

STEERING COMMITTEE MEETING AGENDA - FINAL

Wednesday, November 28, 2018 6:00 PM – 9:00 PM Central High School – East Campus 3535 N. Cornelia Avenue Fresno, CA 93722

* Non-Voting Meeting

Steering Committee Members:

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

- A. Call to Order
 - i. Announcement of Translation Services
 - ii. Review Meeting Protocol
 - B. Presentation of DRAFT Land Use Map & Guiding Principles
 - C. Regional Park Discussion
 - D. Unscheduled Communications
 - E. Adjournment

Next Meeting - Wednesday, January 16, 2019, 6:00 PM – 9:00 PM, Central High School – East Campus, 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.





ORDEN DEL DÍA DEL COMITÉ DIRECTIVO - FINAL

Miércoles, 28 de noviembre de 2018 6:00 p. m. – 9:00 p. m. Central High School – East Campus 3535 N. Cornelia Avenue Fresno, CA 93722

* Reunión sin votación

Miembros del comité directivo:

David Pena, presidente Joseph Martinez Tiffany Mangum Deep Singh, vicepresidente Eric Payne

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

- A. Apertura de la sesión
 - i. Anuncio de servicios de traducción

Tina McCallister - Boothe, suplente

- ii. Revisión del protocolo de reunión
- B. Presentación del PROYECTO de mapa de uso del suelo y Principios fundamentales
- C. Debate sobre el parque regional
- D. Comunicaciones no programadas
- E. Clausura

Próxima reunión: miércoles 16 de enero de 2019, 6:00 p. m. – 9:00 p. m., Central High School – East Campus, cafetería

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PAB PAWG COJ KOM MUS TAUS RAU YAV TOM NTEJ ROOJ SAB LAJ LUS YUAV THAM – DAIM KAWG

Kaum Ib Hlis 28, 2018 6 teev tsaus ntuj txog 9 teev tsaus ntuj Central High School – East Campus 3535 N. Cornelia Avenue Fresno, CA 93722

* Rooj Sib Tham-Tsis Muaj Pov Ntawv

Pab Pawg Coj Ntawm Rooj Sib Tham:

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

Bill Nijjer John Kashian Gurdeep Shergill Cathy Caples

Fiffany Mangum Tina McCallister – Boothe, Alternate

- A. Txais Tos Qhib Rooj Sib Tham
 - i. Qhia Sawy Daws Tias Muaj Neeg Pab Txhais Lus Hauv Rooj Sib Tham
 - ii. Rov Soj Ntsuas Tham Qhia Txog Rooj Sib Tham Kev Cai Sib Ntsib Sib Hwm
- B. Nthuav Tawm Qhia Txog Daim Ntawv Thaj Av Yuav Siv thiab Txoj Cai Yuav Tswj Li Cas Thiaj Zoo
- C. Kev Sib Tham Hais Txog Tiaj Nyom Ua Si Ib Cheeb Tsam
- D. Kev tawm suab txuas lus sib tham uas tsis tau muab teem sau cia
- E. Xaus rooj sib tham

Kev Sib Tham Tom Ntej No – Wednesday, lub 1 hlis ntuj hnub tim 16, xyoo 2019, thaum 6 teev tsaus ntuj mus rau 9 teev tsaus ntuj, ntawm lub tsev kawm ntawv hu ua Central High School – East Campus, Cafeteria (Chav Noj Mov)

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Wednesday, November 28, 2018 Meeting Summary – DRAFT

Steering Committee

Deep Singh, Vice Chairperson David Pena, Chairperson Tiffany Mangum Cathy Caples Bill Nijjer Eric Payne

Jeff Roberts Gurdeep Shergill Tina McCallister - Boothe, Alternate

Dennis Gaab

Joseph Martinez John Kashian

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.

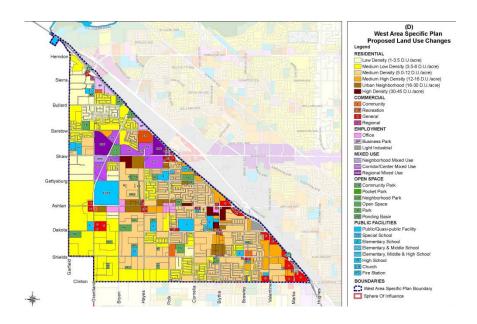
Transportation

- 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,

Rodney L. Horton Staff Representative

Steering Committee Meeting November 28, 2018

STEERING COMMITTEE MEMBERS

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Deep Singh, Vice Chairperson

Eric Payne Tiffany Mangum John Kashian Gurdeep Shergill Cathy Caples Bill Nijjer

Dennis Gaab Jeff Roberts Joseph Martinez

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

Non-voting Meeting

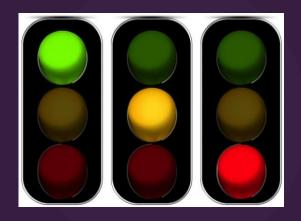
Call to Order

* Announcement of Translation Services

* Review of Meeting Protocol & Plan Process

Meeting Protocol

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



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



Overview of Plan Process

Work Completed/Started

- West Area Specific Plan project officially started in September 2017 with the drafting of the existing conditions report
- Approximately 25 community stakeholders were interviewed from January April 2018
- Steering Committee established in March 2018
- Survey released in April 2018, results are available at: www.fresno.gov/westareaplan

- Steering Committee held orientation sessions in April and October 2018
- Community Conversation No. 1 was held in May 2018
- Community Conversation No. 2 was held in June 2018
- Steering Committee has held meetings in June, July, and August, and November
- Conceptual land use option selected

Next Steps

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

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



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

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



The path to a draft land use map and guiding principles

The Steering Committee received and translated community input into formal recommendations



Recommendations from the Steering Committee

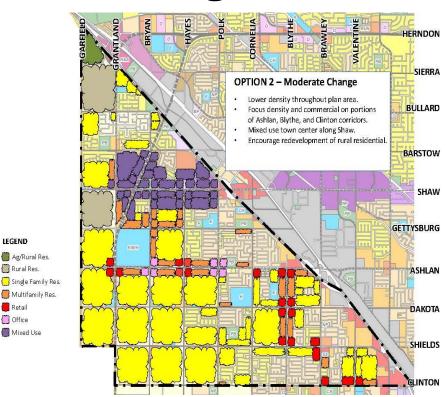
LEGEND

Office Mixed Use

Ag/Rural Res. Rural Res.

Multifamily Res. Retail

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



The Community's Guiding Principles

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





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DRAFT LAND USE MAP -----

Draft Land Use Map Facts

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

	GENERAL PLAN LAND USE DESIGNATIONS	CITY LIMITS			GROWTH AREA			PLAN AREA TOTAL		
		GENERAL PLAN ACRES	WEST AREA SPECIFIC PLAN ACRES	DIFFERENCE IN THE CITY +/-	GENERAL PLAN ACRES	WEST AREA SPECIFIC PLAN ACRES	DIFFERENCE IN THE GROWTH AREA +/-	GENERAL PLAN ACRES	WEST AREA SPECIFIC PLAN ACRES	OVERALL RESULT
RESIDENTIAL	Low	146.20	95.82		671.59	405.94		817.79	545.51	
	Medium Low	582.37	990.41		243.59	603.41		825.97	1593.83	
	Medium	1460.88	1118.53		896.13	822.15		2357.00	1940.68	
	Medium High	261.09	216.14		88.33	48.96		349.42	265.10	
	Urban Neighborhood	214.65	77.42		213.96	94.24		428.61	171.66	
	High	28.00	84.62	•	37.76	0.00	•	65.76	84.62	•
	SUBTOTAL	2693.19	2582.95	110.24	2151.36	1974.70	176.66	4844.55	4601.41	243.14
COMMERCIAL	Community	81.87	17.16		56.79	31.23		138.66	48.39	
	Recreation	41.34	45.80		0.00	0.00		41.34	45.80	
	General	141.59	171.92		1.63	68.00	1	143.21	239.92	1
	Regional	0.00	0.00	•	0.00	4.24		0.00	4.24	
	SUBTOTAL	264.80	234.88	29.92	58.42	103.47	45.05	323.21	338.35	15.14
YMENT	Office	7.51	42.94		0.00	27.20		7.51	70.15	
	Business Park	22.71	20.57	1	54.40	35.45	1	77.11	56.02	A
22	Light Industrial	33.13	32.75		0.00	0.00		33.13	32.75	
2	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	
55	Corridor - Center	106.19	181.57		0.00	50.85		106.19	232.41	_
MIXED USE	Regional	144.72	127.39	1	0.00	0.00	11	144.72	127.39	11
	SUBTOTAL	250.90	308.96	58.06	0.00	69.06	69.06	250.90	378.02	127.12
OPEN SPACE	Pocket Park	2.45	1.55		0.00	0.00		2.45	1.55	
	Neighborhood Park	36.67	36.67		47.04	47.04		83.71	83.71	
	Community Park	24.20	24.20		13.98	0.00		38.18	24.20	
	Regional Park	0.00	0.00		0.00	53.40		0.00	0.00	
	Open Space	5.03	5.03	11	1.76	1.76	1	6.79	6.79	11
	Ponding Basin	67.06	89.99		40.12	39.60		107.18	129.59	
	SUBTOTAL	135.41	157.44	22.03	102.90	141.81	38.91	238.31	245.84	7.53
	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	
氮	Special School	4.50	4.50		13.88	13.88		18.38	18.38	
PUBLIC FACILITIES	Elementary School	56.18	66.08		25.65	25.65		81.82	91.72	
	Elementary/Middle/High School	145.37	145.37		0.00	0.00		145.37	145.37	
	High School	46.95	46.95	11	0.00	0.00	1	46.95	46.95	1
	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

2430.39

2430.39

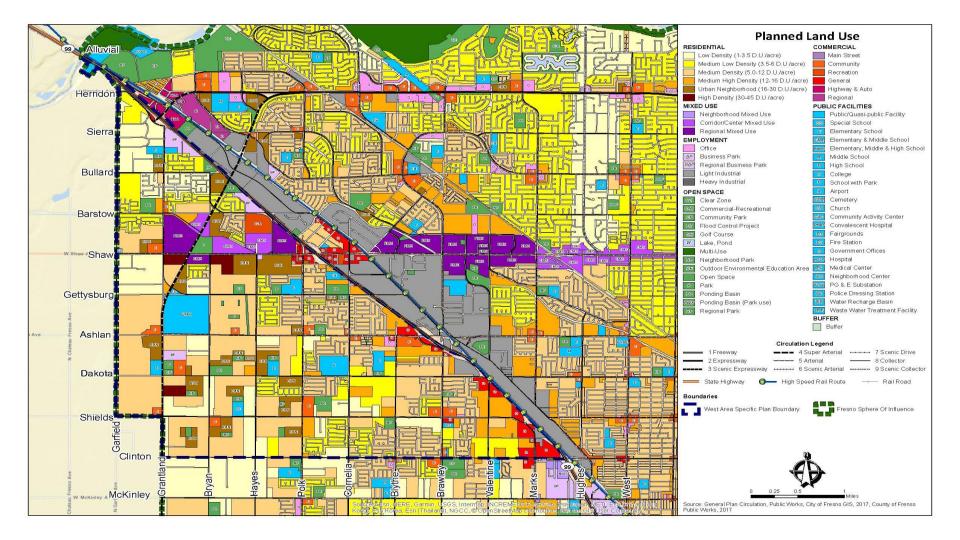
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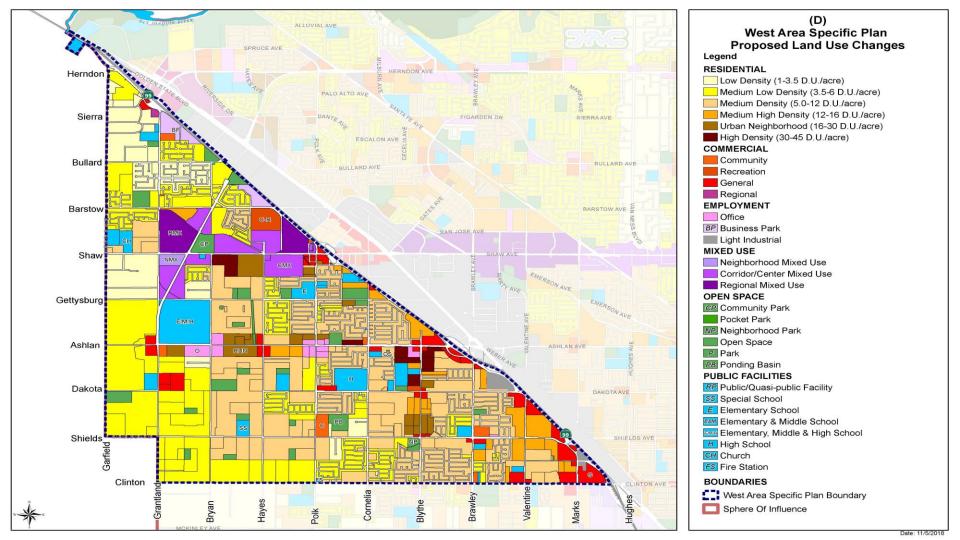
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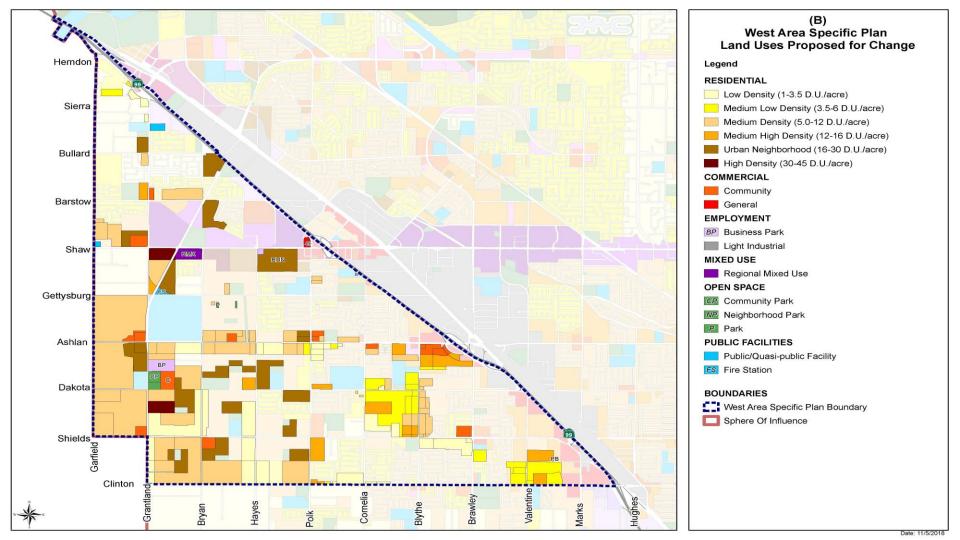
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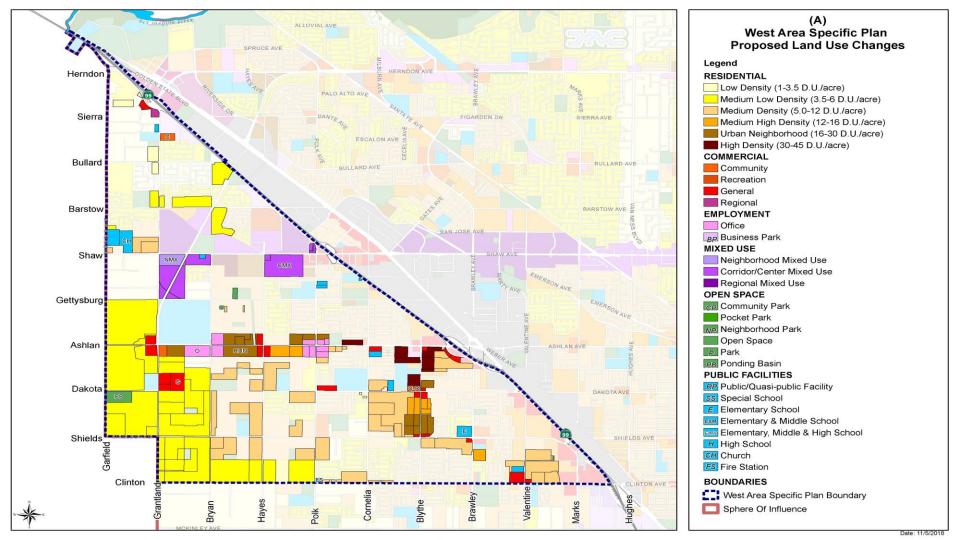
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PARCEL ACREAGE BY LAND USE CLASSIFICATION FOR GENERAL PLAN AND PROPOSED SPECIFIC PLAN









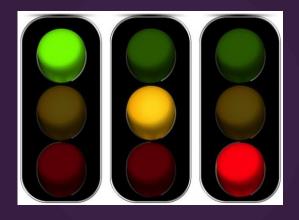


Regional Park Discussion



Meeting Protocol

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



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

UNSCHEDULED COMMUNICATIONS

* 3 Minutes Per Person

Next Steps

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

