Member Caples, seconded by Member Roberts to officially adopt the proposed committee rules as written and presented to the Steering Committee.

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER CAPLES	AYE
MEMBER ROBERTS	AYE
MEMBER MANGUM	NOT PRESENT
MEMBER KASHIAN	AYE
MEMBER MARTINEZ	AYE
MEMBER SHERGILL	AYE

ROLL CALL TALLY 7 – AYES, 0 – NOES 0 – ABSTENTIONS

5. REVIEW COMMUNITY FEEDBACK & IDENTITY FOR THE WEST AREA

Staff presented the feedback of the 1st and 2nd Community Conversations and the results of the kick-off survey results. The 1st Community Conversation was held on Thursday, May 3, 2018. The Steering Committee received the key points of the 1st Community Conversation which included concerns about traffic and congestion, limited connectivity to eastside of Highway 99, fragmented sidewalks, high amounts of litter and blight, and the desire to decrease higher density planned land uses on the western edge of the plan area. Attendees also wanted more sidewalks to improve pedestrian safety, and an organization for youth in the plan area.

Staff also presented the feedback from the 2nd Community Conversation which was held on June 14, 2018. The 2nd Community Conversation was an interactive workshop that allowed attendees to express their opinion as to where certain uses should or should not be located within the Plan Area. Uses included different types of housing, higher education, parks and open space, commercial and retail, and medical facilities. The Steering Committee received the key points of the 2nd Community Conversation that included the need for additional medical facilities, more public schools, more regional and community parks, more mixed-use, dog parks, improved river access, additional transit oriented development, and single-family designation closer to the fringe.

Next, staff presented results of the kick-off survey. Nearly 50% of the survey respondents chose to live and or work in the plan area because of the cost of living. A little more than 70% felt that an increase in the crime rate would discourage them from remaining the West Area. A little more than 67% of the respondents are either satisfied or very satisfied with the quality of life within the West Area. A significant amount of the respondents felt as though more retail and commercial establishments were needed in the Plan Area, and improvements were needed to existing roadway infrastructure.

Respondents to the survey felt as though there are too many apartments and would like to see more luxury or custom built homes. Respondents would like to see more commercial development to occur within the West Area to include supermarkets, bakeries, restaurants other than fast food eating establishments, movie theaters, and postal service establishments. Nearly 70% felt that West Shaw Avenue from Highway 99 to Grantland Avenue should serve as the town center for the West Area. Next, close to 80% felt as though Agri-tourism should be incorporated into the West Area Specific Plan. Finally, survey respondents did not completely settle on a name or identity for the Plan Area with River West taking the lead with close to 35% and "other" at 21%.

Chairperson Pena opened the floor for discussion. Member Caples inquired as to whether there was a way to determine if results were skewed based on a number of responses from a particular area. Staff informed her that the program did not have the ability to track location of survey respondents. She also wondered if there was a way to

determine if survey respondents took the survey multiple times. Staff explained the difficulty in retaking the survey.

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

Naomi Hernandez

3279 N. Berlin Avenue

Ms. Hernandez would like to see more fitness related equipment located in parks, and safe access to the river. She would like fitness to be integrate into new parks.

Frances Cathapp

4938 N. Garfield Avenue

Ms. Cathapp believes roads need to be improved before commercial development occurs in order to prevent gridlock.

John Endara

7108 W. Rialto Avenue

Mr. Endara would like to make sure that the concerns of the individuals that live in the rural area are taken into account during the plan process.

Unnamed Person

This speaker is concerned about development impacting water and traffic. She would like to see more expressways.

Daniel Brannick

4701 W. Griffith Way

Wanted a little clarity as to why only Shaw Avenue was chosen for the town center, and wanted to know if there will be additional surveys throughout the plan process.

Amanda Conley

4276 N. Babigian

Ms. Conley would like to have health and air quality as a part of the Plan process.

6. SELECTION OF LAND USE FRAMEWORK

Staff presented three land use frameworks for the Steering Committee to review and consider as the basis for the Specific Plan. The three frameworks presented were transect, concentric, and catalytic corridors/centers.

TRANSECT

The transect framework allows for a flow from a natural zone to an intense urban core zone with higher densities and commercial development. Images of each zone were provided to everyone within the PowerPoint presentation slides.

CONCENTRIC

The concentric model divides up the city or portion of the city into five different concentric circles expanding from the downtown or economic center to the suburbs. Steering Committee members were informed that this model shows that the further a person is away from the core of the city, the longer a person's commute will be.

CATALYTIC CORRIDORS/CENTERS

Steering Committee members were informed about the concept of catalytic corridors/centers. This concept illustrates how a strategic development can spur more development and transform an area. The City of Lancaster, CA and Seattle, WA were used as examples of catalytic corridors and centers, respectively. Staff provided local examples of catalytic corridor with Shaw Avenue and Blackstone Avenue.

Steering Committee members engaged in discussion and asked questions about the different concepts. Member Caples asked questions about the transect concept. Member Roberts discussed how the City has planned for some sort of urban center to occur in the West Area. Member Shergill discussed his concerns for transportation infrastructure to be improved before development continues. Member Caples requested to receive more information about the impact of the Parks Master Plan on the Plan Area.

MAP EXERCISE

Steering Committee members were provided a blank map of the Plan Area. They were instructed to write on the map where single-family, multi-family, mixed-use, and commercial uses should be located within the Plan Area. The members had the opportunity to utilize the dot maps created during the 2nd Community Conversation to help guide their thought process in this exercise. The exercise lasted for approximately twenty-five (25) minutes, with Steering Committee members looking at the dot maps and discussing ideas with each other and the public.

SUMMARY OF REPORTING OUT

Steering Committee members reported out where they would like to see retail, hospital or medical services.

Chairperson Pena started the report out with stating that retail should be located in the area of Shaw Avenue from Highway 99 to Grantland Avenue, Shields Avenue between Hayes and Bryan Avenues, Ashlan Avenue, between Brawley and Valentine Avenues, and along Veterans Boulevard.

Member Kashian stated he would like to see retail on main traffic intersections and roads. Higher education should be along the visible corridors near the freeway system or Veterans Boulevard. He would like to see new housing development incorporate trail

systems to the town center so that people can walk or ride their bike to retail or service establishments. And there should be more linear parks connected to a trail system.

Member Martinez would like to see urgent care facilities along the major corridor (Shaw, Ashlan, and or Shields), as well as mixed-use along major corridors.

Member Shergill expressed how he was impressed with the community's input during the 2nd community conversation. He would like to see more grocery stores and additional retail space scattered throughout the Plan Area. The Plan Area needs more trails so that people can exercise without having to do it in the street. He would like to see more urgent care facilities scattered throughout the Plan so that there is easy access for people who live in the Plan Area.

Member Singh stated he wanted to see traffic flow improvements to Shaw Avenue before developments occur. He mentioned the West Area has one of the longest commutes to higher education because of limited connection to those services.

Member Caples would like to see Veterans Boulevard have a park near or the surrounding area. She would like to see a transect model that goes from rural to general urban zone, and a mixed-use catalytic corridor.

Member Roberts echoed the comments of the other members, and requested the existing park ratio deficit for the Plan Area. He would like to focus on Shaw Avenue, Veterans Boulevard, and Grantland Avenue area for higher education, commercial, mixed-use, and medical facilities.

Member Mangum stated she would like to focus on not having higher density land use adjacent to existing low density single-family homes. She would also like to see better access to the river.

Steering Committee members did not settle or relate to the concentric model. There was discussion that centered on T2 rural zone, T3 suburban zone, and T4 general zone. Members did discuss the possibility of a T5 urban center zone along a major corridor within the Plan Area.

PUBLIC COMMENT:

Naomi Hernandez

Ms. Hernandez would like to see more agricultural components within parks in the Plan Area.

Daniel Brannick

Mr. Brannick spoke to magnet cores that were used in the Southwest Fresno Specific Plan.

Amanda Conley

Ms. Conley expressed concern about improving health, and focusing on infill development.

Gen Guerrero

5050 W. Willis Avenue

Ms. Guerrero liked the idea of focusing on corridors within the Plan Area, and she believes the town center should not be located on Shaw Avenue it is too top heavy and located too far north. She prefers the town center to be located on Ashlan Avenue.

Lisa Jura

5545 W. Dakota Avenue

Ms. Jura would like to see more commercial along the corridors adjacent to Highway 99. And she liked the idea of incorporating agricultural elements into parks.

Ginger Rainey

7108 W. Rialto Avenue

Ms. Rainey believes that the City should prevent sprawl by discouraging development from occurring in the West Area. She is opposed to this plan.

Unnamed speaker

The speaker stated she was thankful to have an opportunity to be a part of the plan process.

Linda Fisher

4565 W. Dakota Avenue

Ms. Fisher stated she experiences significant traffic in the Plan Area that a park at Dakota & Milburn was promised by the City, and that she supports fitness in parks and community gardens.

Jon Endara

Mr. Endara believes that as development increases, so will the taxes. He wants the Steering Committee to consider the quality of life.

Cori Galvan

Ms. Galvan mentioned she would like to see agriculture with a mix of suburban living. Thinks knowing one's neighbors is a very important asset that will exists in the West Area.

MOTION:

Moved by Member Roberts, seconded by Member Caples to:

- a) Recommend City staff incorporate the transect framework (T2 zone, T3 zone, and T4 zone), and
- b) Recommend City staff incorporate catalytic corridor land uses on Ashlan Avenue, Shaw Avenue, Veterans Boulevard, and Shields Avenue
- c) Recommend City staff incorporate agricultural components into open space corridors, trails and parks.

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER CAPLES	AYE
MEMBER ROBERTS	AYE
MEMBER MANGUM	AYE
MEMBER KASHIAN	AYE
MEMBER MARTINEZ	AYE
MEMBER SHERGILL	AYE

ROLL CALL TALLY 8 – AYES, 0 – NOES 0 – ABSTENTIONS

7. UNSCHEDULED COMMUNICATIONS

Daniel Brannick

Mr. Brannick would like to see a built environment inventory of commercial and institutional assets within the Plan Area.

Unnamed Speaker

This speaker would like to find facilities that will have a long-term investment and commitment to the Plan Area.

8. ADJOURNMENT

Moved by Member Roberts, seconded by all members to adjourn the meeting at 9:00 p.m. (TALLY 8 – AYES, 0 – NOES, 0 – ABSTENTIONS).

Respectfully Submitted,



Rodney Horton
Staff Representative

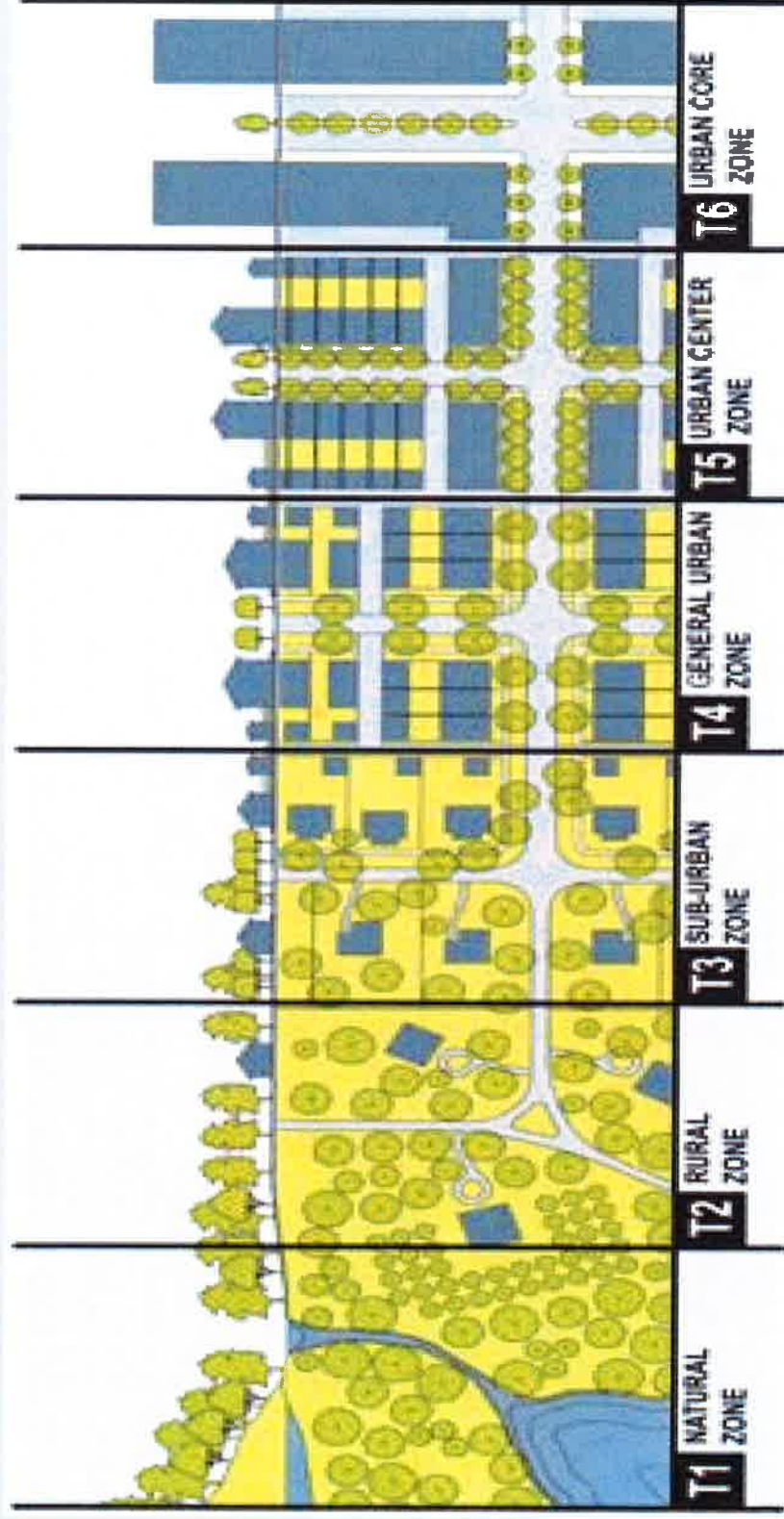
Enclosures: Land Use Concepts

- Transect
- Concentric
- Catalytic Corridors



TRANSECT FRAMEWORK

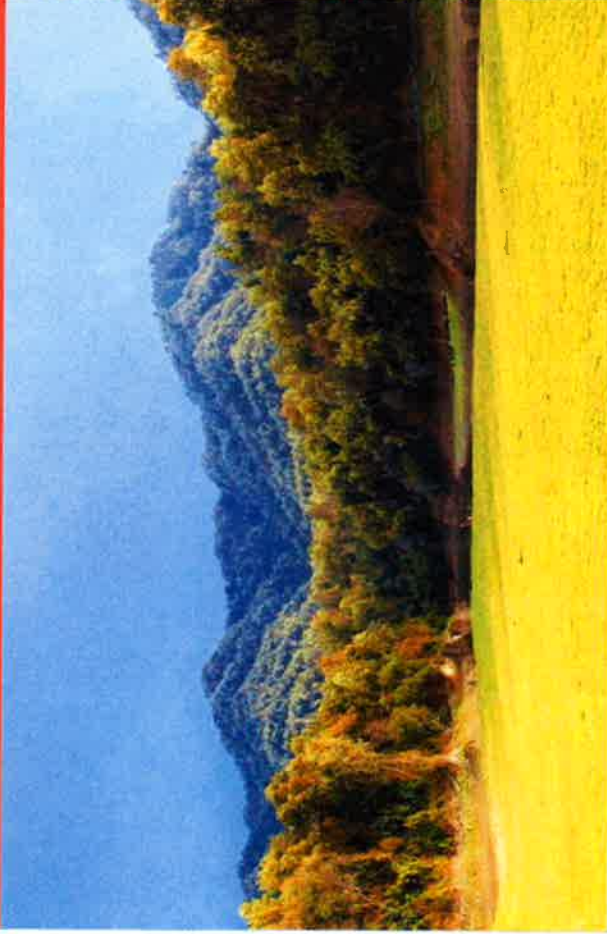
This concept allows for a flow from rural/country lands through six (6) transect zones which are commonly referred to as T-zones.



TRANSECT, CONTINUED

NATURAL ZONE

T1 is a natural zone with no or limited human habitation.



RURAL ZONE

T2 is a rural zone that includes single family homes on large tracts of land.



TRANSECT, CONTINUED

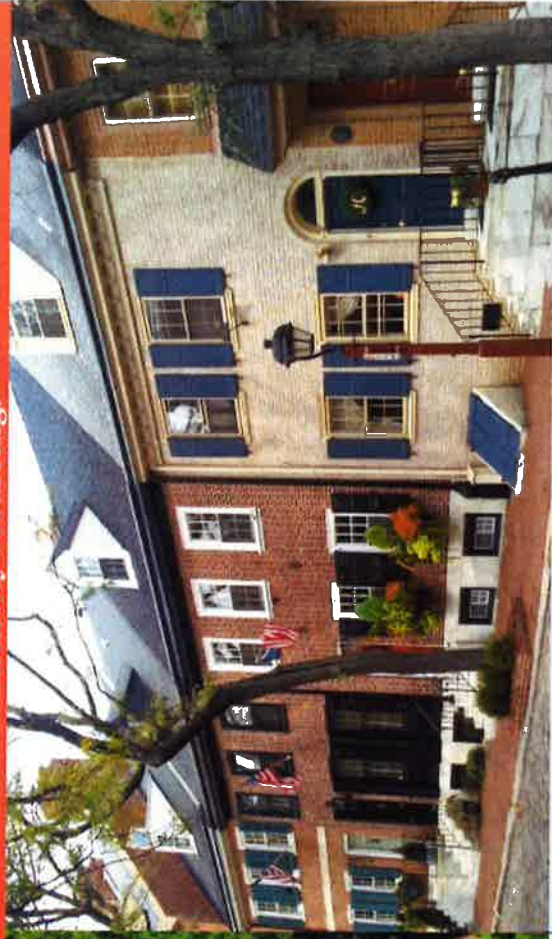
SUB-URBAN ZONE

T3 is a suburban zone, increases density from the rural zone.



GENERAL URBAN ZONE

T4 is general urban zone which allows for residential development on smaller parcels with some commercial activity occurring.



TRANSECT, CONTINUED

URBAN CENTER

T5 is urban center zone that allows for mixed-use or some other neighborhood center or town center.



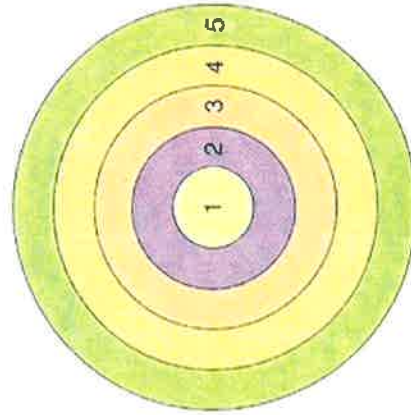
URBAN CORE ZONE

T6 is urban core zone that serves the region (i.e. a downtown).

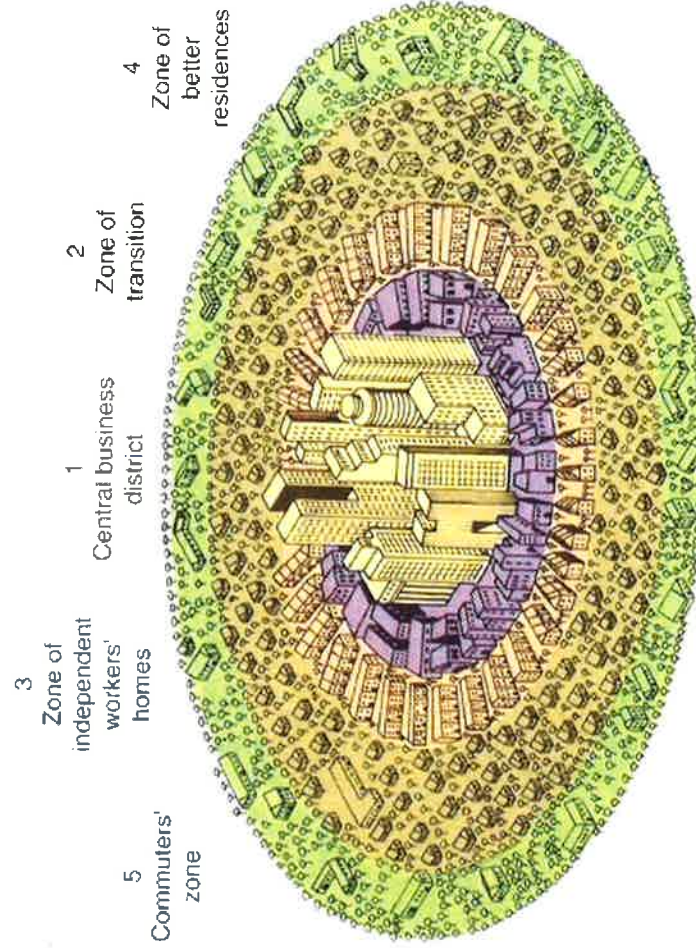


CONCENTRIC

This model divides a city or area of the city into circles expanding from the downtown or economic center to the suburbs.

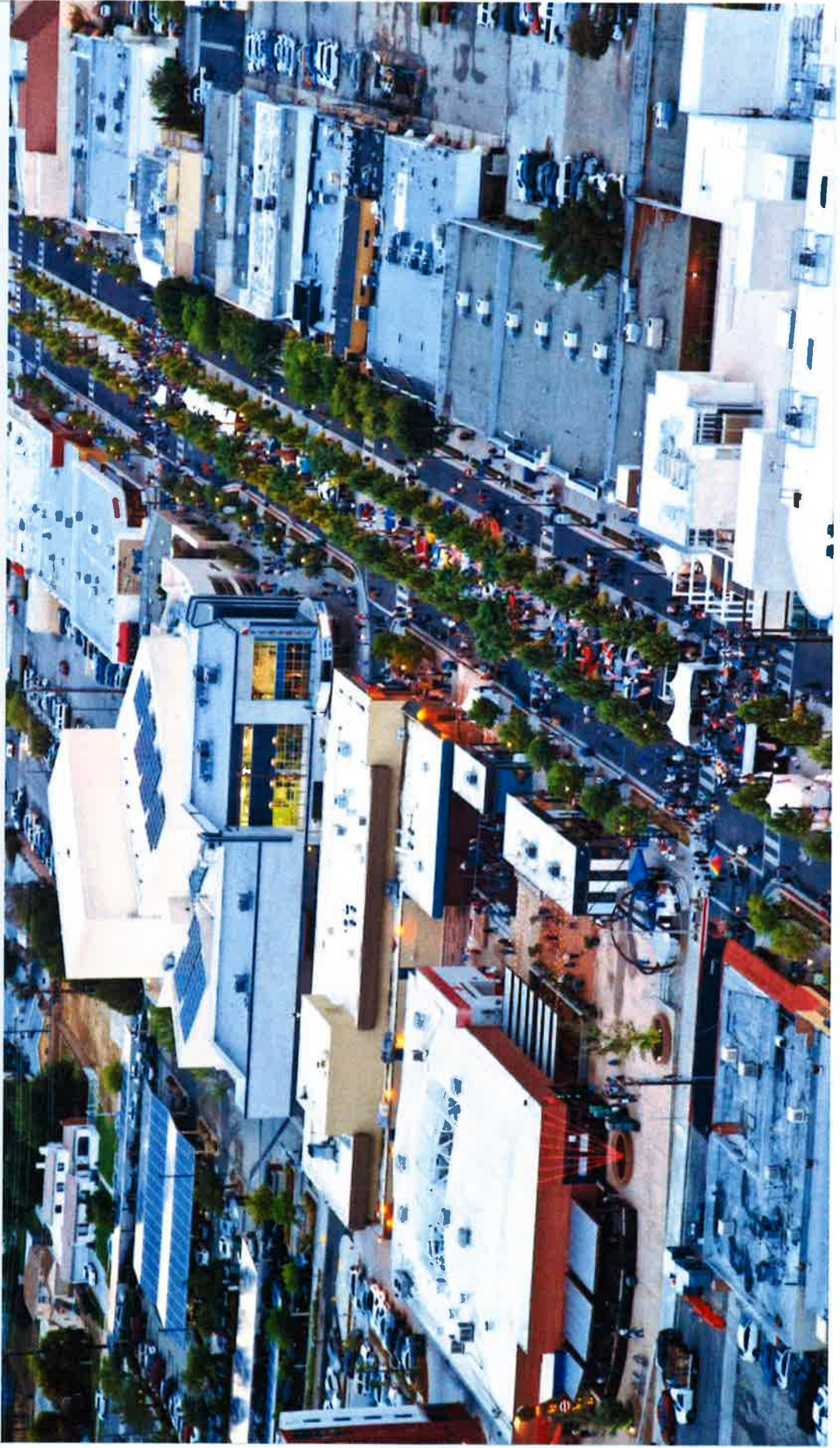


- 1 Central business district
- 2 Zone of transition
- 3 Zone of independent workers' homes
- 4 Zone of better residences
- 5 Commuters' zone

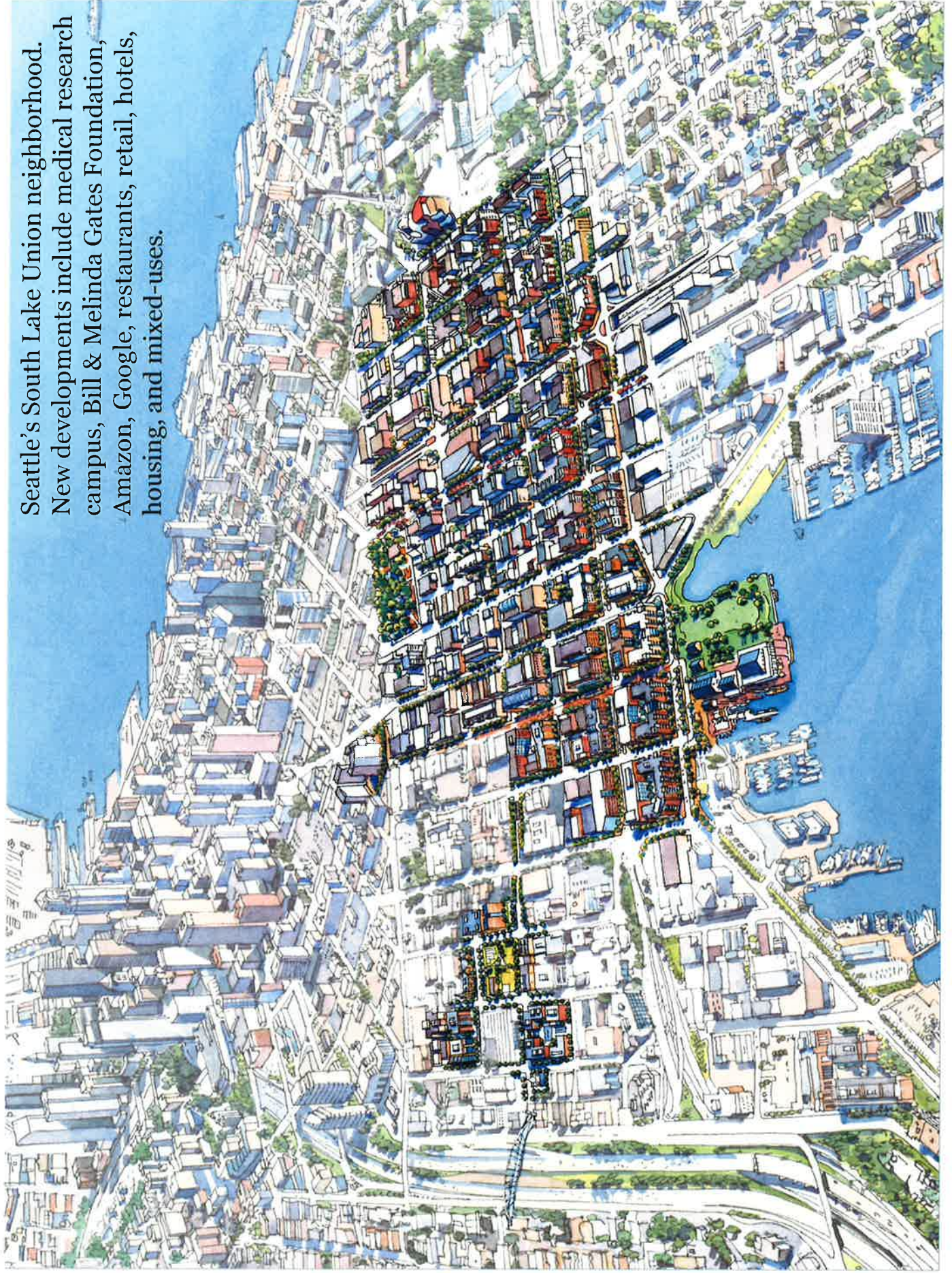


CATALYTIC CORRIDORS/CENTERS

Catalytic corridors or centers are planned and designed to cause a corresponding and complementary reaction on surrounding properties and areas.



Seattle's South Lake Union neighborhood. New developments include medical research campus, Bill & Melinda Gates Foundation, Amazon, Google, restaurants, retail, hotels, housing, and mixed-uses.



WEST AREA SPECIFIC PLAN



MEMORANDUM

TO: STEERING COMMITTEE CHAIRPERSON AND MEMBERS
West Area Specific Plan

FROM: RODNEY HORTON, PLANNER III
Development and Resource Management Department

DATE: July 24, 2018

SUBJECT: AGENDA ITEM #3: PARKS MASTER PLAN VISION FOR THE WEST AREA

As you are aware, the City of Fresno adopted the Parks Master Plan on January 25, 2018. The Parks Master Plan is designed to serve as a road map for planning a complete and functional park system. The plan reflects priorities for community members and leaders who want to see existing parks thrive and new parks get built. More specifically, the Parks Master Plan looked at key development areas of the city of Fresno. The West Area is located in Development Area – 1 North (DA-1 North). The plan notes that park space is deficient in the Plan Area.

At the drafting of the Parks Master Plan, DA-1 North had a 2017 estimated population of 35,317, with a projected increase in population by 2035 to 64,650. Currently, DA-1 North has 15 acres of pocket/neighborhood/community parks. There is a need for 91 additional acres of park space to meet the 2017 population estimates. The need for pocket/neighborhood/community parks will be 179 acres of park space to meet the 2035 population estimates in DA-1 North.

However, the Plan Area lies within the Central Unified School District (CUSD). CUSD has an open campus policy. This allows use of the space during non-school hours. This accounts for approximately 82 acres, reducing the total need to approximately 9 acres.

DA-1 North currently does not have any regional/open space/special use parks. However, 71 acres of regional/open space/special use parks are needed to meet the 2017 population estimates, and 129 acres are needed to meet the 2035 population estimates. CUSD, like most school district, does not have any regional/open space/special use park space. Therefore, the need for the Plan Area for this type of park space is still 71 acres to meet the needs of the 2017 population estimates.

WEST AREA SPECIFIC PLAN



MEMORANDUM

TO: STEERING COMMITTEE CHAIRPERSON AND MEMBERS
West Area Specific Plan

FROM: RODNEY HORTON, PLANNER III
Development and Resource Management Department

DATE: July 24, 2018

SUBJECT: AGENDA ITEM #4: PRESENTATION OF LAND USE OPTIONS

As you may recall from the June 25, 2018 meeting, City staff received a recommendation from the Steering Committee to incorporate the transect framework, incorporate catalytic corridor land uses on Ashlan Avenue, Shaw Avenue, Shields Avenue, and Veterans Boulevard, and that City staff incorporate agricultural components into open space corridors, trails, and parks. Staff has worked diligently to provide three land use options for the committee and community to consider over the course of the next month. These conceptual options are meant to serve as a basis for discussion that will lead to a formal recommendation from the committee at the next scheduled meeting for Wednesday, August 22, 2018 (Glacier Point Middle School). Staff will provide a presentation on key land use concepts as well as each option. Please note that these options are intentionally conceptual to focus decision-making on residential and commercial land use density and location.

OPTION #1

MORE CHANGE

Preserves agricultural uses in the southwest corner of the Plan Area, and lowers the density at the western edge and quarter section interiors. This option places higher density planned land uses along commercial corridors.

OPTION #2

MODERATE CHANGE

This option proposes lowering density throughout Plan Area, with higher density on Ashlan, Blythe, and Clinton corridors.

OPTION #3

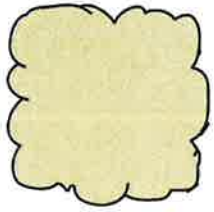
LESS CHANGE

This option lowers density throughout the Plan Area, with added density on available sites on major street corridors.



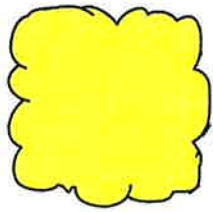
Ag/Rural Res.



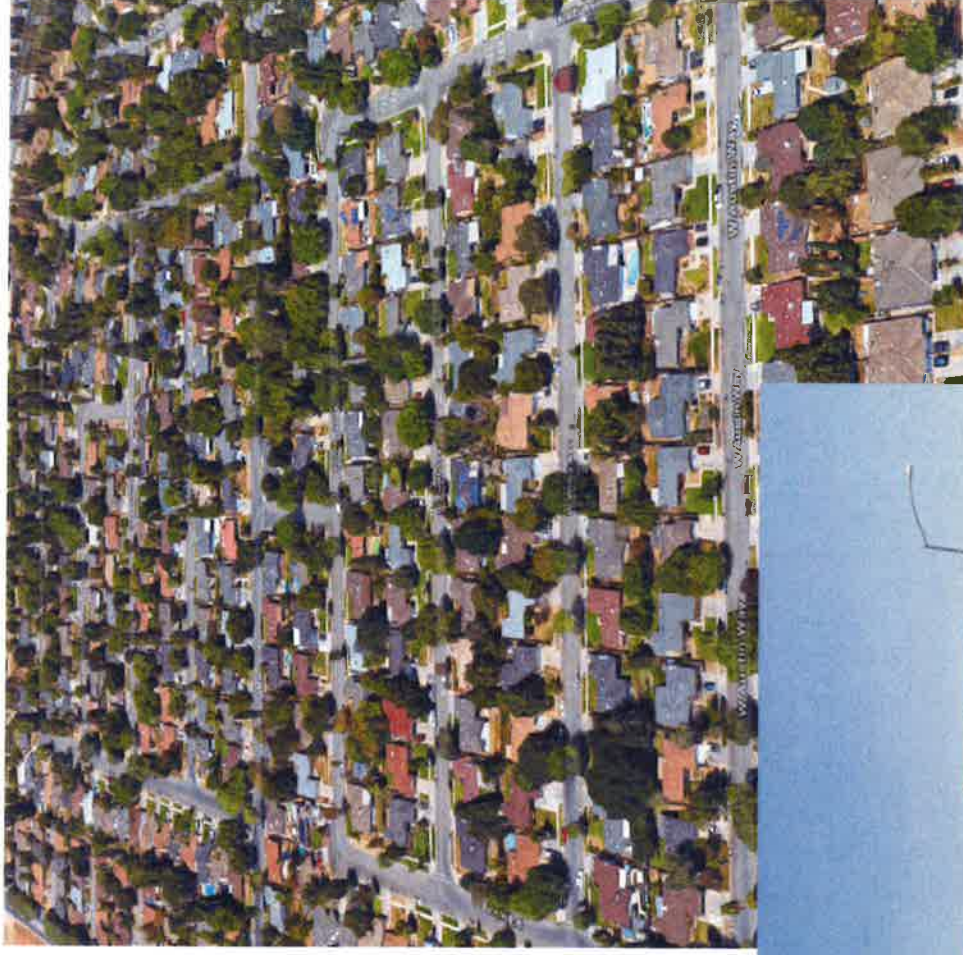


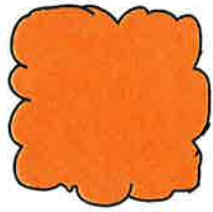
Rural Res.





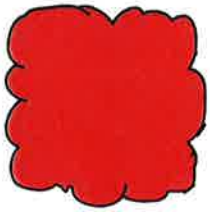
Single Family Res.





Multifamily Res.



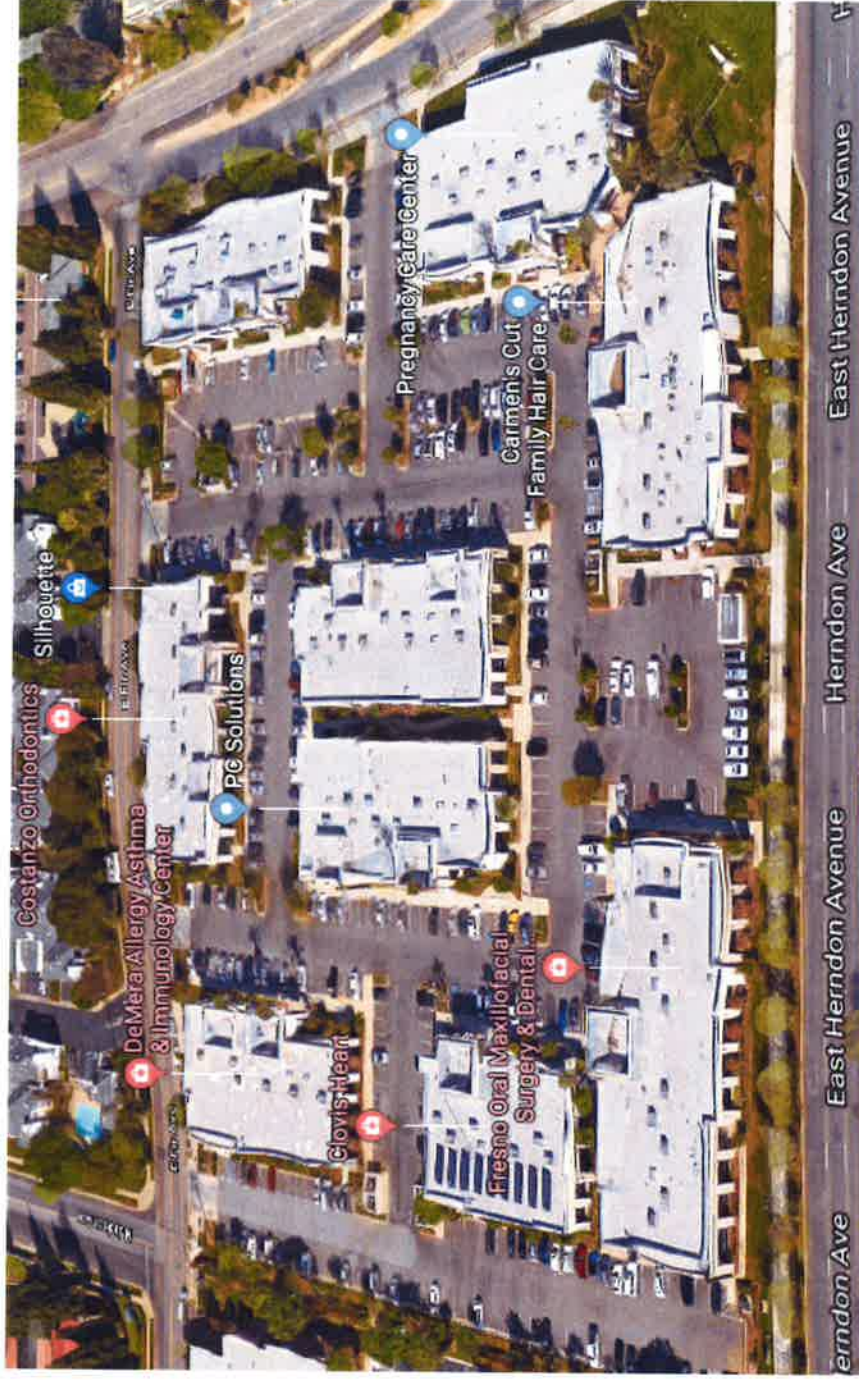


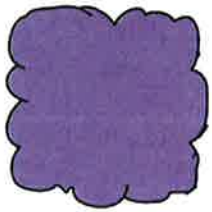
Retail



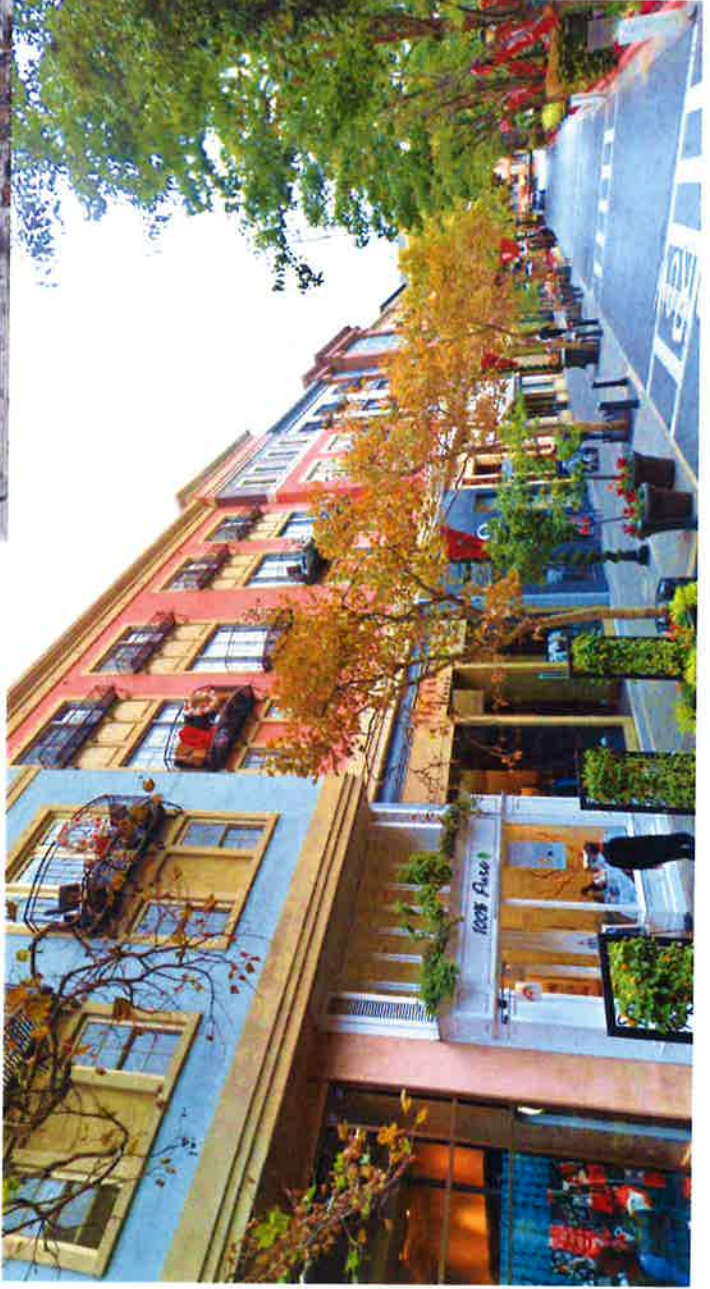
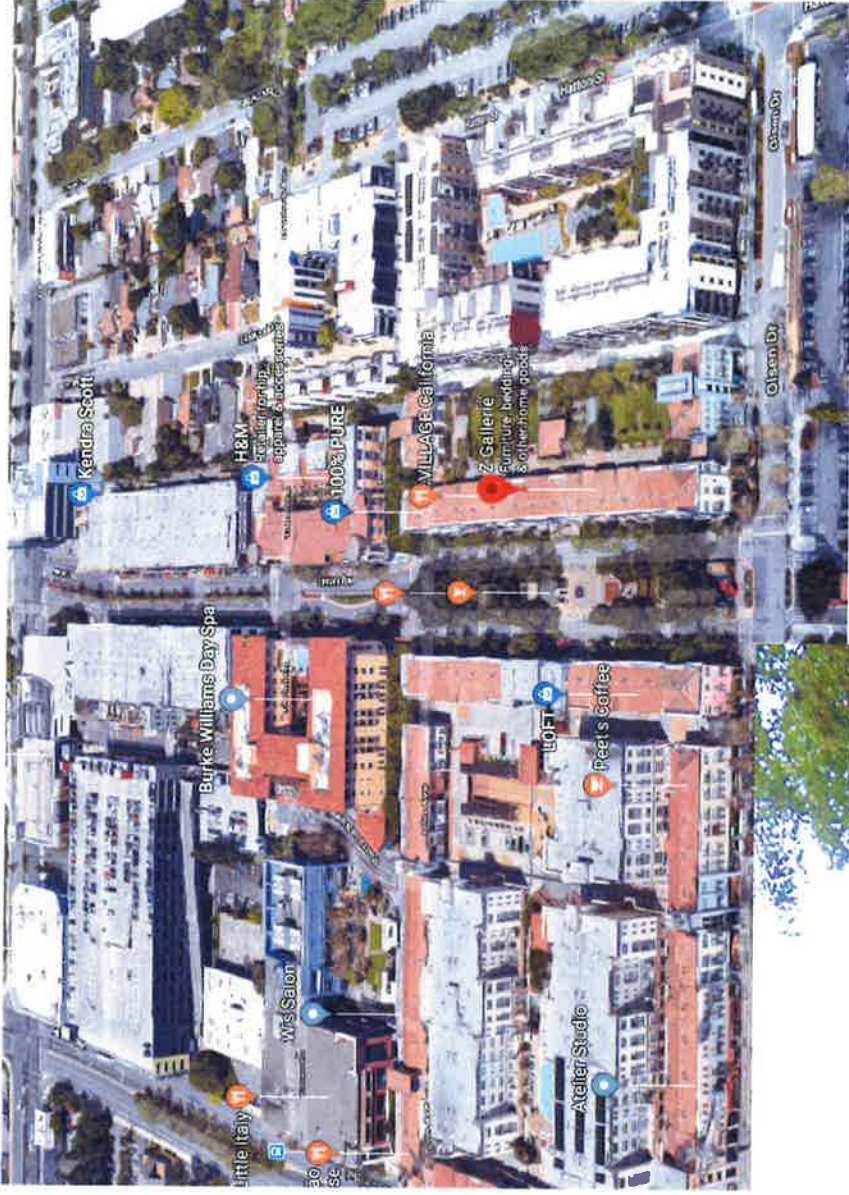


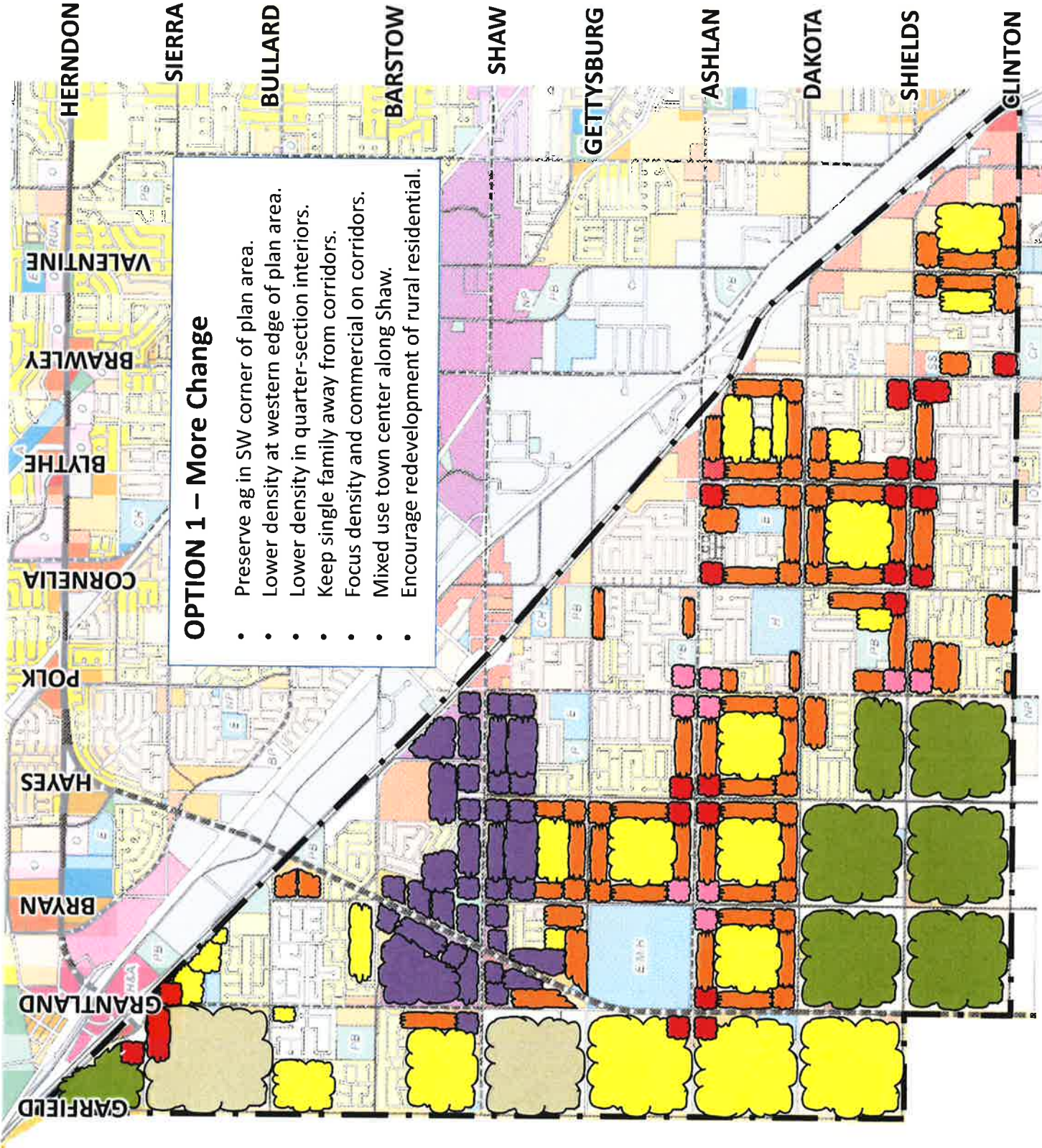
Office

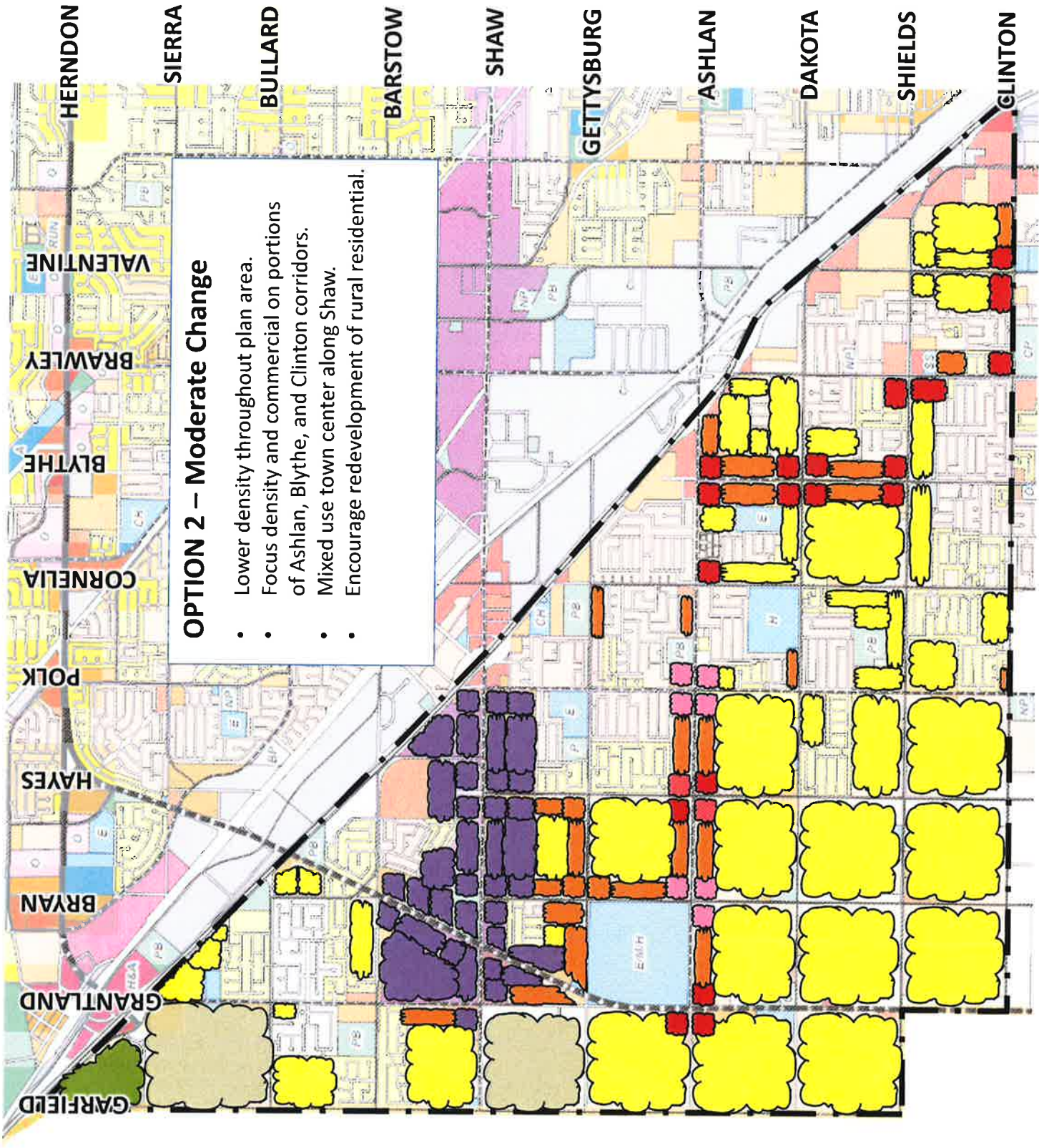




Mixed Use





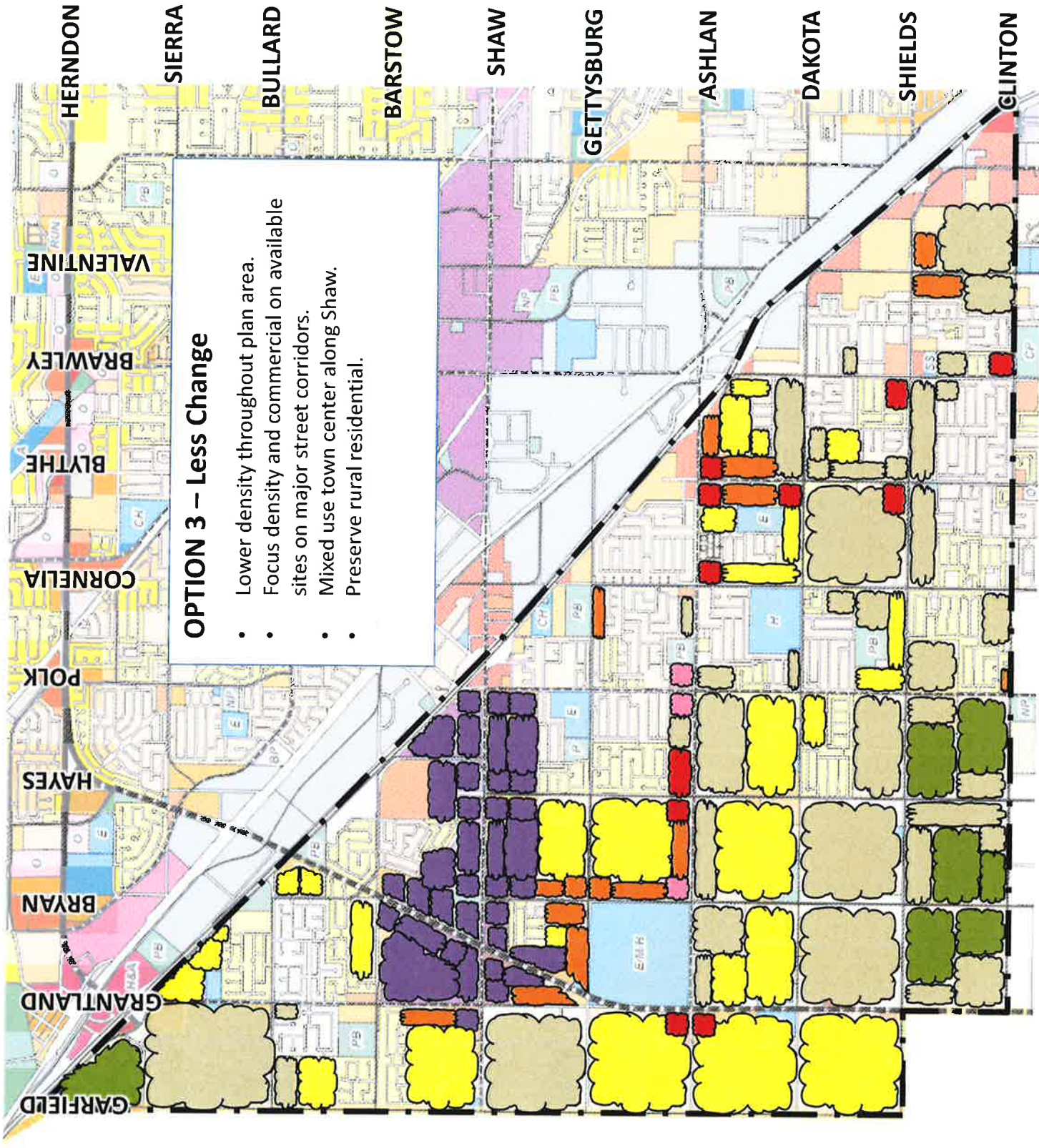


OPTION 2 - Moderate Change

- Lower density throughout plan area.
- Focus density and commercial on portions of Ashlan, Blythe, and Clinton corridors.
- Mixed use town center along Shaw.
- Encourage redevelopment of rural residential.

LEGEND

- Ag/Rural Res.
- Rural Res.
- Single Family Res.
- Multifamily Res.
- Retail
- Office
- Mixed Use



- LEGEND**
- Ag/Rural Res.
 - Rural Res.
 - Single Family Res.
 - Multifamily Res.
 - Retail
 - Office
 - Mixed Use

WEST AREA SPECIFIC PLAN



MEMORANDUM

TO: STEERING COMMITTEE CHAIRPERSON AND MEMBERS
West Area Specific Plan

FROM: RODNEY HORTON, PLANNER III
Development and Resource Management Department

DATE: July 24, 2018

SUBJECT: AGENDA ITEM #5: CONTINUE THE SELECTION OF LAND USE OPTION
UNTIL AUGUST

The selection of a land use option has been delayed until the August 22, 2018 meeting which will be held at Glacier Point Middle School. As always, your meeting packets will be prepared in advance of the meeting. Dinner will be served at this meeting as well.

WEST AREA SPECIFIC PLAN



MEMORANDUM

TO: STEERING COMMITTEE CHAIRPERSON AND MEMBERS
West Area Specific Plan

FROM: RODNEY HORTON, PLANNER III
Development and Resource Management Department

DATE: July 24, 2018

SUBJECT: AGENDA ITEM #6: UNSCHEDULED COMMUNICATIONS

Unscheduled communications is reserved for the public to be able to speak on matters that may or may not be on the agenda. In order to allow others a change to speak and to stay within our timeframe, speakers are limited to speaking once and no more than two (2) minutes. Please be advised, the meeting room is booked for a maximum of three (3) hours. Central Unified staff will need time to rearrange the cafeteria for normal usage the next day since school will be back in session.

Speakers must provide their name and address for the record before going into their remarks. Staff will bring a time to ensure everyone is provided equal speaking time. Once the two (2) minutes speaking time has expires, the chairperson must recognize the next speaker.

WEST AREA SPECIFIC PLAN



MEMORANDUM

TO: STEERING COMMITTEE CHAIRPERSON AND MEMBERS
West Area Specific Plan

FROM: RODNEY HORTON, PLANNER III
Development and Resource Management Department

DATE: July 24, 2018

SUBJECT: AGENDA ITEM #7: ADJOURNMENT

To adjourn the meeting, a member needs to make a motion to adjourn. A second is required from another member. The chairperson must immediately call for a vote as this is a non-debatable motion. A majority vote of the committee members present is required for the motion 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.

Next Meeting – Wednesday, August 22, 2018, 6:00 PM – 9:00 PM, Glacier Point Middle School, Cafeteria

Steering Committee Meeting

STEERING COMMITTEE MEMBERS

David Pena, *Chairperson*

Deep Singh, *Vice Chairperson*

Eric Payne
Tiffany Mangum
John Kashian

Gurdeep Shergill
Cathy Caples
Bill Nijjer

Dennis Gaab
Jeff Roberts
Joseph Martinez

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

Agenda Item #1: Call to Order

❧ Announcement of Translation Services

❧ Master Roll Call

❧ Review of Meeting Protocol

Agenda Item #2: Approval of the Minutes

❧ April 25, 2018, Orientation Meeting

❧ June 27, 2018, Voting Meeting

Agenda Item #3: Parks Master Plan Vision for the West Area



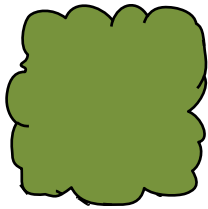
Park Type	Existing	Year and Need
Pocket/Neighborhood/Community Parks	15 Acres	* 2018 – 106 Acres (-91) 2035 – 179 Acres
Regional/Open Space/Special Use Parks	0 Acres	2018 – 71 Acres 2035 – 129 Acres

* Central Unified has an open campus policy. This allows use of the space during non-school hours. This accounts for approximately 82 acres, reducing the total need for approximately 9 acres.

Agenda Item #4:



Presentation of Land Use Concepts



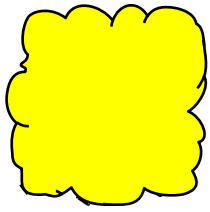
Ag/Rural Res.



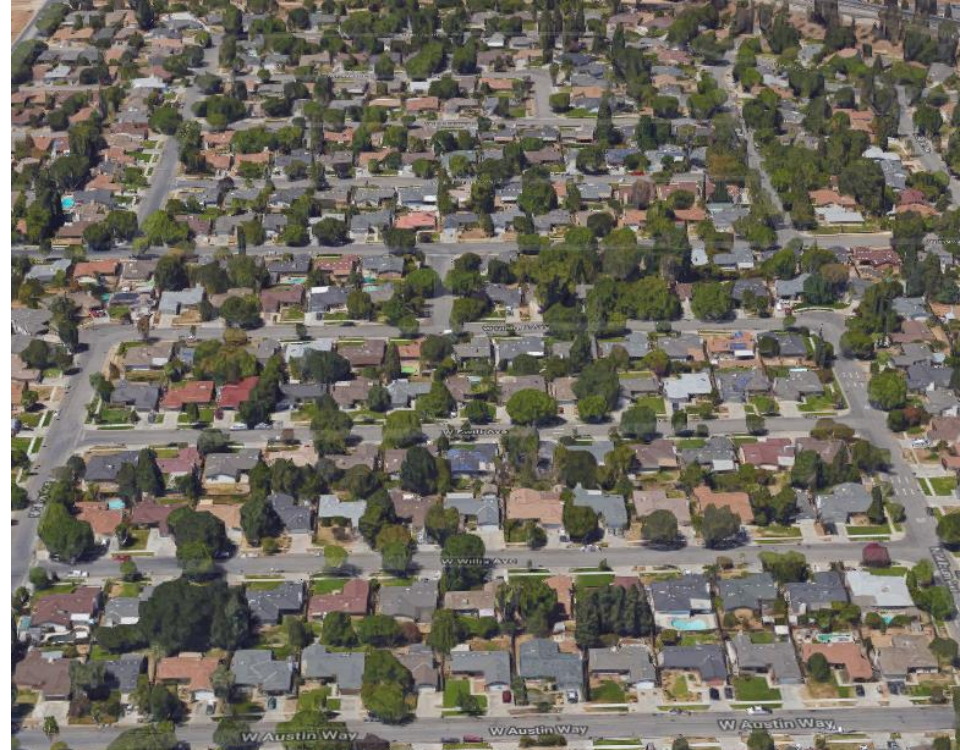


Rural Res.

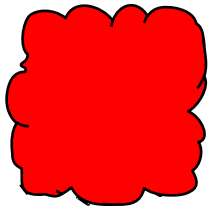




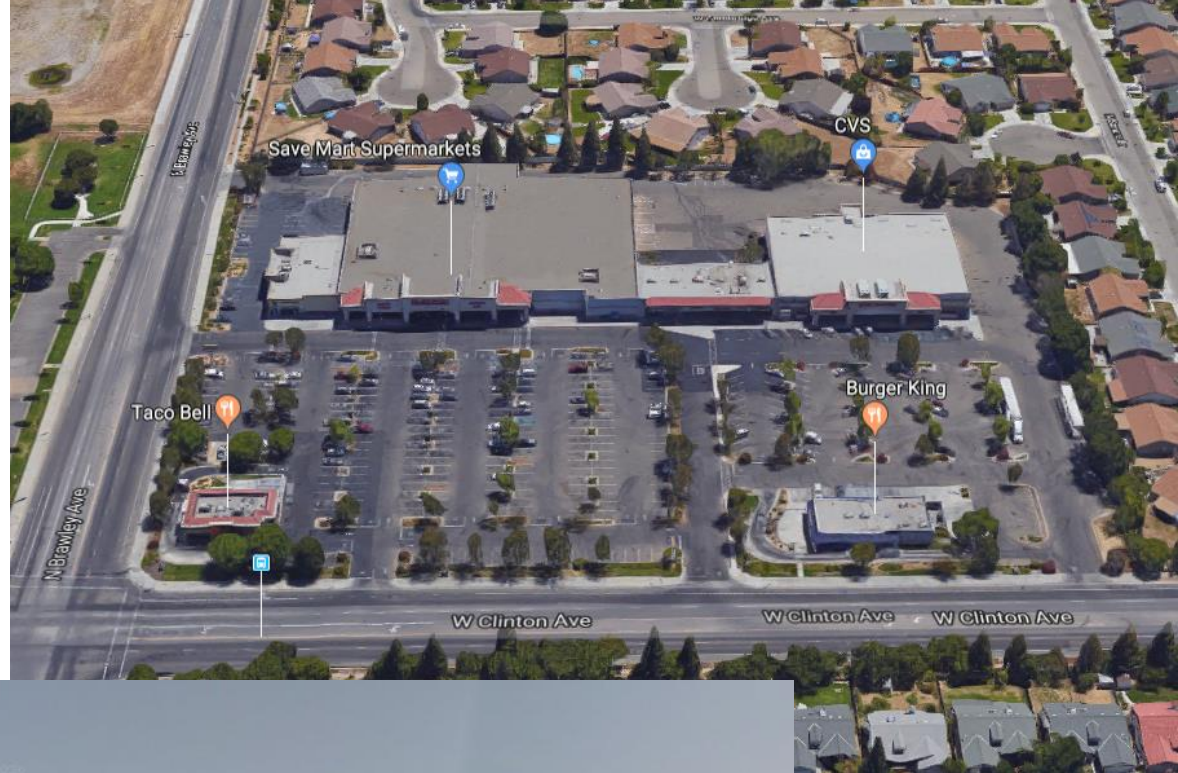
Single Family Res.

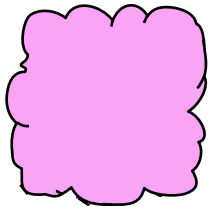




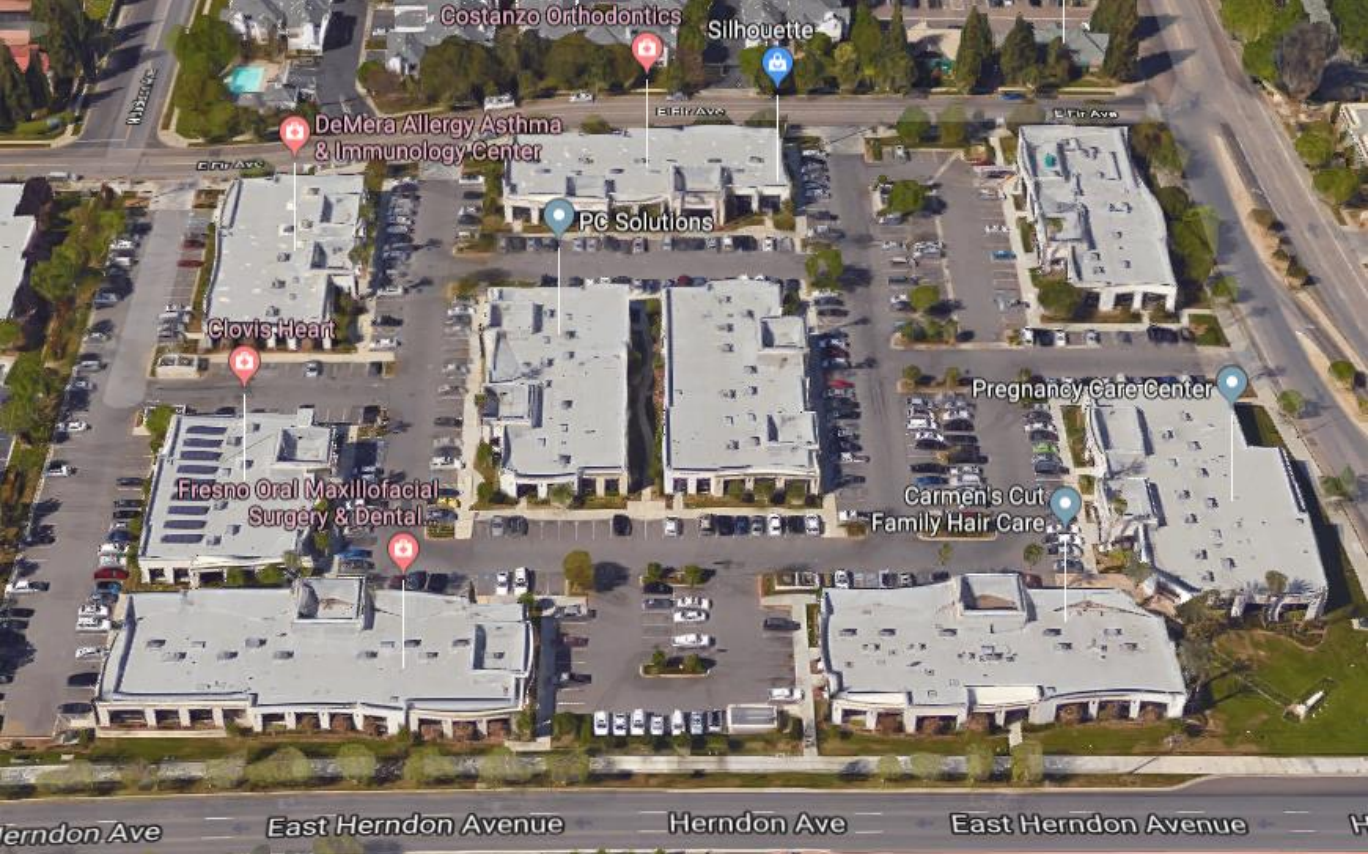


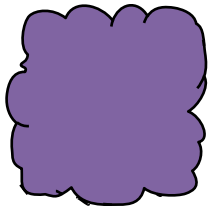
Retail



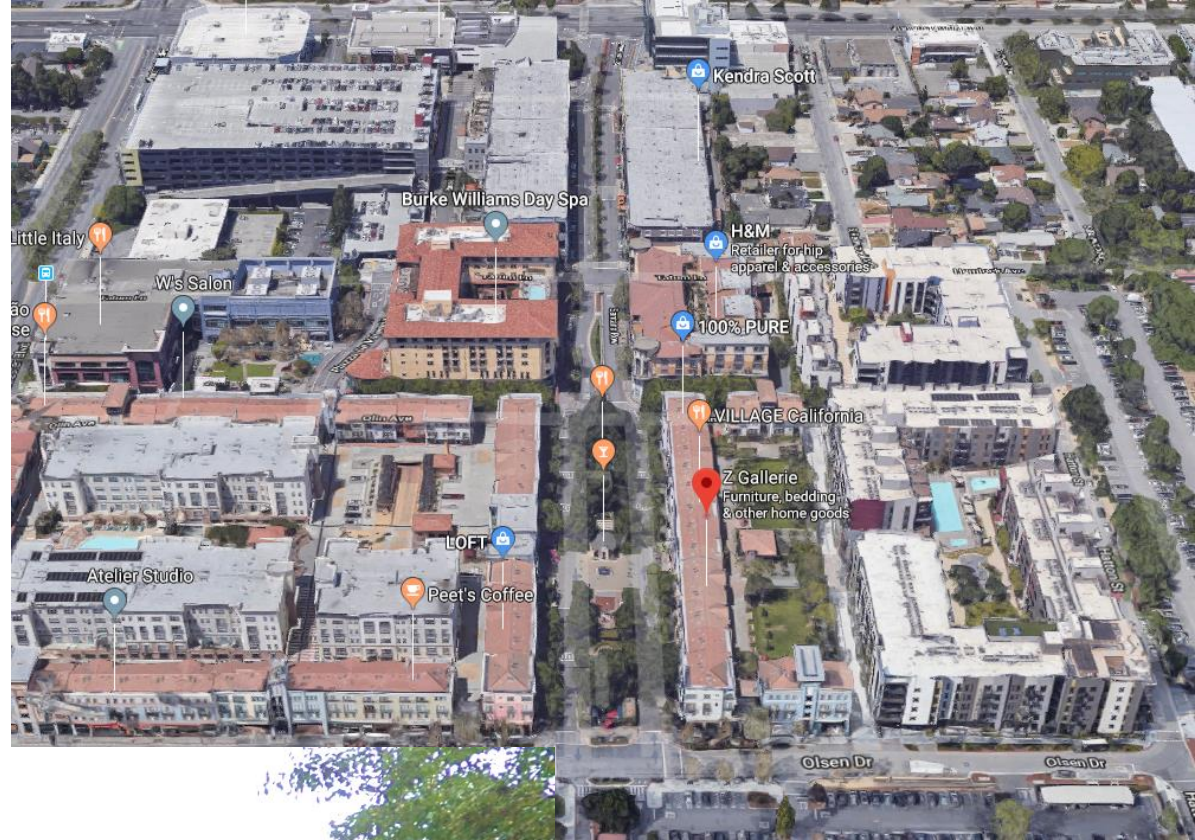


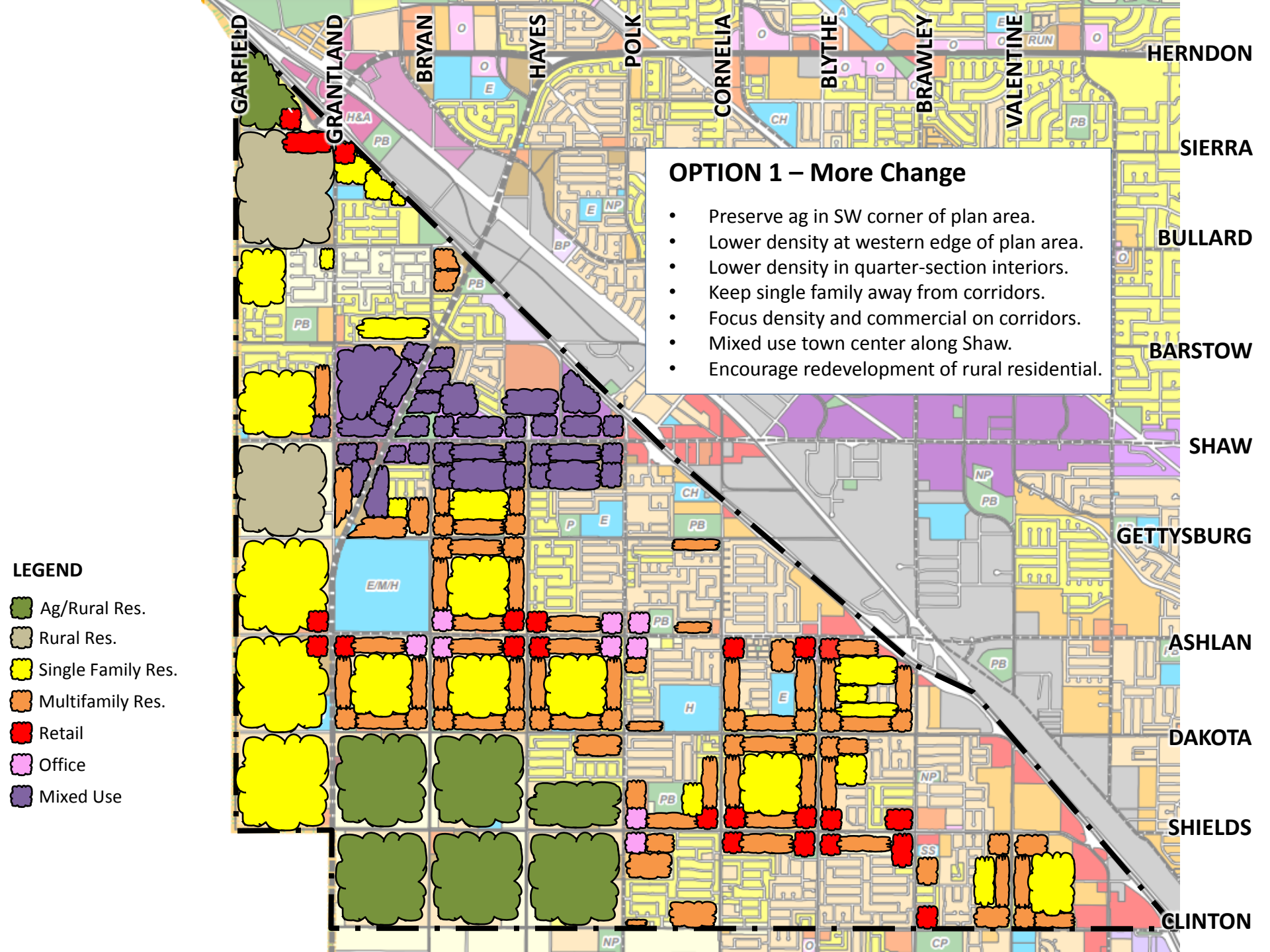
Office

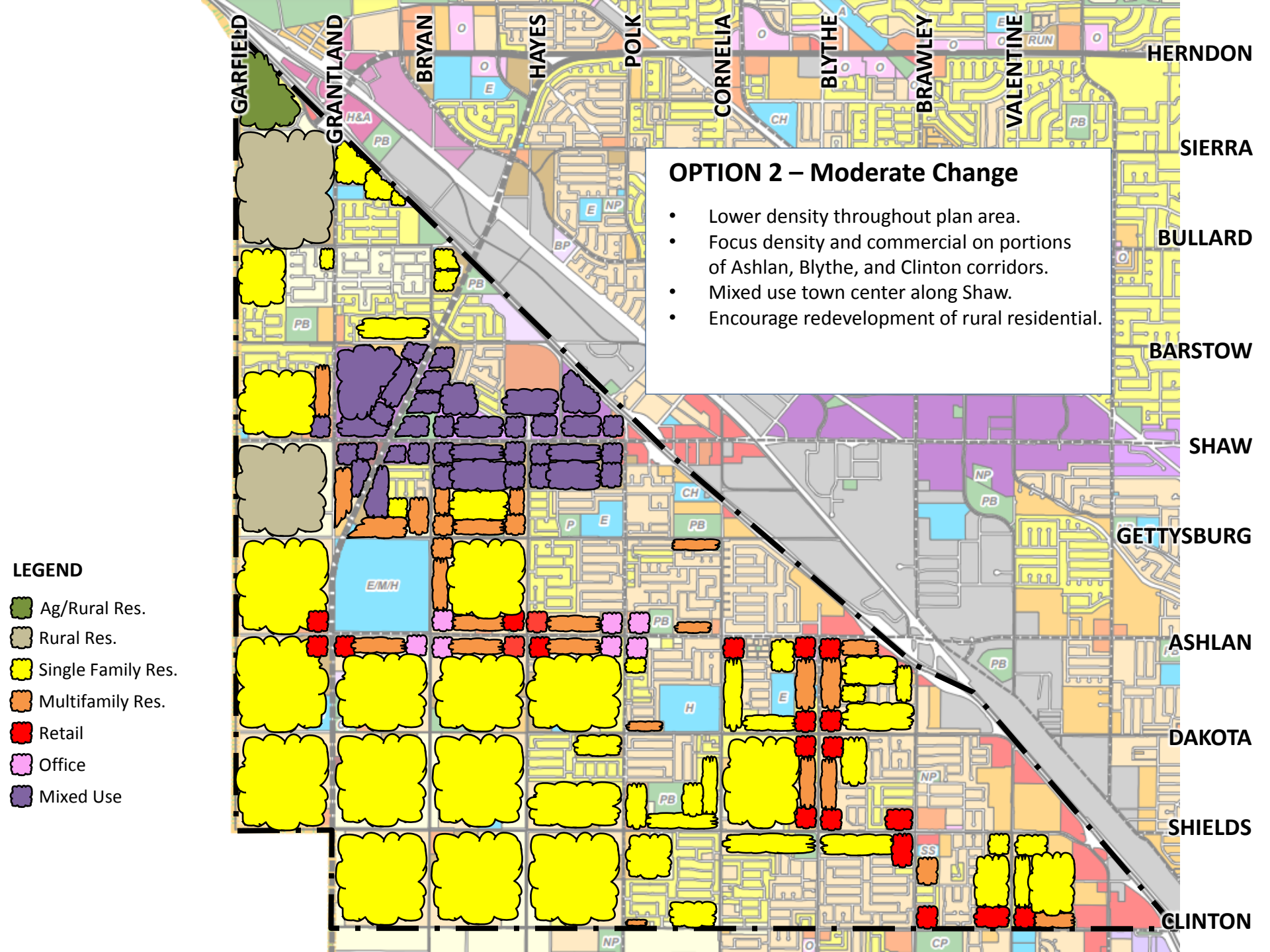




Mixed Use





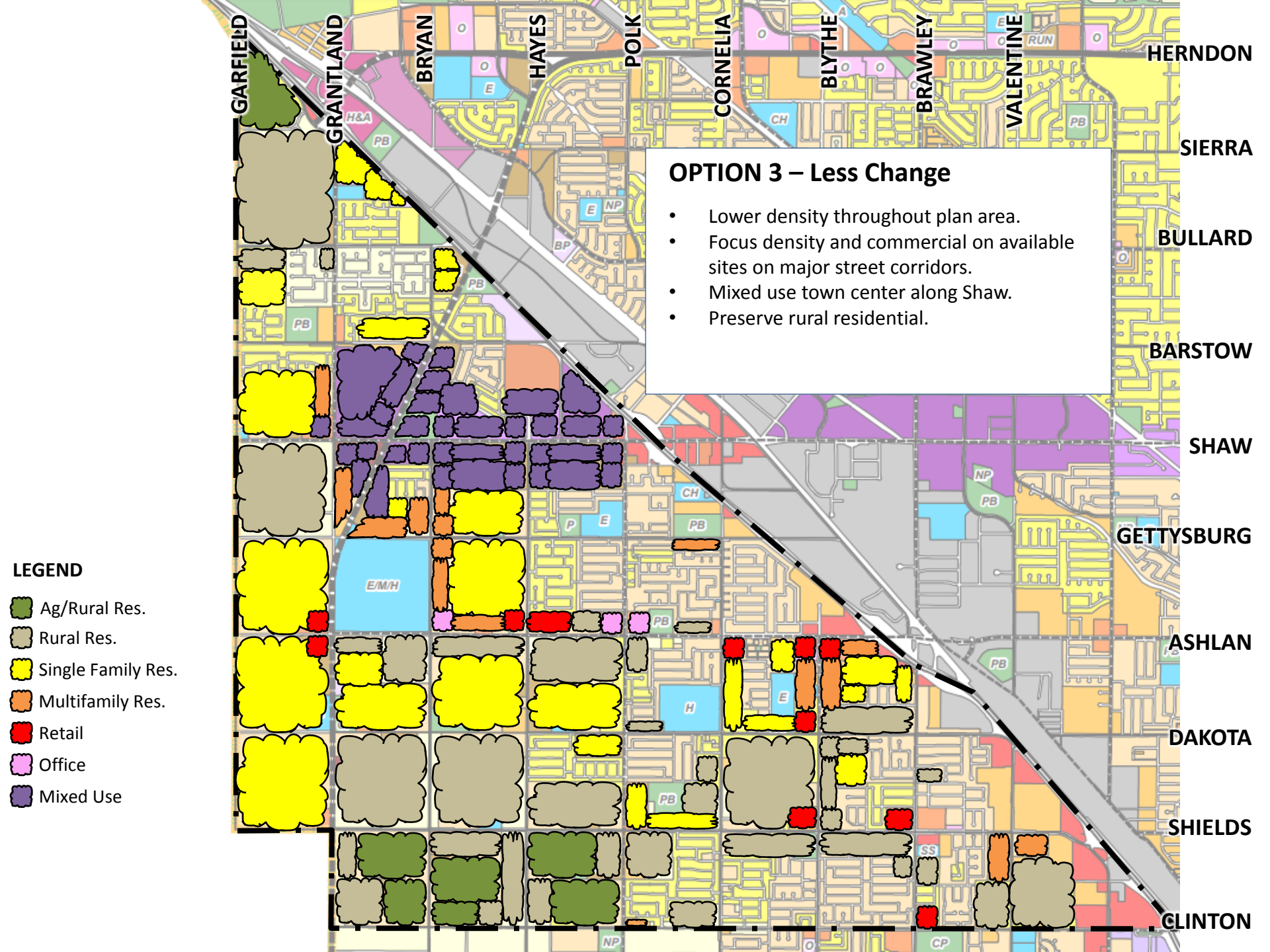


OPTION 2 – Moderate Change

- Lower density throughout plan area.
- Focus density and commercial on portions of Ashlan, Blythe, and Clinton corridors.
- Mixed use town center along Shaw.
- Encourage redevelopment of rural residential.

LEGEND

- Ag/Rural Res.
- Rural Res.
- Single Family Res.
- Multifamily Res.
- Retail
- Office
- Mixed Use



Agenda Item #5:



Continue Selection of
Land Use Option Until
August

Agenda Item #6:



Unscheduled
Communications

Agenda Item #7:



Adjournment

Next Meeting: August 22, 2018, 6:00 PM – 9:00 PM
Glacier Point Middle School, Cafeteria