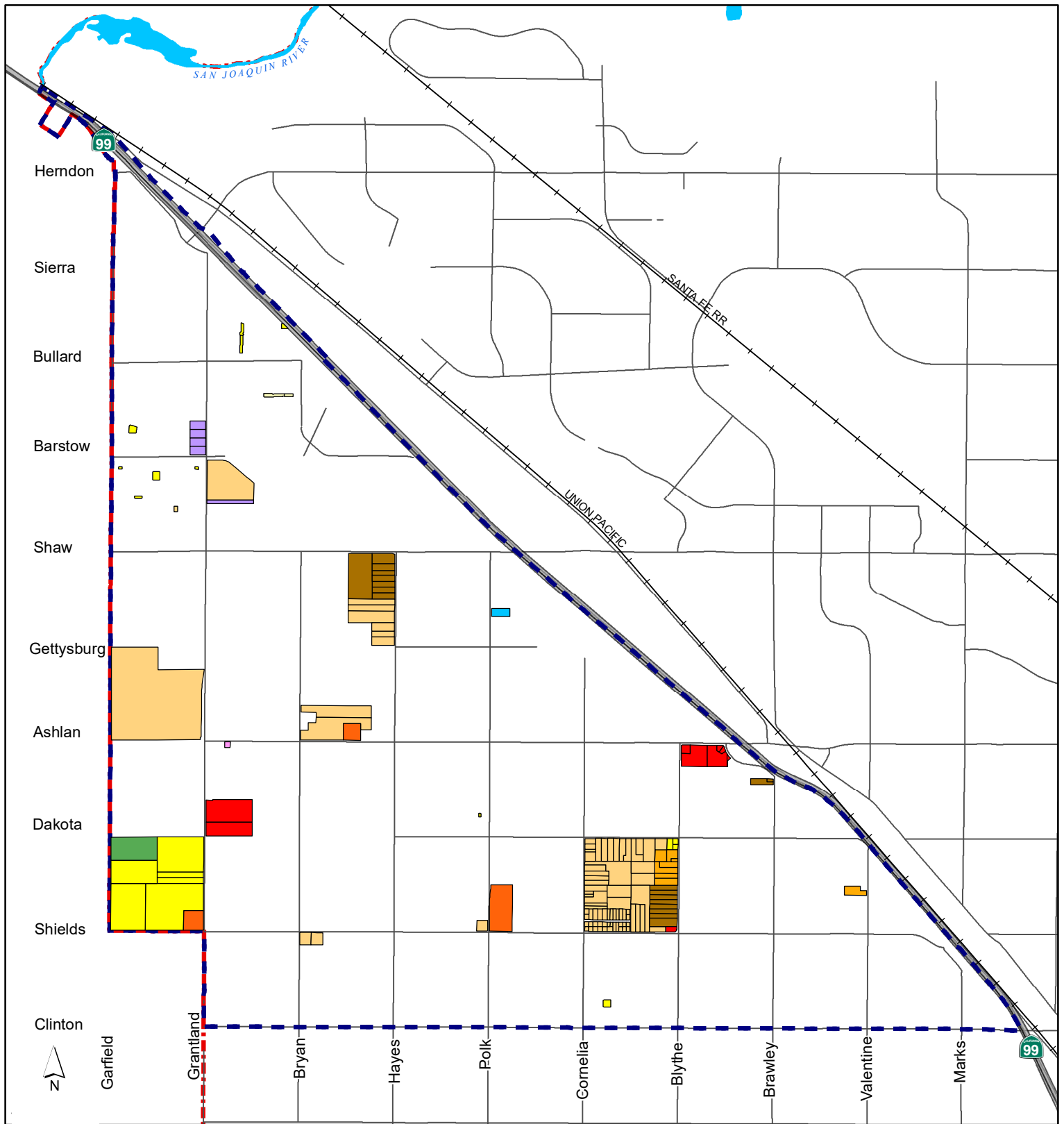


Exhibit N
West Area Neighborhoods Specific Plan
Land Use Change Requests + Late Requests
(updated 07/14/2022)

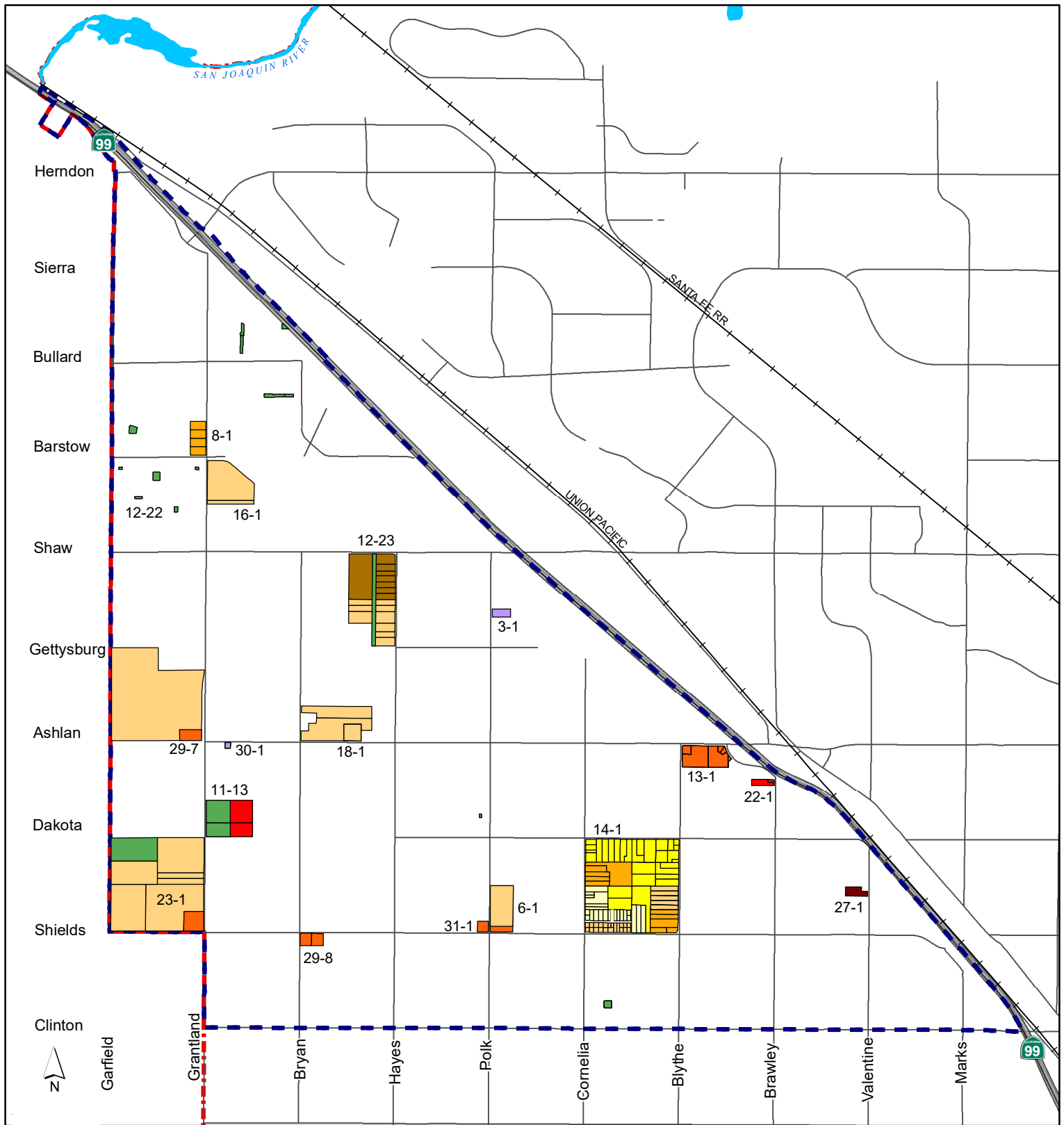


MAP LUCR-1 Specific Plan Proposed Land Use

RESIDENTIAL	COMMERCIAL	MIXED USE	OPEN SPACE
Low Density (1-3.5 D.U./acre)	Community	Neighborhood Mixed Use	Community Park
Medium Low Density (3.5-6 D.U./acre)	General		Pocket Park
Medium Density (5.0-12 D.U./acre)			Neighborhood Park
Medium High Density (12-16 D.U./acre)			Open Space
Urban Neighborhood (16-30 D.U./acre)			Park
High Density (30-45 D.U./acre)			Ponding Basin
EMPLOYMENT	PUBLIC FACILITIES		
Office	Public/Quasi-public Facility		

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.

Source: City Limits, Sphere of Influence, Specific Plan of the West Area, General Plan Planned Land Use, City of Fresno Planning and Development Department, GIS Data 2022; Streets, City of Fresno Public Works Department; Fresno County Boundary, Railroads, Fresno County Regional GIS database.



MAP LUCR-2 Requested Land Use

RESIDENTIAL

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

COMMERCIAL

- Community
- General

EMPLOYMENT

- Office

MIXED USE

- Neighborhood Mixed Use

PUBLIC FACILITIES

- Public/Quasi-public Facility

OPEN SPACE

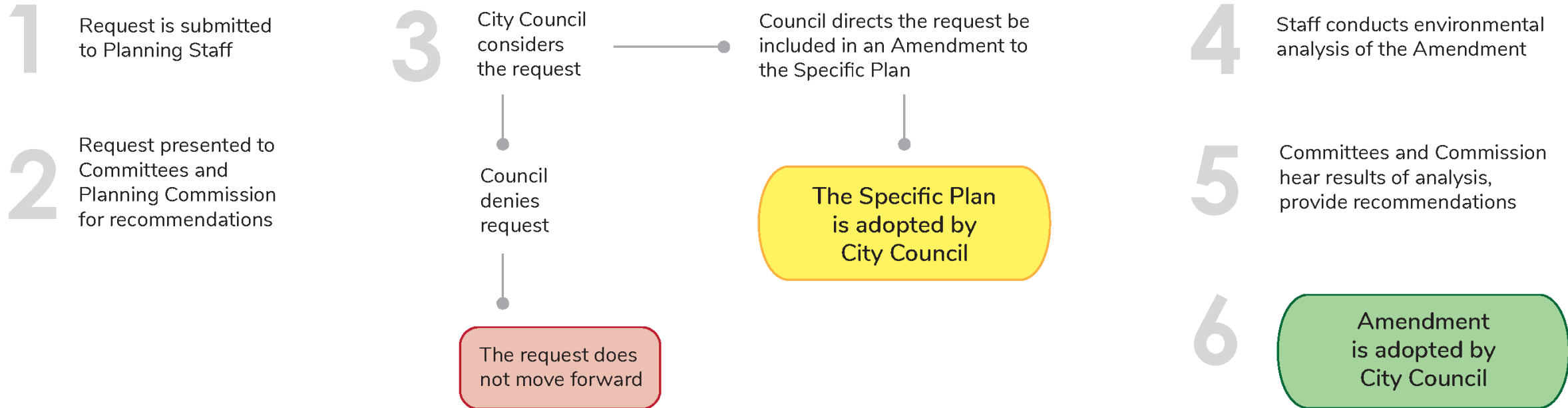
- Community Park
- Pocket Park
- Neighborhood Park
- Open Space
- Park
- Ponding Basin

Request #	Location	APN(s)	Request by	Request Summary	Size	Current General Plan Designation	Current Use	Original Staff Recommendation	Steering Committee Recommendation	Current Staff Recommendation	District Committee Feedback
3-1	District 1	51003023	Highway City Community Development	Redesignate from Split/Dual Public Facility and Medium Density Residential to Split/Dual Public Facility and Neighborhood Mixed-Use	2.67 acres	Medium Density Residential	public facility	Approve	Approve	Approve	D1: Concur with staff's recommendation (4-0-1)
6-1	District 1	51102201	Precision Civil Engineering	Redesignate from Community Commercial to 2.6 acres of Community Commercial and 16.14 acres of Medium Density Residential	18.74 acres	Community Commercial	vacant	Approve with 5 acres of commercial	Approve with 2.6 acres of commercial	Approve with 2.6 acres of commercial	D1: Concur with staff's recommendation (4-0-1)
8-1	District 2	50504033, 50504034, 50504017, 50504018	Community member	Redesignate from NMX - Neighborhood Mixed Use to a designation with lower density/activity	9.36 acres	Medium High Density Residential	rural residential	Keep current General Plan Land Use (Medium High)	Deny	Keep current General Plan Land Use (Medium High)	D2: Defer provision of feedback until property owners notified (2-0 consent)
11-12 / 19-1	Districts 1 & 2	n/a	Steering Committee members	Add Option B as park space to the Land Use Map; consider a Regional Park in the southern portion of the Plan Area	n/a	n/a	n/a	Neutral	[tabled]	Continue to table	n/a
11-13	County	51205055, 51205059	Steering Committee member Caples	Redesignate from Commercial General to Split/Dual Community Park and Commercial General	13.98 acres	Split/Dual Community Park and Community Commercial	food packing facility	Neutral	Approve	Approve	n/a
12-22	Districts 1 & 2	50529235, 50529501, 31271509S, 50419453T, 50420317T, 50422028ST, 50519063ST, 50519064ST, 50530331T, 50531313T, 50532122T, 50534207T, 51138206ST	Community member	Show CFD parks on the Land Use Map	n/a	n/a	n/a	Approve	Approve	Approve	D1: Concur with staff's recommendation (4-0-1) D2: Support (2-0 consent)
12-23	District 1	51203007, 51203027, 51203039, 51203040, 51203043, 51203045, 51203046, 51203051, 51203053, 51203054, 51203055, 51203056, 51203057, 51203075	Community member	Extend the land use of Open Space along the designated Class 1 Trail north from Gettysburg under the powerline alignment to Shaw Avenue.	~7 acres	Neighborhood Park, Medium Density Residential, Residential Urban Neighborhood, High Density Residential	powerlines	Approve	Approve	Approve	D1: Concur with staff's recommendation (4-0-1)
13-1	District 1	51124001, 51124035, 51124036, 51124038, 51124019, & 51124003	Community member	Redesignate from Commercial General to Community Commercial or a Mixed-Use Designation	18.34 acres	Community Commercial, Commercial General	gas station, car wash, vacant	Approve with Community Commercial	Deny	Approve with Community Commercial	D1: Concur with staff's recommendation (4-0-1)
14-1	County	51103101, 51103103, 51103104, 51103106, 51103107, 51103108, 51103109, 51103166, 51123101, 51123102, 51123103, 51123104, 51123105, 51123106, 51123107, 51123108, 51123109, 51123110, 51123111, 51123112, 51123114, 51123115, 51103111S, 51103111S, 51103143S, 51103144S, 51103146S, 51103147S, 51103148S, 51103149S, 51103150S, 51103151S, 51103152S, 51103153S, 51103156S, 51103157S, 51122002S, 51122003S, 51122004S, 51122005S, 51122012S, 51122013S, 51122013S, 51122017S, 51122018S, 51122019S, 51122020S, 51122021S, 51122022S, 51122023S, 51122024S, 51122025S, 51122026S, 51122027S, 51122028S, 51122030S, 51122031S, 51122032S, 51122033S, 51122034S, 51122035S, 51122037S, 51122039S, 51122040S	Community member	Maintain existing designations	162 acres	Low Density Residential, Medium Low Density Residential, Medium Density Residential, and Medium High Density Residential	primarily vacant, ag, rural residential	No recommendation at this time	[tabled]	Deny	n/a
16-1	District 2	50506007	Land Development Services	Redesignate from Neighborhood Mixed-Use to Medium Density Residential	2.75 acres	Regional Mixed-Use	vacant	Approve	Approve	Approve	D2: Support (2-0 consent)
18-1	District 1	51207050	Wathen Castanos Homes	Redesignate from Community Commercial to Medium Density Residential	5 acres	Medium Density Residential	medium density housing	Approve	Approve	Approve	D1: Concur with staff's recommendation (4-0-1)
22-1	District 1	51124015S, 51124016S	A1 Truck Driving School	Residential Urban Neighborhood to General Commercial	2.39 acres	Medium High Density	vacant, rural residential	Neutral	Approve	Neutral	D1: Concur with staff's recommendation (4-0-1)
23-1	District 1	51204323, 51204324, 51204325, 51204326, 51204327, 51204328	Assemi Group	Medium Low Density Residential to Medium Density Residential	126.95 acres	Medium Density Residential	agriculture	No recommendation at this time	Deny	Deny	D1: Concur with staff's recommendation (4-0-1)
27-1	District 1	43309024S	Land owner	Redesignate from Medium High Density Residential to High Density Residential	3.06 acres	Medium High Density Residential	vacant	Deny	Deny	Deny	D1: Concur with staff's recommendation (4-0-1)
29-7	District 1	51202126	Staff	Redesignate from Medium Density Residential to Community Commercial	4.64 acres	Medium Density Residential and Community Commercial	agriculture	Approve	Approve	Approve	D1: Concur with staff's recommendation (4-0-1)
29-8	County	31205248, 31205214	Staff	Redesignate from Medium Density Residential to Neighborhood Mixed-Use or Community Commercial	5 acres	Community Commercial	rural residential, agriculture	Approve with Community Commercial	Approve with Community Commercial	Approve with Community Commercial	n/a
30-1	County	51213014	Land owner	Redesignate from Office to Neighborhood Mixed-Use	.57 acres	Medium Density Residential	rural residential	No recommendation at this time	Deny	Deny	n/a
31-1	County	51102113	Land owner	Redesignate from Medium Density Residential to Community Commercial	2.03 acres	Medium Density Residential	agriculture	Neutral	Approve	Approve	n/a

West Area Neighborhoods Specific Plan Land Use Change Requests



Land Use Change Request Process



Comment ID#s - Requests Received (19)

- 3-1
- 6-1
- 8-1
- 11-12
- 11-13
- 12-22
- 12-23
- 13-1
- 14-1
- 16-1
- 18-1
- 19-1
- 22-1
- 23-1
- 27-1
- 29-7
- 29-8
- 30-1
- 31-1



District 1



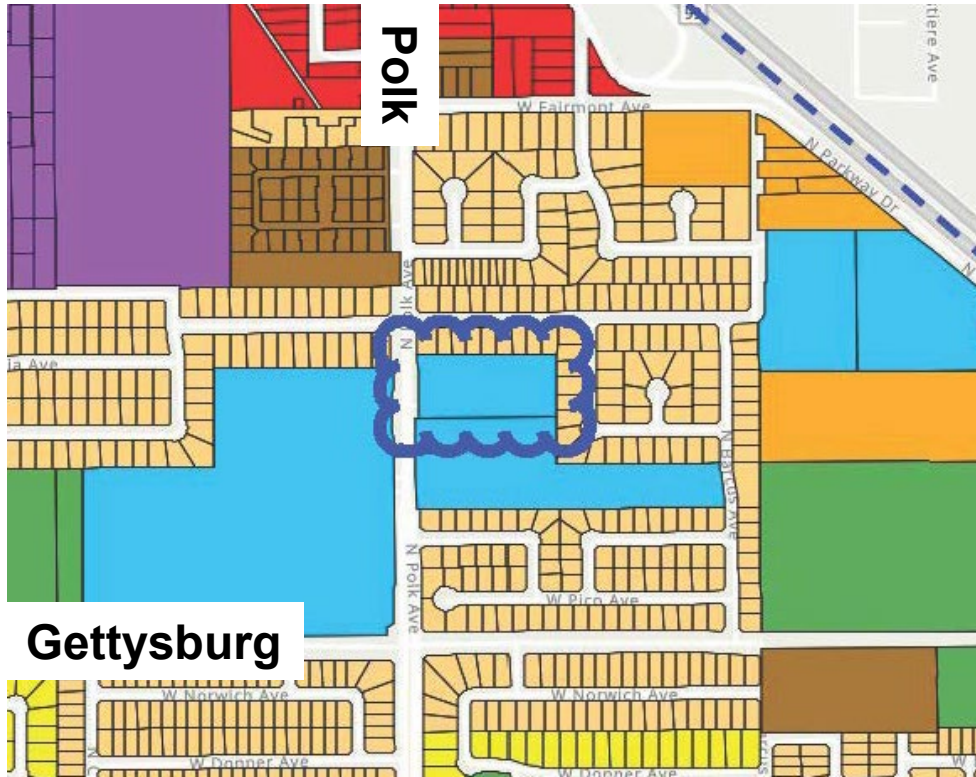
ID# 3-1 | APN 510-030-23

- **Request by** land owner: Highway City Community Development
- **Request to** redesignate from Split/Dual Public Facility and Medium Density Residential to Split/Dual Public Facility and Neighborhood Mixed-Use
- **Size** is 2.67 acres
- **General plan** designation is Medium Density Residential
- **Current use** is public facility
- **Location** is in District 1
- **Staff recommendation:** approve request
- **Steering Committee recommendation:** approve request

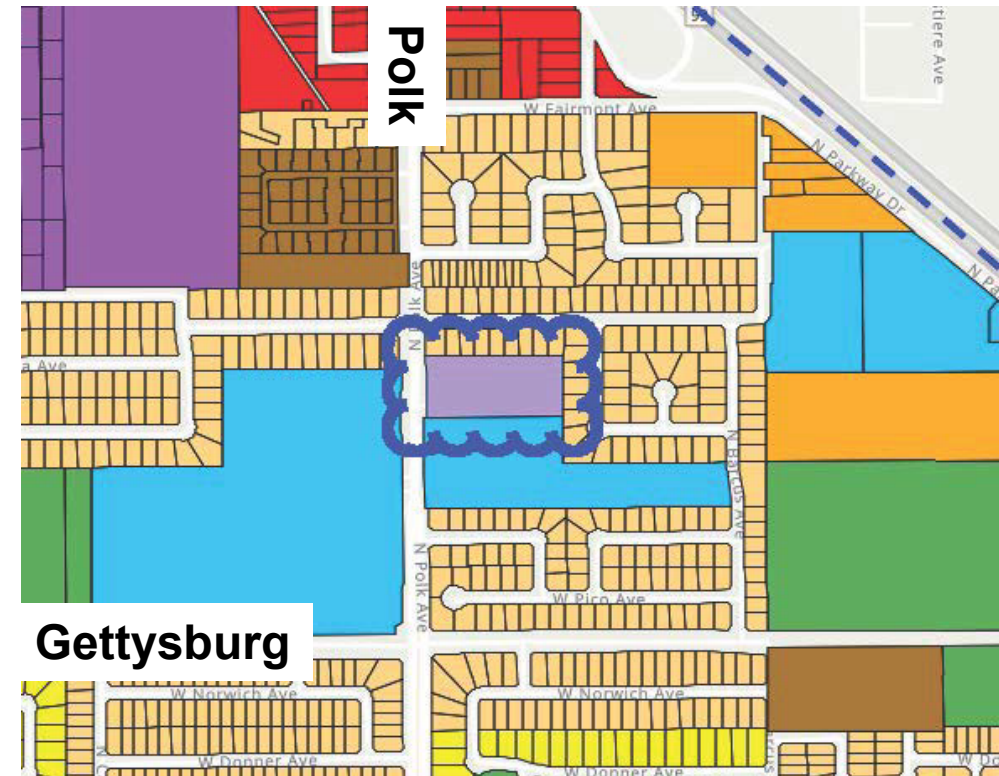


ID# 3-1 | APN 510-030-23

WANSP Designation
Public Facility



Requested Designation
Neighborhood Mixed-Use



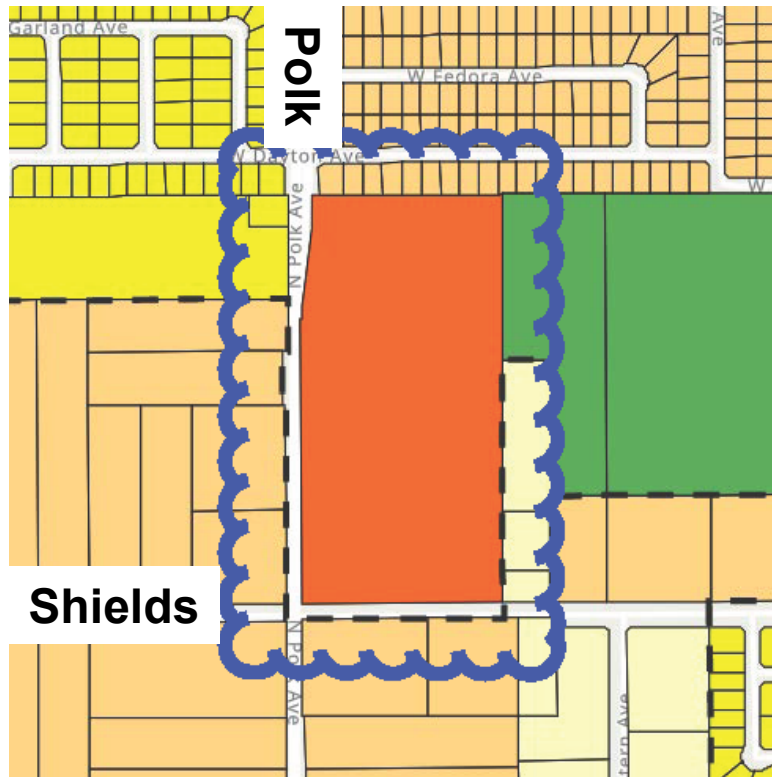
ID# 6-1 | APN 511-022-01

- **Request by** land owner representative: Precision Civil Engineering
- **Request to** redesignate from Community Commercial to 2.6 acres of Community Commercial and 16.14 acres of Medium Density Residential
- **Size** is 18.74 acres
- **General Plan** designation is Community Commercial
- **Current Use** is vacant
- **Location** is in District 1
- **Original Staff recommendation:** approve request with 5 acres of commercial
- **Steering Committee recommendation:** approve request with 2.6 acres of commercial
- **Current Staff recommendation:** approve request with 2.6 acres of commercial

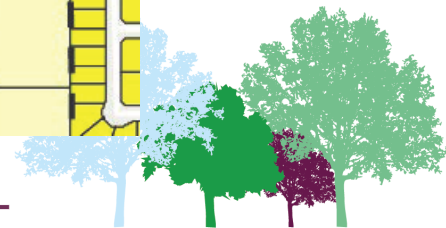
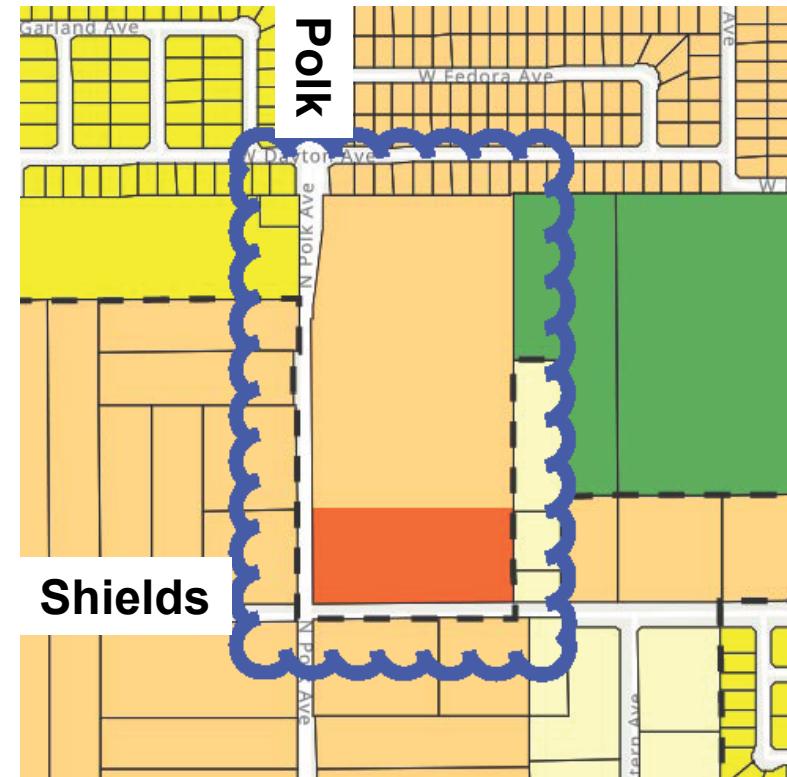


ID# 6-1 | APN 511-022-01

WANSP Designation
Community Commercial



Requested Designation
Community Commercial + Medium
Density Residential



ID# 12-23 | Powerline Trail

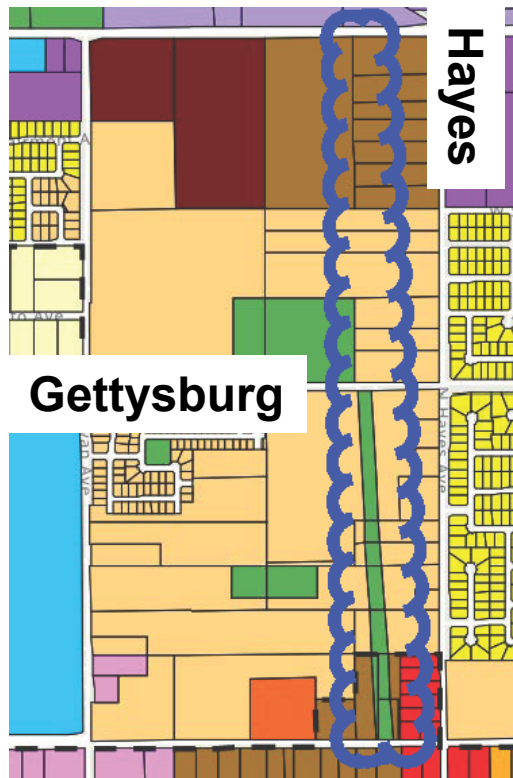
- **Request by** community member
- **Request to** extend the land use of Open Space along the designated Class 1 Trail north from Gettysburg under the powerline alignment to Shaw Avenue.
- **Size** ~7 acres
- **General plan** Neighborhood Park, Medium Density Residential, Residential Urban Neighborhood, High Density Residential
- **Current use** powerlines
- **Location** is in District 1
- **Staff recommendation:** approve request
- **Steering Committee recommendation:** approve request



ID# 12-23 | Powerline Trail

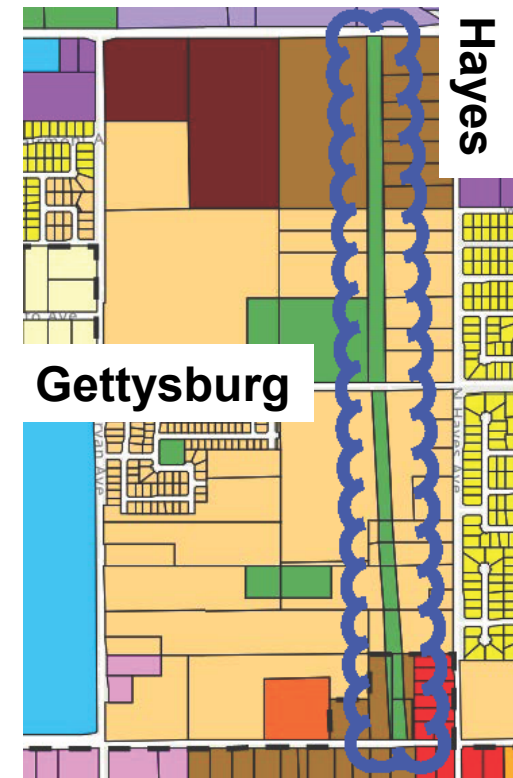
WANSP Designation

Medium Density Residential + Residential
Urban Neighborhood



Requested Designation

Open Space



ID# 13-1 | APNs 511-240-01, 511-240-35, 511-240-36, 511-240-38, 511-240-19, & 511-240-03

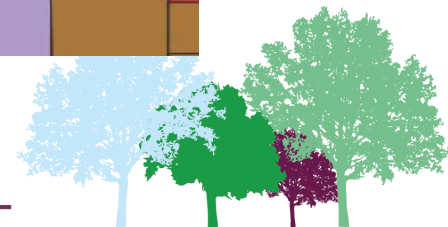
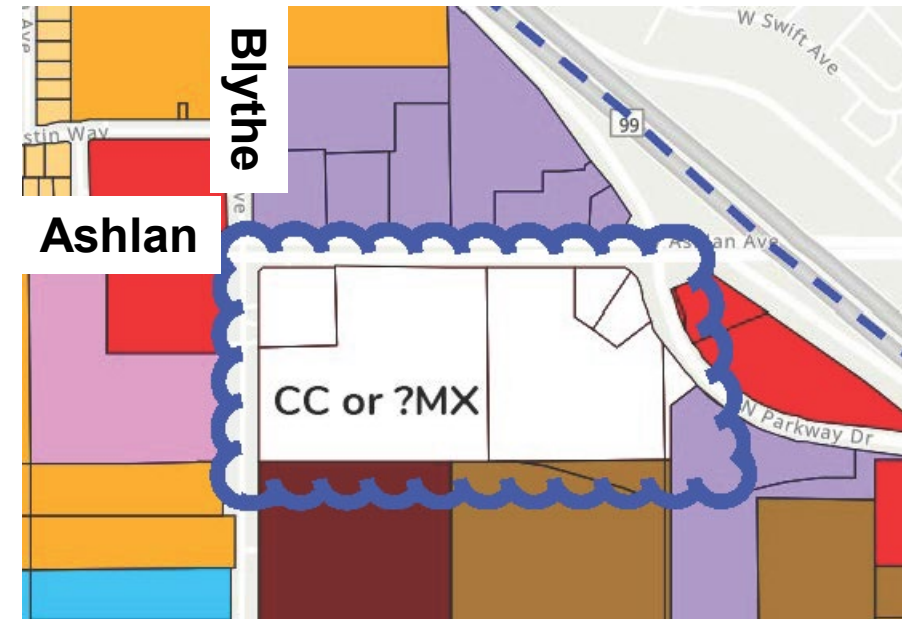
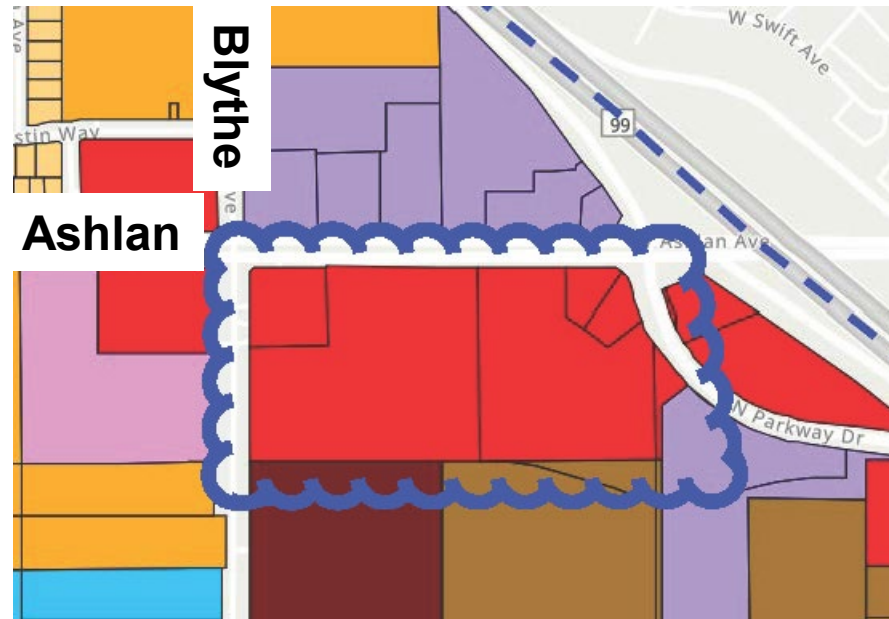
- **Request by** community member
- **Request to** redesignate from Commercial General to Community Commercial or a Mixed-Use Designation
- **Size** is 18.34 acres
- **General plan** designation is Community Commercial, Commercial General
- **Current use** is gas station, car wash, vacant
- **Location** is in District 1
- **Staff recommendation** : approve request with Community Commercial
- **Steering Committee recommendation**: deny request



ID# 13-1 | APNs 511-240-01, 511-240-35, 511-240-36, 511-240-38, 511-240-19, & 511-240-03

WANSP Designation
Commercial General

Requested Designation
Community Commercial or Mixed-Use



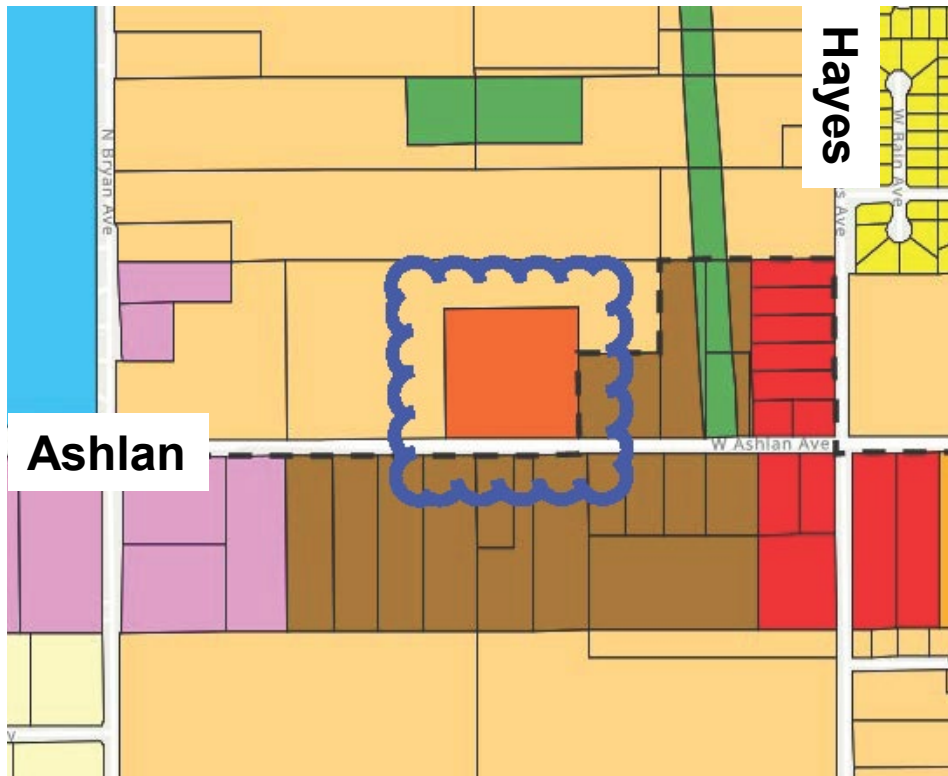
ID# 18-1 | APN 512-070-50

- **Request by** land owner: Wathen Castanos Homes
- **Request to** redesignate from Community Commercial to Medium Density Residential
- **Size** is 5 acres
- **General plan** designation is Medium Density Residential
- **Current use** is medium density housing
- **Location** is in District 1
- **Staff recommendation** : approve request
- **Steering Committee recommendation**: approve request

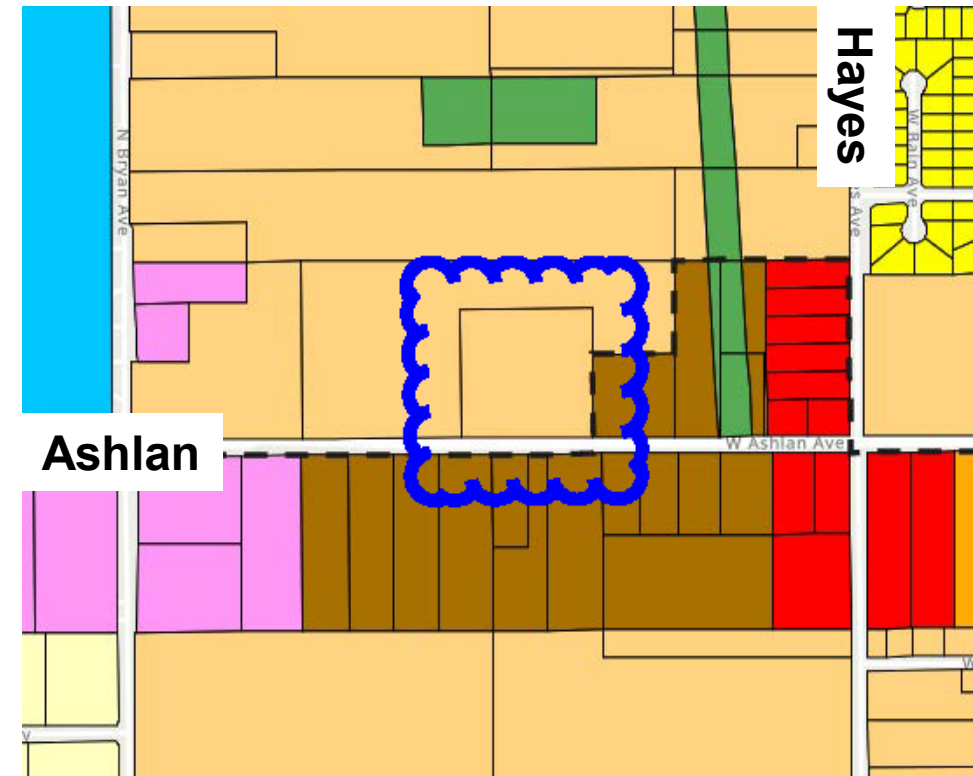


ID# 18-1 | APN 512-070-50

WANSP Designation
Community Commercial



Requested Designation
Medium Density Residential



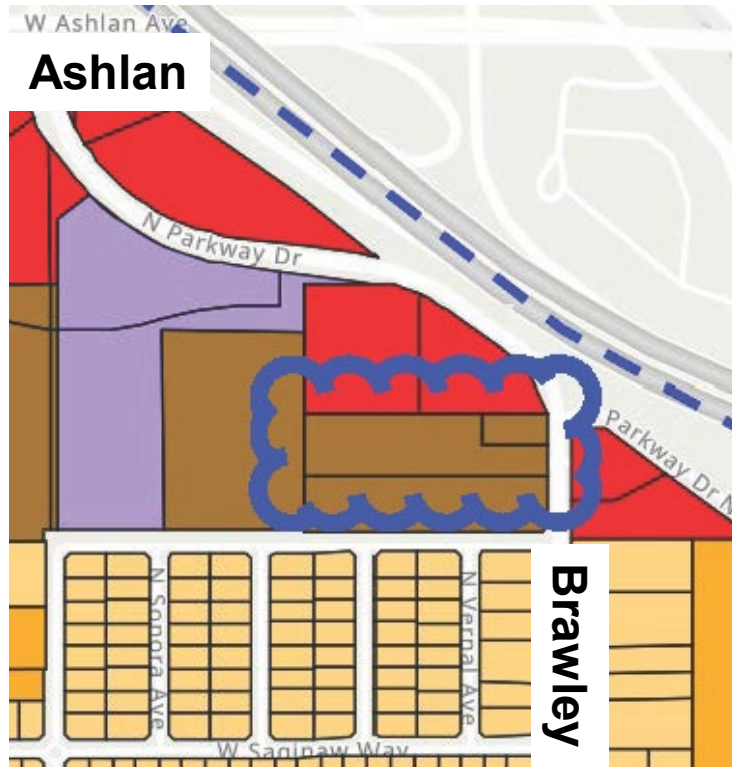
ID# 22-1 | APNs 511-240-15S & 511-240-16S

- **Request by** land owner: A1 Truck Driving School
- **Request to** redesignate from Residential Urban Neighborhood to General Commercial
- **Size** is 2.39 acres
- **General plan** designation is Medium High Density
- **Current use** is vacant, rural residential
- **Location** is in District 1
- **Staff recommendation:** neutral
- **Steering Committee recommendation:** approve request

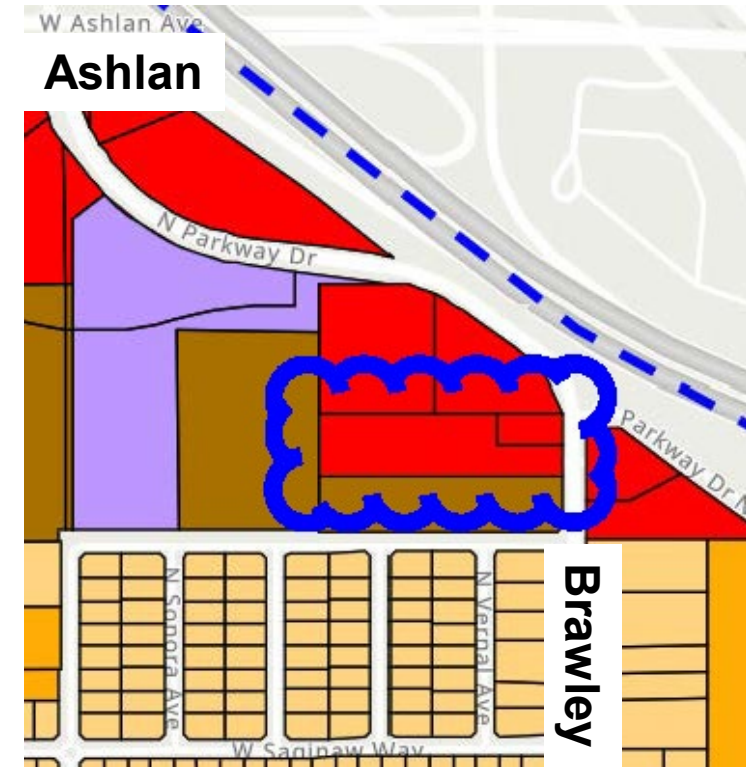


ID# 22-1 | APNs 511-240-15S & 511-240-16S

WANSP Designation
Residential Urban Neighborhood



Requested Designation
Commercial General



ID# 23-1 | Shields/Dakota/Grantland/Garfield

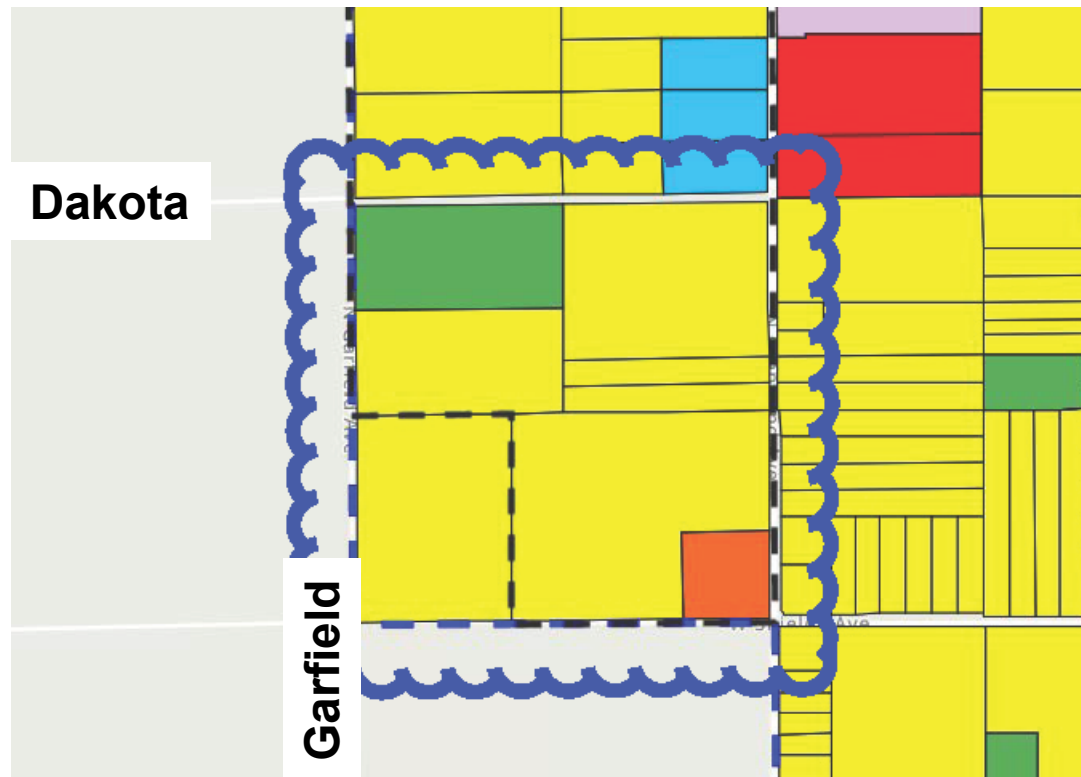
- **Request by** land owner representative: Assemi Group
- **Request to** redesignate from Medium Low Density Residential to Medium Density Residential
- **Size** is 126.95 acres
- **General plan** designation is Medium Density Residential
- **Current use** is agriculture
- **Location** is in District 1
- **Original Staff recommendation** : no recommendation at this time
- **Steering Committee recommendation**: deny request
- **Current Staff recommendation**: deny request



ID# 23-1 | Shields/Dakota/Grantland/Garfield

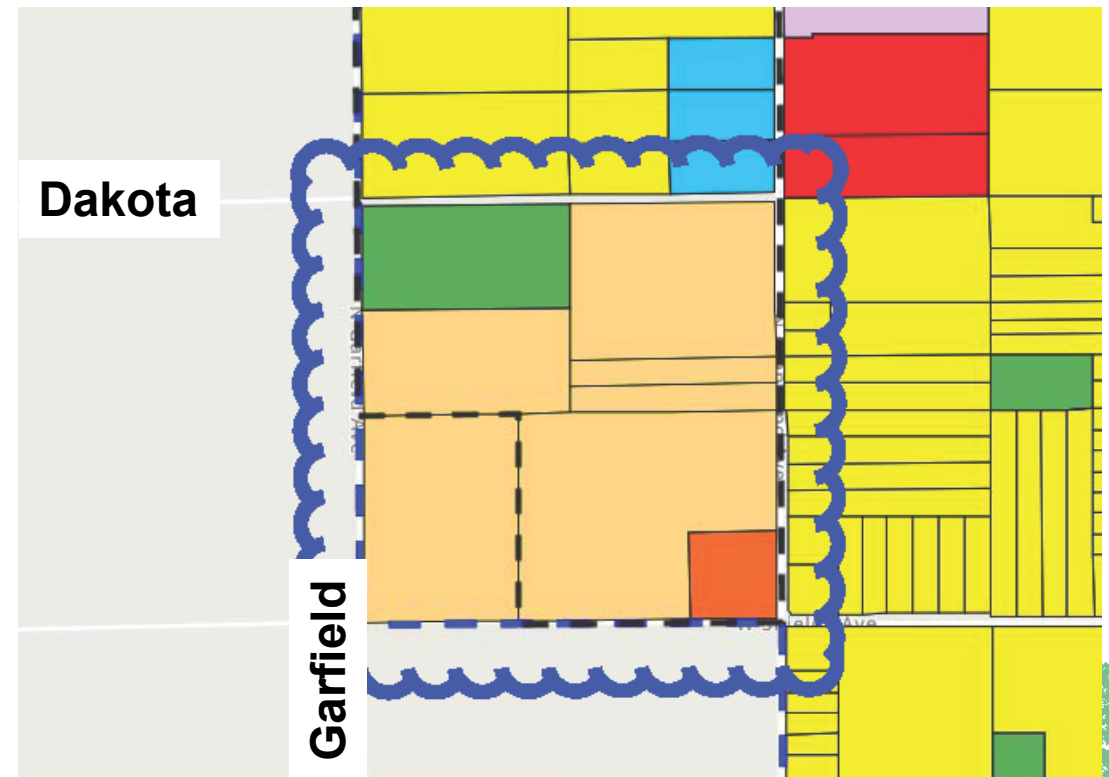
WANSP Designation

Medium Low Density Residential



Requested Designation

Medium Density Residential



ID# 27-1 | APN 433-090-24S

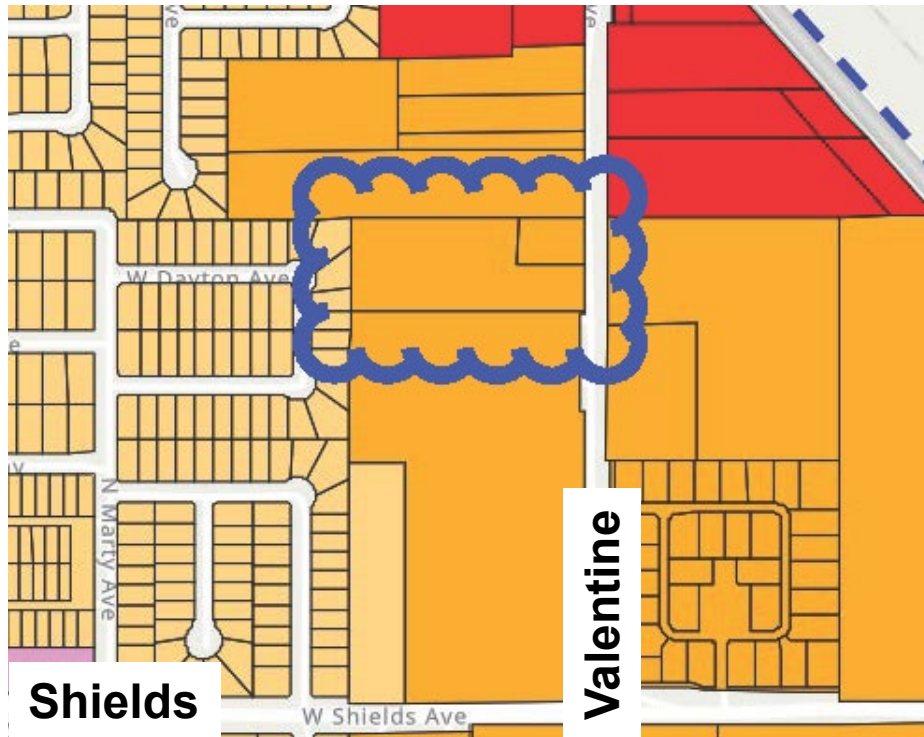
- **Request by** land owner
- **Request to** redesignate from Medium High Density Residential to High Density Residential
- **Size** is 3.06 acres
- **General plan** designation is Medium High Density Residential
- **Current use** is vacant
- **Location** is in District 1
- **Staff recommendation:** deny request
- **Steering Committee recommendation:** deny request



ID# 27-1 | APN 433-090-24S

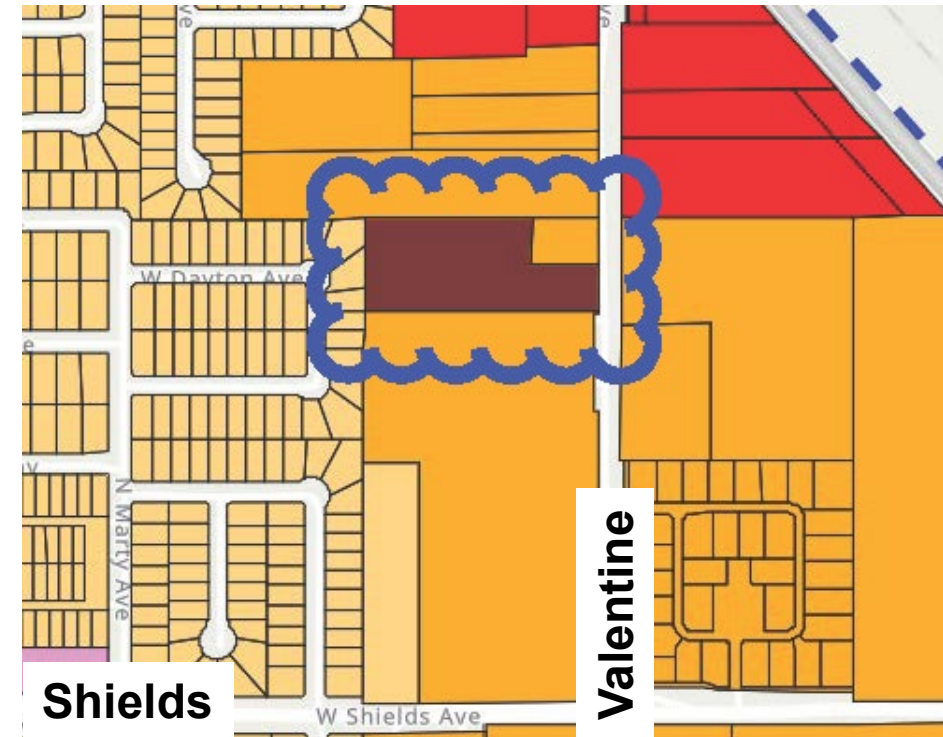
WANSP Designation

Medium High Density Residential



Requested Designation

High Density Residential



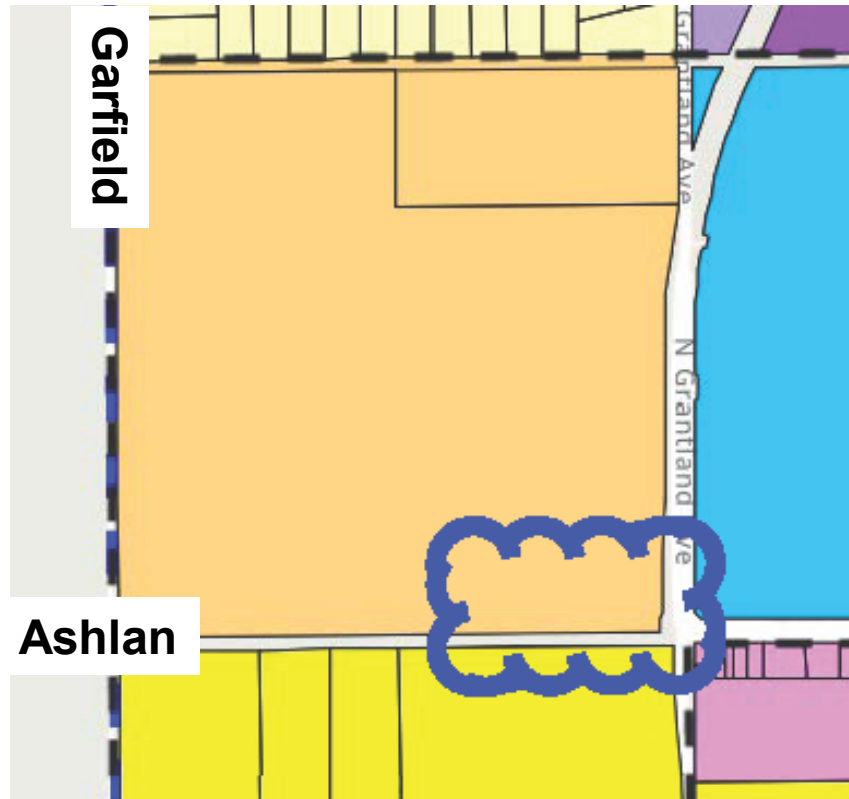
ID# 29-7 | APN 512-021-26

- **Request by** Staff
- **Request to** redesignate from Medium Density Residential to Community Commercial
- **Size** is 4.64 acres
- **General plan** designation is Medium Density Residential and Community Commercial
- **Current use** is agriculture
- **Location** is in District 1
- **Staff recommendation:** approve request
- **Steering Committee recommendation:** approve request

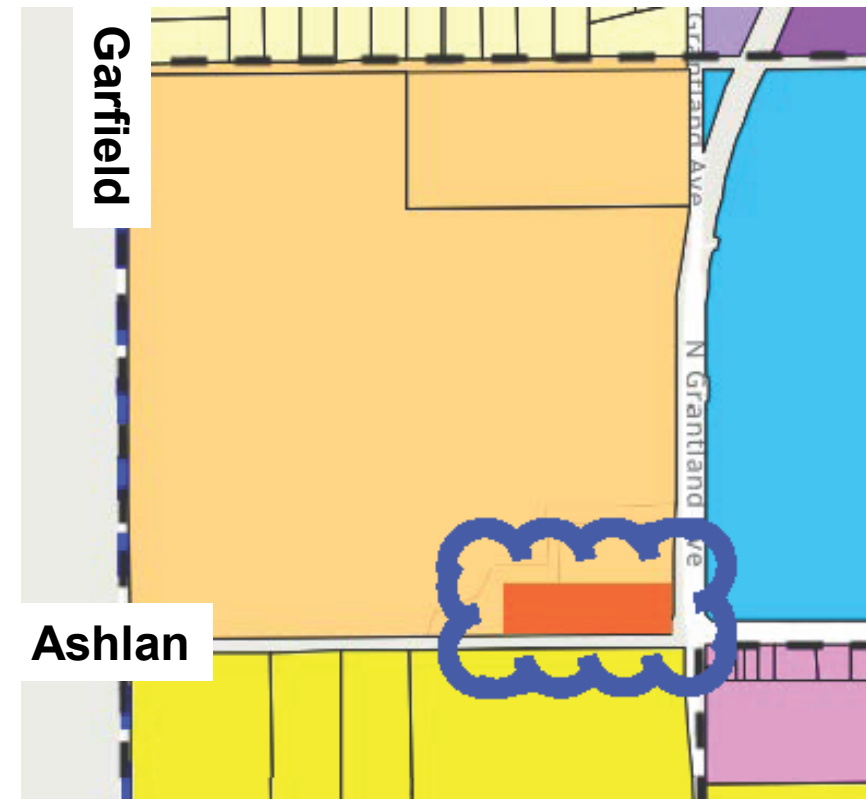


ID# 29-7 | APN 512-021-26

WANSP Designation
Medium Density Residential



Requested Designation
Community Commercial



District 2



ID# 8-1 | APNs 505-040-33 +34, 505-040-17 +18

- **Request by** community member
- **Request to** redesignate from NMX - Neighborhood Mixed Use to a designation with lower density/activity
- **Size** is 9.36 acres
- **General plan** designation is Medium High Density Residential
- **Current use** is rural residential
- **Location** is in District 2
- **Staff recommendation** : propose alternative to keep General Plan Land Use (Medium High)
- **Steering Committee recommendation**: deny request

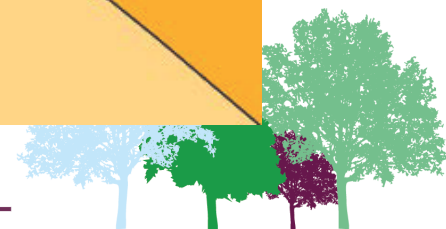
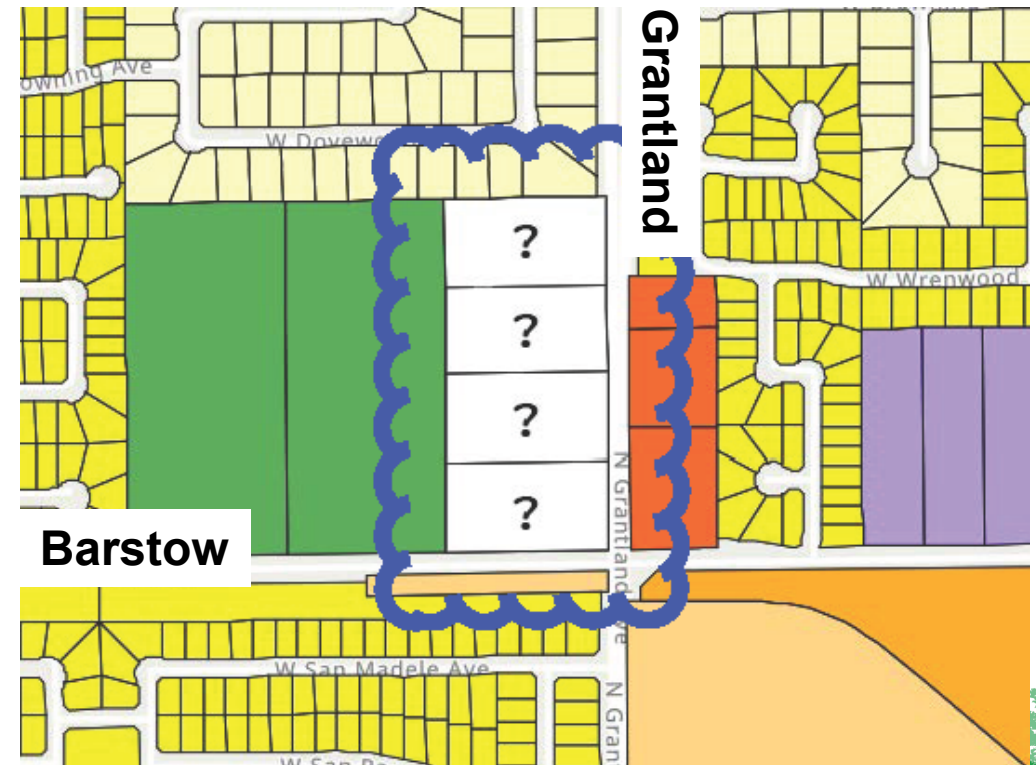


ID# 8-1 | APNs 505-040-33 +34, 50504017 +18

WANSP Designation
Neighborhood Mixed-Use



Requested Designation
Not Specified



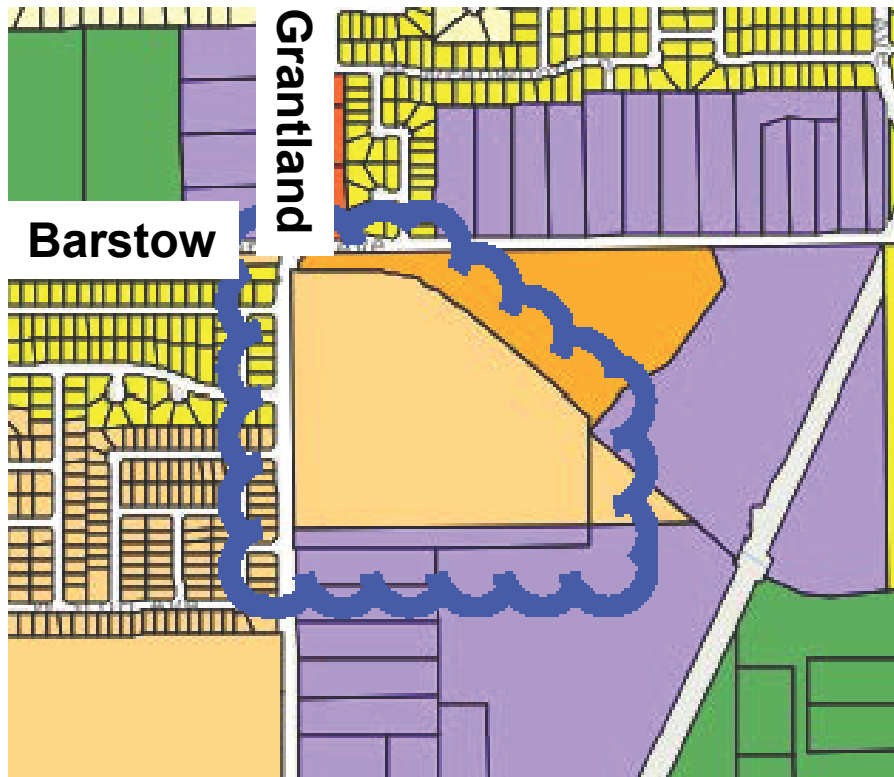
ID# 16-1 | APN 505-060-07

- **Request by** land owner representative: Land Development Services
- **Request to** redesignate from Neighborhood Mixed-Use to Medium Density Residential
- **Size** is 2.75 acres
- **General plan** designation is Regional Mixed-Use
- **Current use** is vacant
- **Location** is in District 2
- **Staff recommendation:** approve request
- **Steering Committee recommendation:** approve request

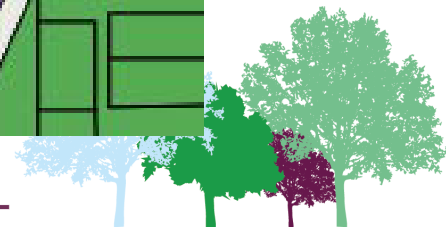


ID# 16-1 | APN 505-060-07

WANSP Designation Neighborhood Mixed-Use



Requested Designation Medium Density Residential



Districts 1 and 2



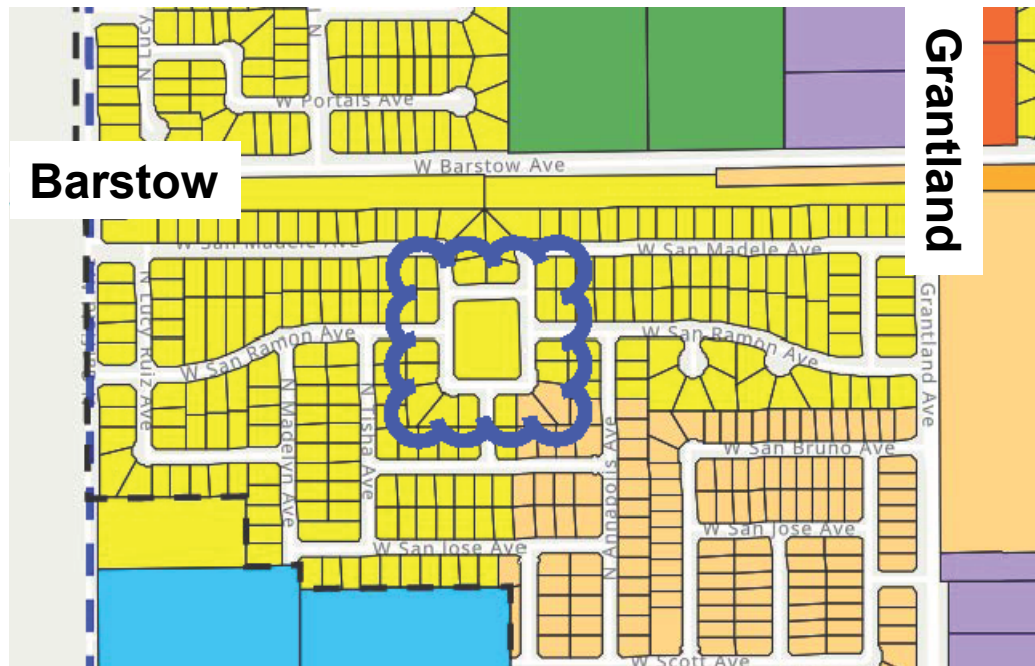
ID# 12-22 | CFD Parks

- **Request by** community member
- **Request to** show CFD parks on the Land Use Map
- **Size** n/a
- **General plan** n/a
- **Current use** n/a
- **Location** is area wide
- **Staff recommendation:** approve request
- **Steering Committee recommendation:** approve request

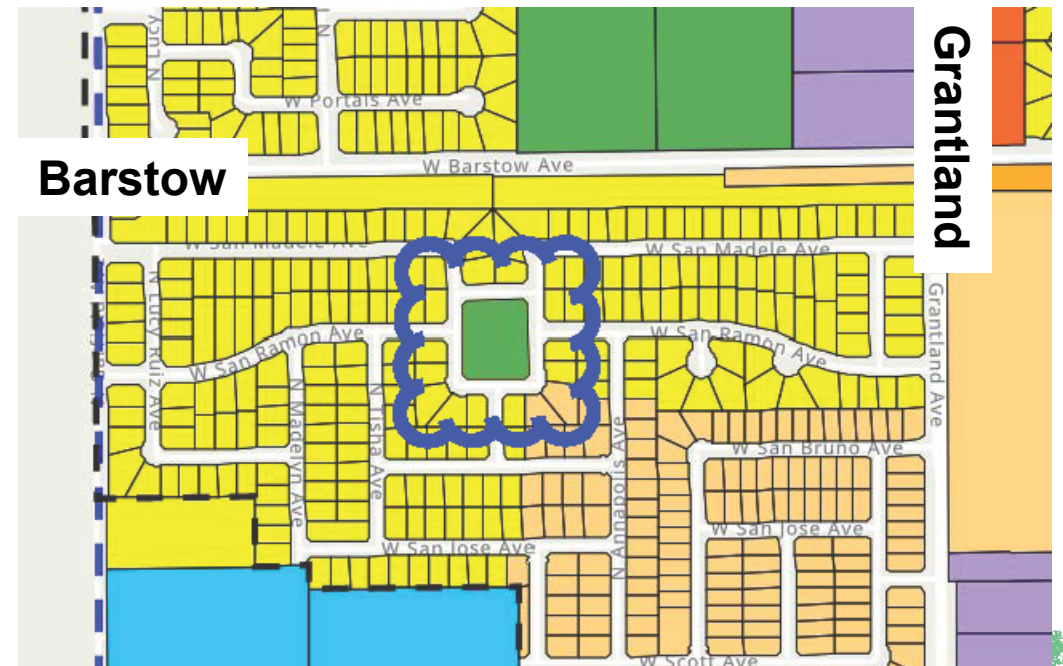


ID# 12-22 | CFD Parks

Example - WANSP Designation



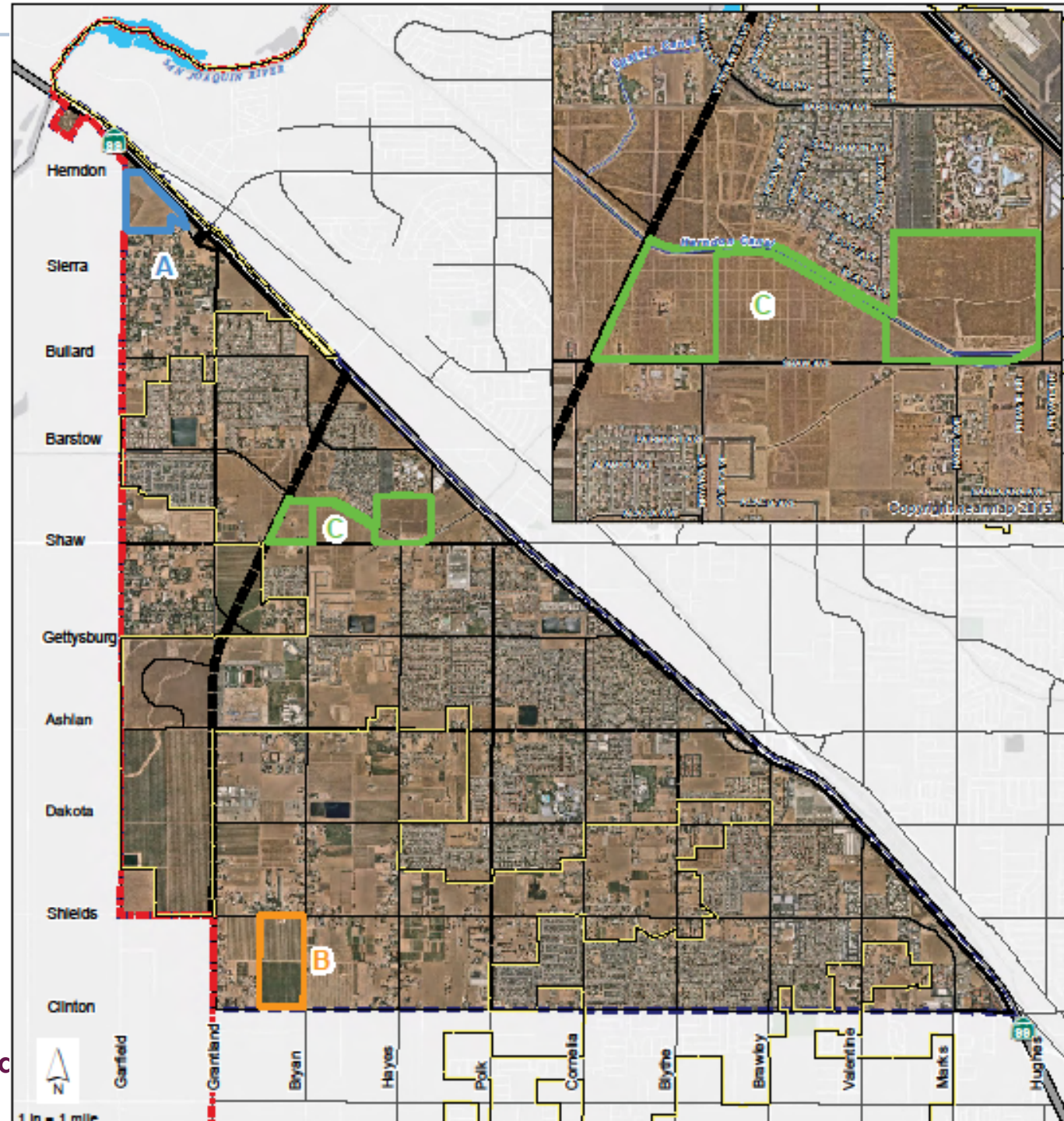
Example - Requested Designation



ID# 11-12 & 19-1 | Park Space

- **Request by** Steering Committee members
- **Request to** add Option B as park space to the Land Use Map; consider a Regional Park in the southern portion of the Plan Area
- **Size** n/a
- **General plan** n/a
- **Current use** n/a
- **Location** is area wide
- **Original Staff recommendation** : neutral
- **Steering Committee recommendation**: tabled
- **Current Staff recommendation**: continue to table





West Area Neighborhoods



County



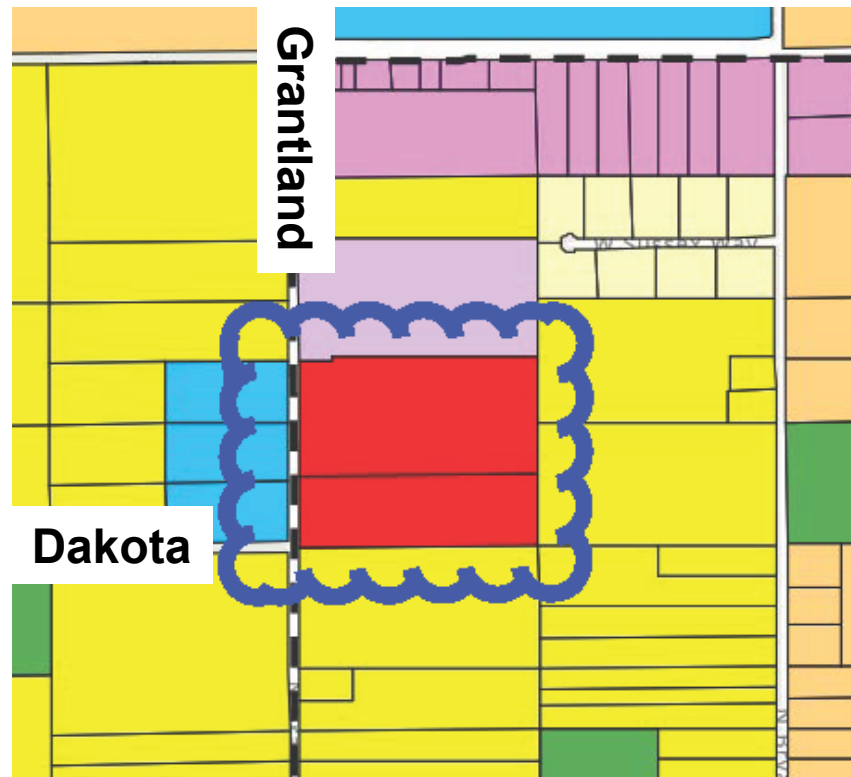
ID# 11-13 | APNs 512-050-55 & 512-050-59

- **Request by** Steering Committee member Caples
- **Request to** redesignate from Commercial General to Split/Dual Community Park and Commercial General
- **Size** is 13.98 acres
- **General plan** designation is Split/Dual Community Park and Community Commercial
- **Current use** is a food packing facility
- **Location** is in County
- **Original Staff recommendation:** neutral
- **Steering Committee recommendation:** approve request
- **Current Staff recommendation:** approve request

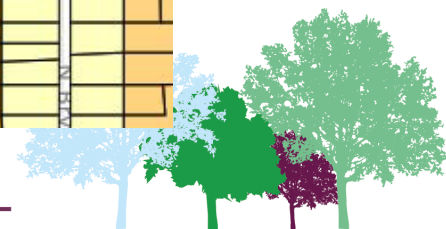
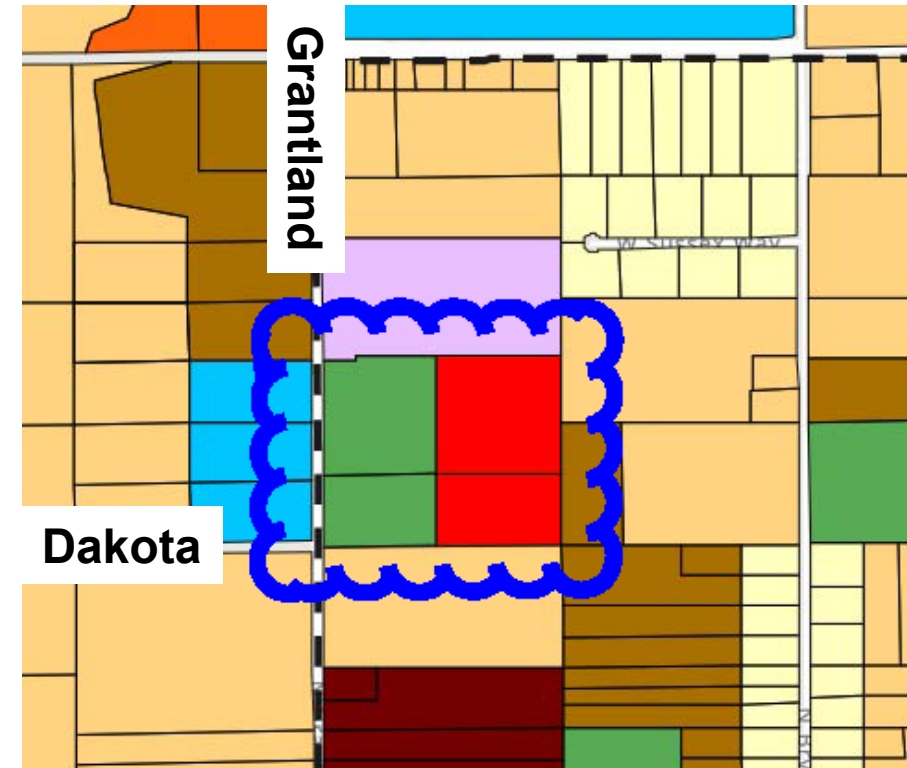


ID# 11-13 | APNs 512-050-55 & 512-050-59

WANSP Designation Commercial General



Requested Designation Community Park + Commercial General



ID# 14-1 | Shields/Dakota/Cornelia/Blythe

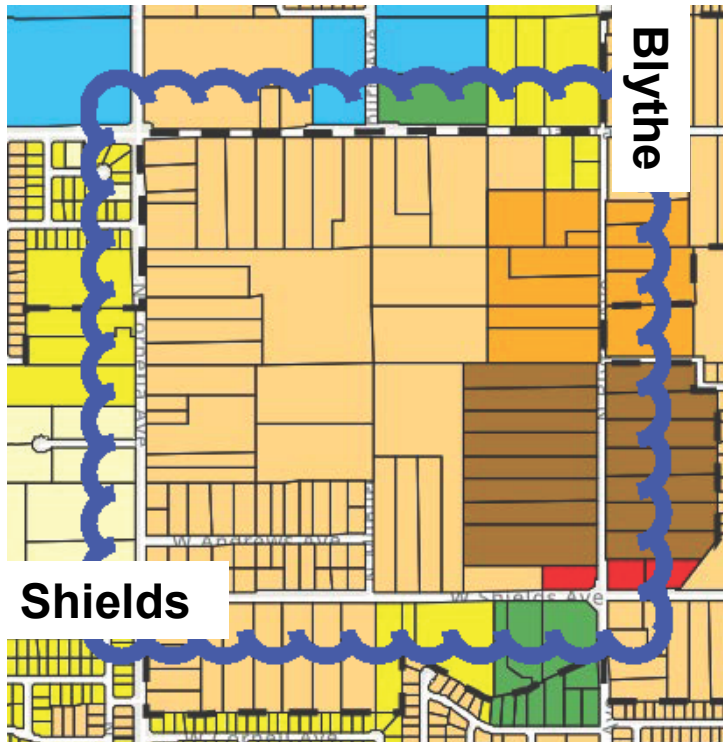
- **Request by** community member
- **Request to** maintain existing designations
- **Size** is ~162 acres
- **General plan** designations are Low Density Residential, Medium Low Density Residential, Medium Density Residential, and Medium High Density Residential
- **Current use** is primarily vacant, ag, rural residential
- **Location** is in the County
- **Original Staff recommendation** : no recommendation at this time
- **Steering Committee recommendation**: tabled
- **Current Staff recommendation**: deny request



ID# 14-1 | Shields/Dakota/Cornelia/Blythe

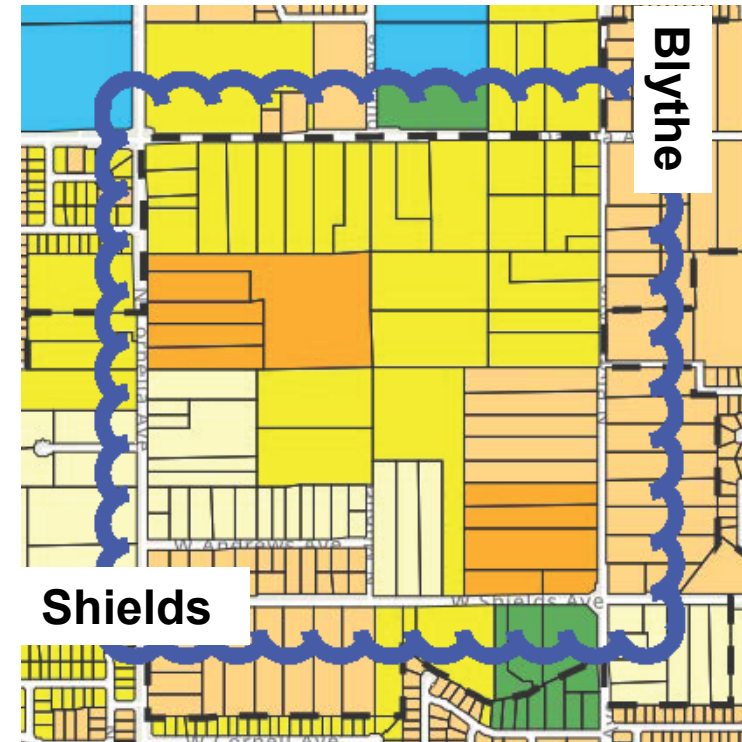
WANSP Designation

Medium Low, Medium, Medium High,
Urban Neighborhood, Commercial General



Requested Designation

Low Density, Medium Low Density, Medium
Density, and Medium High Density



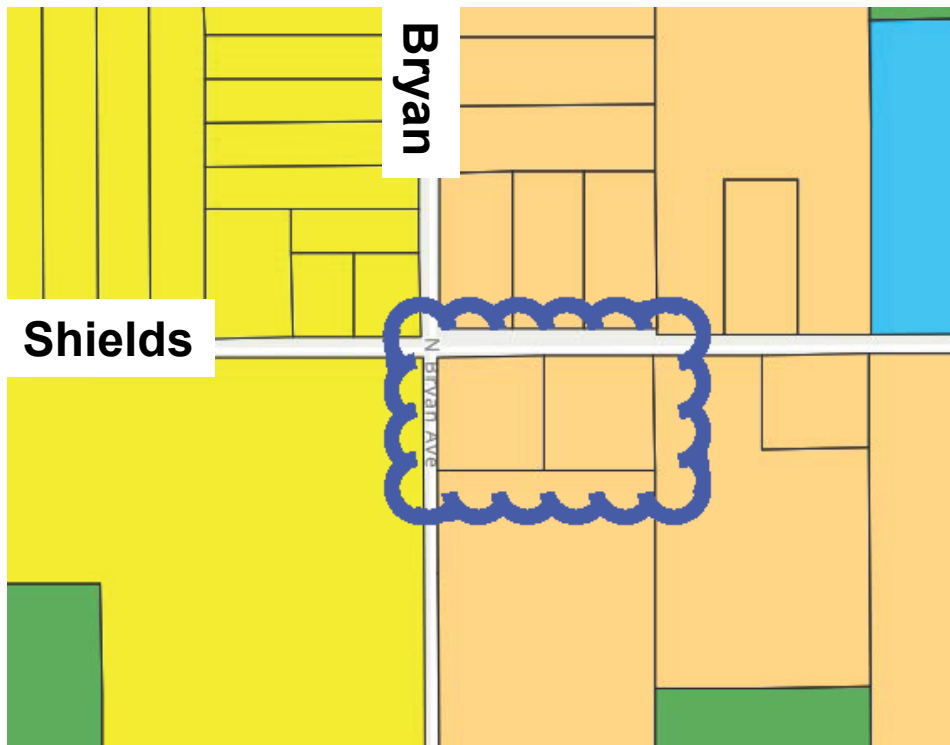
ID# 29-8 | APNs 312-052-14, 312-052-48

- **Request by** Staff
- **Request to** redesignate from Medium Density Residential to Neighborhood Mixed-Use or Community Commercial
- **Size** is 5 acres
- **General plan** designation is Community Commercial
- **Current use** is rural residential, agriculture
- **Location** is in the County
- **Staff recommendation** : approve request with Community Commercial
- **Steering Committee recommendation**: approve request with Community Commercial

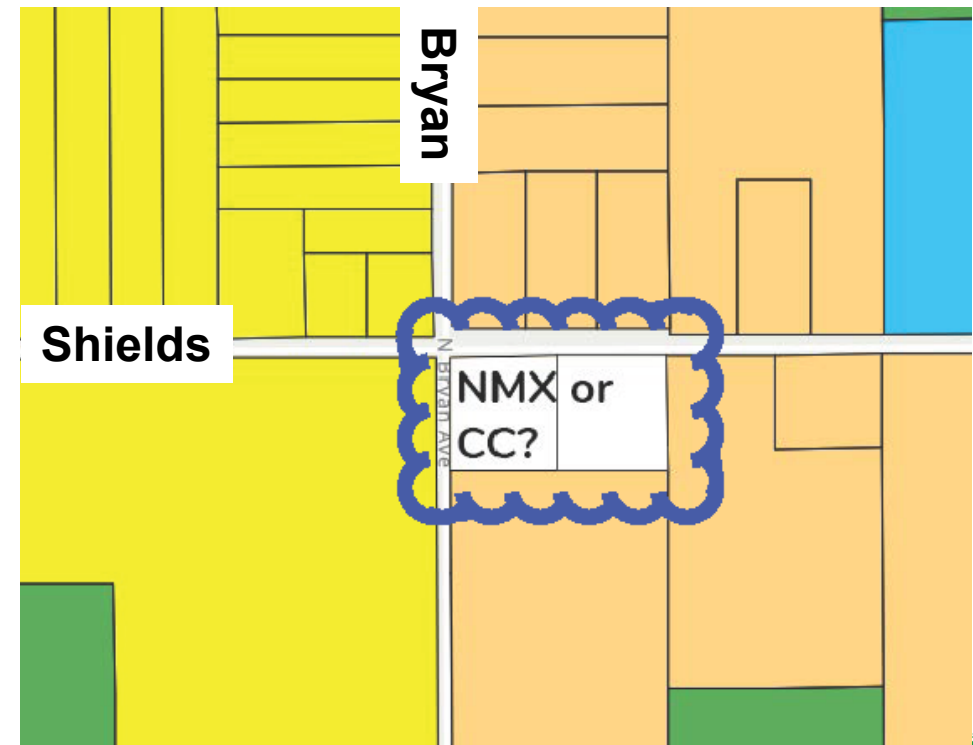


ID# 29-8 | APNs 312-052-14, 312-052-48

WANSP Designation
Medium Density Residential



Requested Designation
Neighborhood Mixed-Use or
Community Commercial



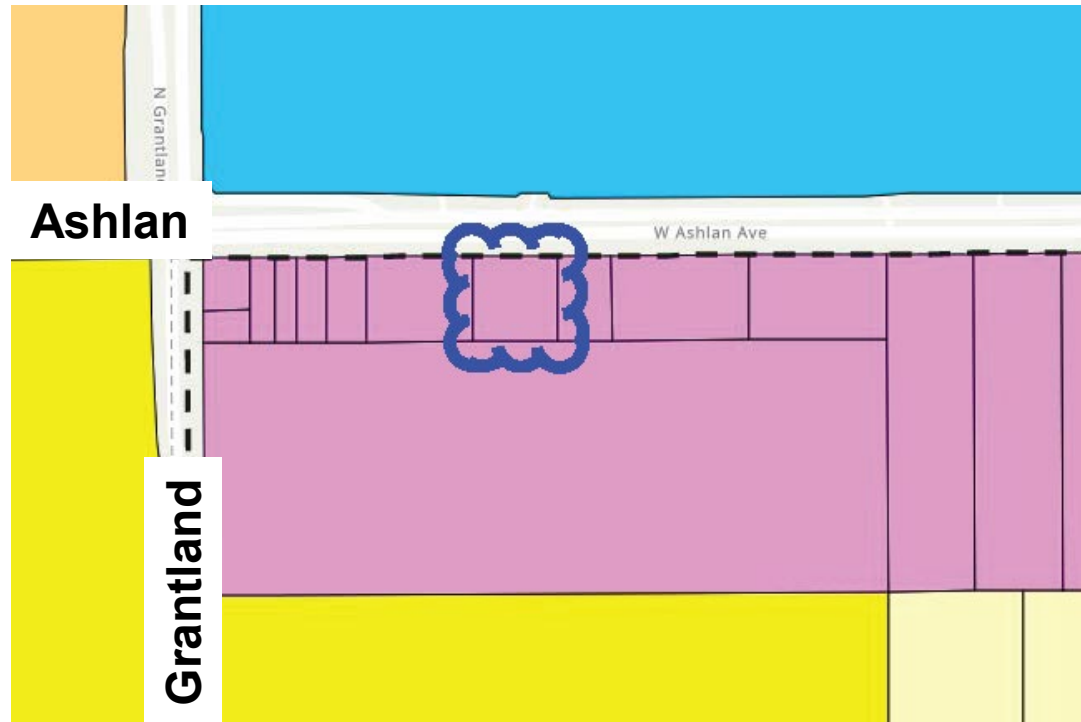
ID# 30-1 | 512-130-14

- **Request by** land owner
- **Request to** redesignate from Office to Neighborhood Mixed-Use
- **Size** is .57 acres
- **General plan** designation is Medium Density Residential
- **Current use** is rural residential
- **Location** is in County
- **Original Staff recommendation** : no recommendation at this time
- **Steering Committee recommendation**: deny request
- **Current Staff recommendation**: deny request

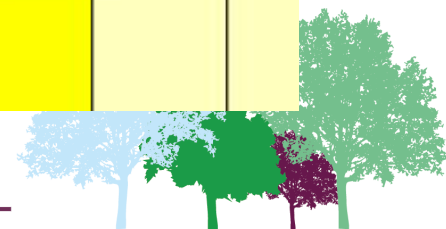
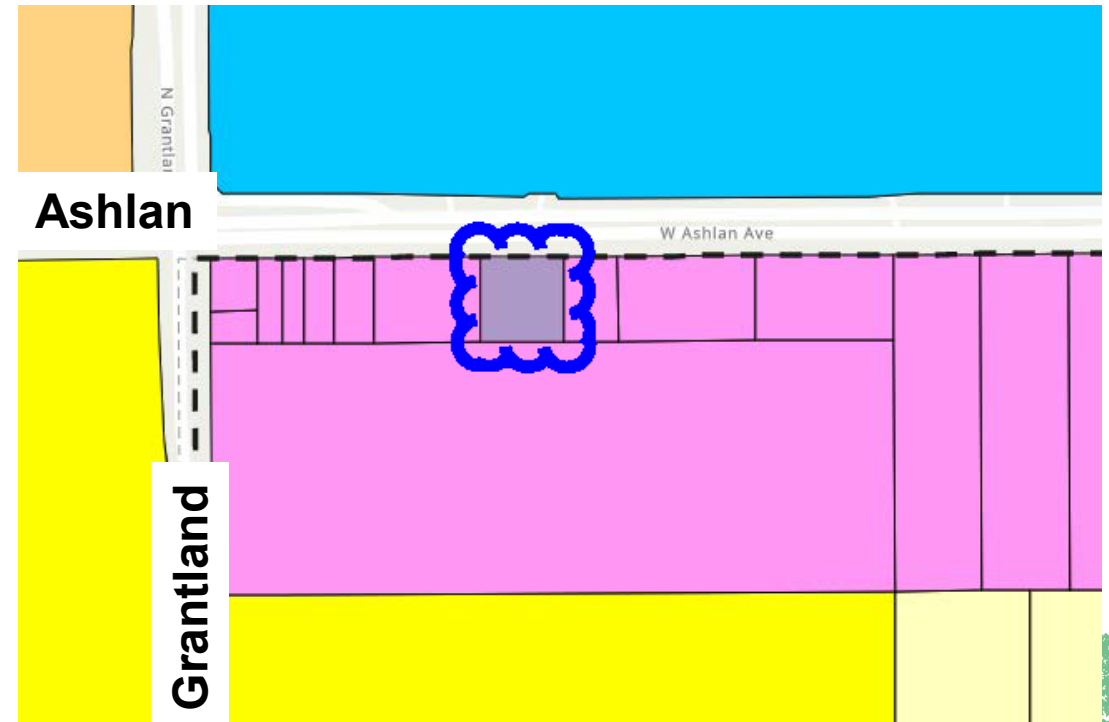


ID# 30-1 | 512-130-14

WANSP Designation
Office



Requested Designation
Neighborhood Mixed-Use



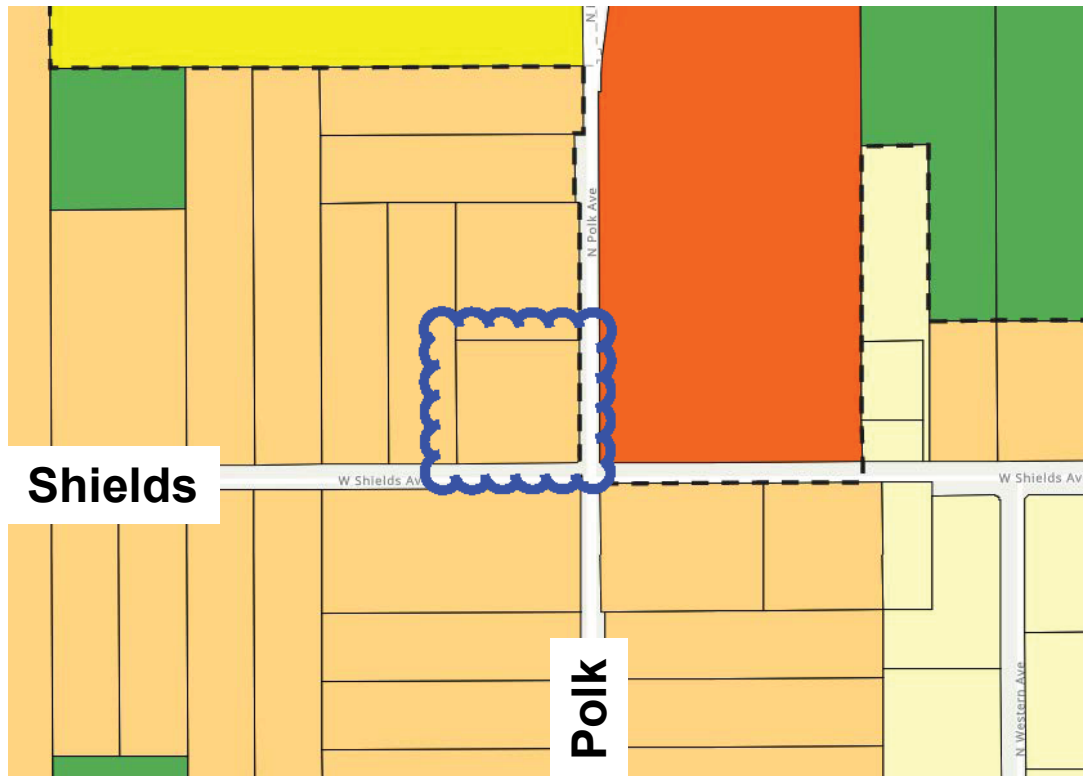
ID# 31-1 | 511-021-13

- **Request by** land owner
- **Request to** redesignate from Medium Density Residential to Community Commercial
- **Size** is 2.03 acres
- **General plan** designation is Medium Density Residential
- **Current use** is agriculture
- **Location** is in County
- **Original Staff recommendation** : neutral
- **Steering Committee recommendation**: approve request
- **Current Staff recommendation**: approve request

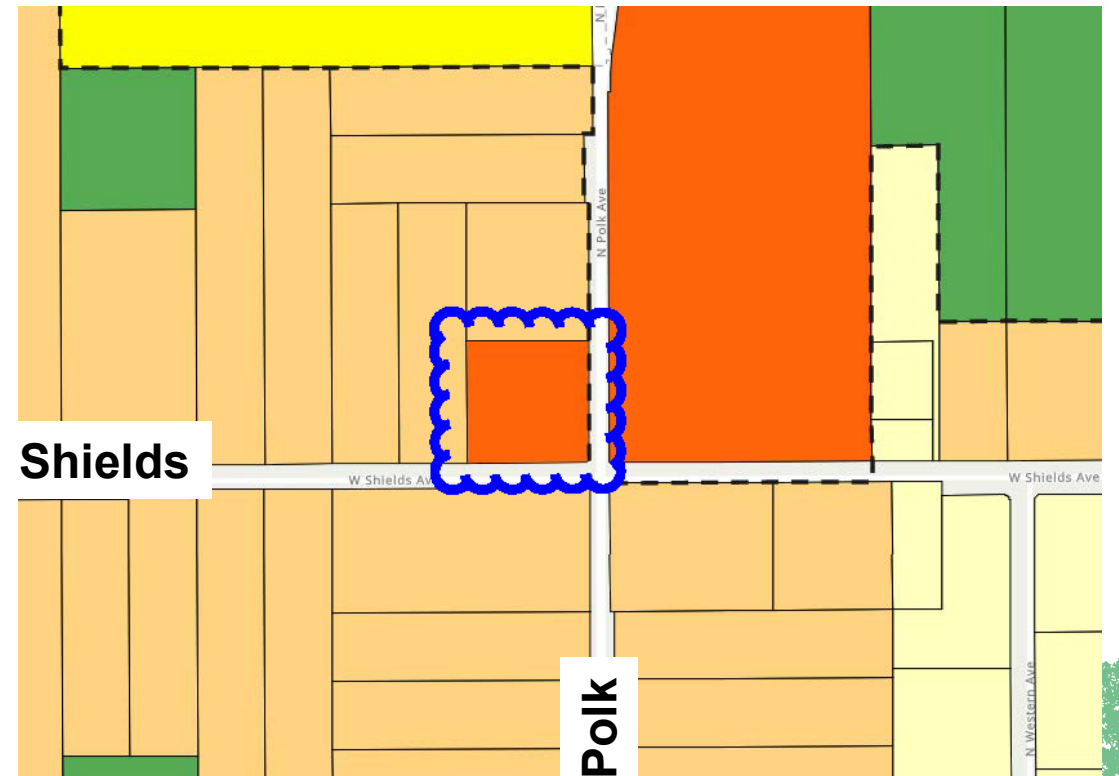


ID# 31-1 | 511-021-13

WANSP Designation Medium Density Residential



Requested Designation Community Commercial



Request #	Location	APN	Specific Plan	Acres	DD?	SP Housing Capacity	SP Non-Res Capacity	Request	Acres	DD?	R Housing Capacity	R Non-Res Capacity	Δhousing units	Δnon-res SF	Notes
03-1	D1	51003023	Public Facility/Residential - Medium Density	2.67	Y	32	0.00	Public Facility/ Neighborhood Mixed-Use	2.67	Y	43	4.01	11	174,656	
06-1	D1	51102201	Commercial - Community	18.74		0	18.74	Commercial - Community	2.60		0	2.60	0	(703,242)	
06-1	D1	51102201	Residential - Medium Density	0.00		0	0.00	Residential - Medium Density	16.14		194	0.00	194	-	
08-1	D2	50504017	Neighborhood Mixed-Use	2.34		37	3.51	Residential - Medium High Density	2.34		37	0.00	0	(152,739)	The requester wanted a lower density, but did not specify which land use. Using Staff suggesestion of Medium High as a placeholder. -CL
08-1	D2	50504018	Neighborhood Mixed-Use	2.34		37	3.51	Residential - Medium High Density	2.34		37	0.00	0	(152,870)	The requester wanted a lower density, but did not specify which land use. Using Staff suggesestion of Medium High as a placeholder. -CL
08-1	D2	50504033	Neighborhood Mixed-Use	2.34		37	3.51	Residential - Medium High Density	2.34		37	0.00	0	(152,742)	The requester wanted a lower density, but did not specify which land use. Using Staff suggesestion of Medium High as a placeholder. -CL
08-1	D2	50504034	Neighborhood Mixed-Use	2.34		37	3.50	Residential - Medium High Density	2.34		37	0.00	0	(152,636)	The requester wanted a lower density, but did not specify which land use. Using Staff suggesestion of Medium High as a placeholder. -CL
11-13	Co	51205055	Commercial - General	11.42		0	22.84	Commercial - General	6.06		0	12.12	0	(466,963)	
11-13	Co	51205055	Open Space - Community Park	0.00		0	0.00	Open Space - Community Park/Commercial - General	5.36	Y	0	10.72	0	466,963	
11-13	Co	51205059	Commercial - General	18.52		0	37.04	Commercial - General	9.90		0	19.80	0	(750,974)	
11-13	Co	51205059	Open Space - Community Park	0.00		0	0.00	Open Space - Community Park/Commercial - General	8.62	Y	0	17.24	0	750,974	
12-22	D2	50529235	Residential - Medium Low Density	0.16		1	0.00	Open Space - Park	0.16		0	0.00	-1	-	These are built-out CFD subdivision parks.
12-22	D2	50529501	Residential - Medium Low Density	1.11		7	0.00	Open Space - Park	1.11		0	0.00	-7	-	These are built-out CFD subdivision parks.
12-22	D1	31271509S	Residential - Medium Low Density	0.93		6	0.00	Open Space - Park	0.93		0	0.00	-6	-	These are built-out CFD subdivision parks.
12-22	D2	50419453T	Residential - Medium Low Density	0.89		5	0.00	Open Space - Park	0.89		0	0.00	-5	-	These are built-out CFD subdivision parks.

Request #	Location	APN	Specific Plan	Acres	DD?	SP Housing Capacity	SP Non-Res Capacity	Request	Acres	DD?	R Housing Capacity	R Non-Res Capacity	Δhousing units	Δnon-res SF	Notes
12-22	D2	50420317T	Residential - Medium Low Density	0.59		4	0.00	Open Space - Park	0.59		0	0.00	-4	-	These are built-out CFD subdivision parks.
12-22	D2	50422028ST	Residential - Medium Low Density	0.35		2	0.00	Open Space - Park	0.35		0	0.00	-2	-	These are built-out CFD subdivision parks.
12-22	D2	50519063ST	Residential - Low Density	0.40		1	0.00	Open Space - Park	0.40		0	0.00	-1	-	These are built-out CFD subdivision parks.
12-22	D2	50519064ST	Residential - Low Density	1.07		4	0.00	Open Space - Park	1.07		0	0.00	-4	-	These are built-out CFD subdivision parks.
12-22	D2	50530331T	Residential - Medium Low Density	0.15		1	0.00	Open Space - Park	0.15		0	0.00	-1	-	These are built-out CFD subdivision parks.
12-22	D2	50531313T	Residential - Medium Low Density	0.27		2	0.00	Open Space - Park	0.27		0	0.00	-2	-	These are built-out CFD subdivision parks.
12-22	D2	50532122T	Residential - Medium Low Density	0.98		6	0.00	Open Space - Park	0.98		0	0.00	-6	-	These are built-out CFD subdivision parks.
12-22	D2	50534207T	Residential - Medium Density	0.35		4	0.00	Open Space - Park	0.35		0	0.00	-4	-	These are built-out CFD subdivision parks.
12-22	D1	51138206ST	Residential - Medium Low Density	0.15		1	0.00	Open Space - Park	0.15		0	0.00	-1	-	These are built-out CFD subdivision parks.
12-23	D1	51203007	Residential - Medium Density	1.09		13	0.00	Open Space/Residential - Medium Density	1.09	Y	13	0.00	0	-	
12-23	D1	51203027	Residential Multi-Family, Urban Neighborhood	1.43		43	0.00	Open-Space/Residential Multi-Family, Urban Neighborhood	1.43	Y	43	0.00	0	-	
12-23	D1	51203039	Residential Multi-Family, Urban Neighborhood	0.30		9	0.00	Open-Space/Residential Multi-Family, Urban Neighborhood	0.30	Y	9	0.00	0	-	
12-23	D1	51203040	Residential Multi-Family, Urban Neighborhood	0.21		6	0.00	Open-Space/Residential Multi-Family, Urban Neighborhood	0.21	Y	6	0.00	0	-	
12-23	D1	51203043	Residential Multi-Family, Urban Neighborhood	0.39		12	0.00	Open-Space/Residential Multi-Family, Urban Neighborhood	0.39	Y	12	0.00	0	-	
12-23	D1	51203045	Residential Multi-Family, Urban Neighborhood	0.28		8	0.00	Open-Space/Residential Multi-Family, Urban Neighborhood	0.28	Y	8	0.00	0	-	
12-23	D1	51203046	Residential Multi-Family, Urban Neighborhood	0.30		9	0.00	Open-Space/Residential Multi-Family, Urban Neighborhood	0.30	Y	9	0.00	0	-	
12-23	D1	51203051	Residential - Medium Density	0.64		8	0.00	Open Space/Residential - Medium Density	0.64	Y	8	0.00	0	-	
12-23	D1	51203053	Residential - Medium Density	0.53		6	0.00	Open Space/Residential - Medium Density	0.53	Y	6	0.00	0	-	
12-23	D1	51203054	Residential - Medium Density	0.51		6	0.00	Open Space/Residential - Medium Density	0.51	Y	6	0.00	0	-	

Request #	Location	APN	Specific Plan	Acres	DD?	SP Housing Capacity	SP Non-Res Capacity	Request	Acres	DD?	R Housing Capacity	R Non-Res Capacity	Δhousing units	Δnon-res SF	Notes
12-23	D1	51203055	Residential Multi-Family, Urban Neighborhood	0.32		9	0.00	Open-Space/Residential Multi-Family, Urban Neighborhood	0.32	Y	9	0.00	0	-	
12-23	D1	51203056	Residential Multi-Family, Urban Neighborhood	0.33		10	0.00	Open-Space/Residential Multi-Family, Urban Neighborhood	0.33	Y	10	0.00	0	-	
12-23	D1	51203057	Residential - Medium Density	0.43		5	0.00	Open Space/Residential - Medium Density	0.43	Y	5	0.00	0	-	
12-23	D1	51203075	Residential - Medium Density	0.58		7	0.00	Open Space/Residential - Medium Density	0.58	Y	7	0.00	0	-	
13-1	D1	51124001	Commercial - General	1.35		0	2.69	Commercial - Community	1.35		0	1.35	0	(58,667)	The requester wanted either Commercial - Community or a Mixed-Use Designation. Using Commercial - Community as a placeholder. - CL
13-1	D1	51124003	Commercial - General	0.49		0	0.97	Commercial - Community	0.49		0	0.49	0	(21,222)	The requester wanted either Commercial - Community or a Mixed-Use Designation. Using Commercial - Community as a placeholder. - CL
13-1	D1	51124019	Commercial - General	0.49		0	0.99	Commercial - Community	0.49		0	0.49	0	(21,515)	The requester wanted either Commercial - Community or a Mixed-Use Designation. Using Commercial - Community as a placeholder. - CL
13-1	D1	51124035	Commercial - General	8.50		0	16.99	Commercial - Community	8.50		0	8.50	0	(370,072)	The requester wanted either Commercial - Community or a Mixed-Use Designation. Using Commercial - Community as a placeholder. - CL
13-1	D1	51124036	Commercial - General	0.33		0	0.66	Commercial - Community	0.33		0	0.33	0	(14,424)	The requester wanted either Commercial - Community or a Mixed-Use Designation. Using Commercial - Community as a placeholder. - CL
13-1	D1	51124038	Commercial - General	6.27		0	12.53	Commercial - Community	6.27		0	6.27	0	(273,010)	The requester wanted either Commercial - Community or a Mixed-Use Designation. Using Commercial - Community as a placeholder. - CL
14-1	Co	51103101	Residential - Medium Density	2.39		29	0.00	Residential - Low Density	2.39		8	0.00	-20	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51103103	Residential - Medium Density	0.46		5	0.00	Residential - Low Density	0.46		2	0.00	-4	-	The requester wanted to keep the General Plan PLU.

Request #	Location	APN	Specific Plan	Acres	DD?	SP Housing Capacity	SP Non-Res Capacity	Request	Acres	DD?	R Housing Capacity	R Non-Res Capacity	Δhousing units	Δnon-res SF	Notes
14-1	Co	51103104	Residential - Medium Density	0.46		5	0.00	Residential - Low Density	0.46		2	0.00	-4	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51103106	Residential - Medium Density	1.20		14	0.00	Residential - Low Density	1.20		4	0.00	-10	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51103107	Residential - Medium Density	1.20		14	0.00	Residential - Low Density	1.20		4	0.00	-10	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51103108	Residential - Medium Density	5.02		60	0.00	Residential - Medium Low Density	5.02		30	0.00	-30	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51103109	Residential - Medium Density	5.01		60	0.00	Residential - Medium Low Density	5.01		30	0.00	-30	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51103166	Residential - Medium Density	3.88		47	0.00	Residential - Low Density	3.88		14	0.00	-33	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51123101	Residential - Medium Density	0.41		5	0.00	Residential - Low Density	0.41		1	0.00	-4	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51123102	Residential - Medium Density	0.41		5	0.00	Residential - Low Density	0.41		1	0.00	-4	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51123103	Residential - Medium Density	0.83		10	0.00	Residential - Low Density	0.83		3	0.00	-7	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51123104	Residential - Medium Density	0.90		11	0.00	Residential - Low Density	0.90		3	0.00	-8	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51123105	Residential - Medium Density	0.90		11	0.00	Residential - Low Density	0.90		3	0.00	-8	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51123106	Residential - Medium Density	0.90		11	0.00	Residential - Low Density	0.90		3	0.00	-8	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51123107	Residential - Medium Density	0.56		7	0.00	Residential - Low Density	0.56		2	0.00	-5	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51123108	Residential - Medium Density	0.56		7	0.00	Residential - Low Density	0.56		2	0.00	-5	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51123109	Residential - Medium Density	0.58		7	0.00	Residential - Low Density	0.58		2	0.00	-5	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51123110	Residential - Medium Density	0.58		7	0.00	Residential - Low Density	0.58		2	0.00	-5	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51123111	Residential - Medium Density	0.69		8	0.00	Residential - Low Density	0.69		2	0.00	-6	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51123112	Residential - Medium Density	0.69		8	0.00	Residential - Low Density	0.69		2	0.00	-6	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51123114	Residential - Medium Density	0.35		4	0.00	Residential - Low Density	0.35		1	0.00	-3	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51123115	Residential - Medium Density	0.35		4	0.00	Residential - Low Density	0.35		1	0.00	-3	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51103111S	Commercial - General	1.00		0	1.99	Residential - Medium High Density	1.00		16	0.00	16	(86,694)	The requester wanted to keep the General Plan PLU.
14-1	Co	51103111S	Residential - Medium Density	1.51		18	0.00	Residential - Medium High Density	1.51		24	0.00	6	-	The requester wanted to keep the General Plan PLU.

Request #	Location	APN	Specific Plan	Acres	DD?	SP Housing Capacity	SP Non-Res Capacity	Request	Acres	DD?	R Housing Capacity	R Non-Res Capacity	Δhousing units	Δnon-res SF	Notes
14-1	Co	51103143S	Residential - Medium Density	2.30		28	0.00	Residential - Low Density	2.30		8	0.00	-20	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51103144S	Residential - Medium Density	2.30		28	0.00	Residential - Low Density	2.30		8	0.00	-20	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51103146S	Residential Multi-Family, Urban Neighborhood	2.30		69	0.00	Residential - Medium Density	2.30		28	0.00	-41	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51103147S	Residential Multi-Family, Urban Neighborhood	2.30		69	0.00	Residential - Medium High Density	2.30		37	0.00	-32	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51103148S	Residential Multi-Family, Urban Neighborhood	2.30		69	0.00	Residential - Medium High Density	2.30		37	0.00	-32	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51103149S	Residential Multi-Family, Urban Neighborhood	4.16		125	0.00	Residential - Medium High Density	4.16		67	0.00	-58	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51103150S	Residential Multi-Family, Urban Neighborhood	2.30		69	0.00	Residential - Medium Density	2.30		28	0.00	-41	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51103151S	Residential Multi-Family, Urban Neighborhood	2.32		70	0.00	Residential - Medium Density	2.32		28	0.00	-42	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51103152S	Residential Multi-Family, Urban Neighborhood	2.29		69	0.00	Residential - Medium Density	2.29		27	0.00	-41	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51103153S	Residential Multi-Family, Urban Neighborhood	2.30		69	0.00	Residential - Medium Density	2.30		28	0.00	-41	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51103156S	Residential - Medium Density	8.55		103	0.00	Residential - Medium Low Density	8.55		51	0.00	-51	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51103157S	Residential - Medium Density	2.29		28	0.00	Residential - Low Density	2.29		8	0.00	-19	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51122002S	Residential - Medium Density	1.78		21	0.00	Residential - Medium Low Density	1.78		11	0.00	-11	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51122003S	Residential - Medium Density	0.49		6	0.00	Residential - Medium Low Density	0.49		3	0.00	-3	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51122004S	Residential - Medium Density	1.03		12	0.00	Residential - Medium Low Density	1.03		6	0.00	-6	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51122005S	Residential - Medium Density	1.03		12	0.00	Residential - Medium Low Density	1.03		6	0.00	-6	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51122012S	Residential - Medium Density	4.85		58	0.00	Residential - Medium Low Density	4.85		29	0.00	-29	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51122013S	Residential - Medium Density	2.36		28	0.00	Residential - Medium Low Density	2.36		14	0.00	-14	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51122013S	Residential - Medium High Density	2.49		40	0.00	Residential - Medium Low Density	2.49		15	0.00	-25	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51122017S	Residential - Medium High Density	1.97		32	0.00	Residential - Medium Low Density	1.97		12	0.00	-20	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51122018S	Residential - Medium High Density	0.37		6	0.00	Residential - Medium Low Density	0.37		2	0.00	-4	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51122019S	Residential - Medium High Density	1.93		31	0.00	Residential - Medium Low Density	1.93		12	0.00	-19	-	The requester wanted to keep the General Plan PLU.

Request #	Location	APN	Specific Plan	Acres	DD?	SP Housing Capacity	SP Non-Res Capacity	Request	Acres	DD?	R Housing Capacity	R Non-Res Capacity	Δhousing units	Δnon-res SF	Notes
14-1	Co	51122020S	Residential - Medium High Density	2.94		47	0.00	Residential - Medium Low Density	2.94		18	0.00	-29	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51122021S	Residential - Medium High Density	1.91		31	0.00	Residential - Medium Low Density	1.91		11	0.00	-19	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51122022S	Residential - Medium High Density	2.94		47	0.00	Residential - Medium Low Density	2.94		18	0.00	-29	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51122023S	Residential - Medium Density	5.01		60	0.00	Residential - Medium Low Density	5.01		30	0.00	-30	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51122024S	Residential - Medium Density	5.03		60	0.00	Residential - Medium Low Density	5.03		30	0.00	-30	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51122025S	Residential - Medium Density	2.37		28	0.00	Residential - Medium Low Density	2.37		14	0.00	-14	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51122026S	Residential - Medium Density	2.40		29	0.00	Residential - Medium Low Density	2.40		14	0.00	-14	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51122027S	Residential - Medium Density	2.78		33	0.00	Residential - Medium Low Density	2.78		17	0.00	-17	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51122028S	Residential - Medium Density	2.00		24	0.00	Residential - Medium Low Density	2.00		12	0.00	-12	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51122030S	Residential - Medium Density	2.30		28	0.00	Residential - Medium High Density	2.30		37	0.00	9	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51122031S	Residential - Medium Density	2.00		24	0.00	Residential - Medium High Density	2.00		32	0.00	8	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51122032S	Residential - Medium Density	1.99		24	0.00	Residential - Medium High Density	1.99		32	0.00	8	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51122033S	Residential - Medium Density	2.01		24	0.00	Residential - Medium High Density	2.01		32	0.00	8	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51122034S	Residential - Medium Density	11.35		136	0.00	Residential - Medium High Density	11.35		182	0.00	45	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51122035S	Residential - Medium Density	2.41		29	0.00	Residential - Medium Low Density	2.41		14	0.00	-14	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51122037S	Residential - Medium Density	2.42		29	0.00	Residential - Medium Low Density	2.42		14	0.00	-14	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51122039S	Residential - Medium Density	2.42		29	0.00	Residential - Medium Low Density	2.42		15	0.00	-15	-	The requester wanted to keep the General Plan PLU.
14-1	Co	51122040S	Residential - Medium Density	2.42		29	0.00	Residential - Medium Low Density	2.42		15	0.00	-15	-	The requester wanted to keep the General Plan PLU.
16-1	D2	50506007	Neighborhood Mixed-Use	2.75		44	4.13	Residential - Medium Density	2.75		33	0.00	-11	(179,739)	
18-1	D1	51207050	Commercial - Community	5.00		0	5.00	Residential - Medium Density	5.00		60	0.00	60	(217,867)	
22-1	D1	51124015S	Residential Multi-Family, Urban Neighborhood	2.07		62	0.00	Commercial - General	2.07		0	4.14	-62	180,319	
22-1	D1	51124016S	Residential Multi-Family, Urban Neighborhood	0.32		10	0.00	Commercial - General	0.32		0	0.64	-10	27,871	

Request #	Location	APN	Specific Plan	Acres	DD?	SP Housing Capacity	SP Non-Res Capacity	Request	Acres	DD?	R Housing Capacity	R Non-Res Capacity	Δhousing units	Δnon-res SF	Notes
23-1	D1	51204323	Residential - Medium Low Density	28.69		172	0.00	Residential - Medium Density	28.69		344	0.00	172	-	
23-1	D1	51204324	Residential - Medium Low Density	4.78		29	0.00	Residential - Medium Density	4.78		57	0.00	29	-	
23-1	D1	51204325	Residential - Medium Low Density	4.78		29	0.00	Residential - Medium Density	4.78		57	0.00	29	-	
23-1	D1	51204326	Residential - Medium Low Density	40.94		246	0.00	Residential - Medium Density	40.94		491	0.00	246	-	
23-1	D1	51204327	Residential - Medium Low Density	28.65		172	0.00	Residential - Medium Density	28.65		344	0.00	172	-	
23-1	D1	51204328	Residential - Medium Low Density	19.11		115	0.00	Residential - Medium Density	19.11		229	0.00	115	-	
27-1	D1	43309024S	Residential - Medium High Density	3.06		49	0.00	Residential - High Density	3.06		138	0.00	89	-	
29-7	D1	51202126	Residential - Medium Density	4.64		56	0.00	Commercial - Community	4.64		0	4.64	-56	202,118	This request was made by staff to uphold community feedback provided on the subdivision application to retain a portion of commercial from the General Plan.
29-8	Co	31205214	Residential - Medium Density	2.43		29	0.00	Community - Commercial	2.43		0	2.43	-29	106,043	This request was made by staff and proposes either Neighborhood Mixed-Use or Commercial - Community. Used Commercial - Community.
29-8	Co	31205248	Residential - Medium Density	2.57		31	0.00	Community - Commercial	2.57		0	2.57	-31	111,803	This request was made by staff and proposes either Neighborhood Mixed-Use or Commercial - Community. Used Commercial - Community.
30-1	Co	51213014	Employment - Office	0.57		0	1.14	Neighborhood Mixed-Use	0.57		9	0.86	9	(12,415)	
31-1	Co	51102113	Residential - Medium Density	2.03		24	0.00	Community - Commercial	2.03		0	2.03	-24	88,427	

Housing Unit Capacity	All Requests	Staff Recommended
District 1	981	202
District 2	-47	-47
County	-1020	-84
All Areas	-86	71

parcels: 124

acres: 386.77

Land Use	FAR	Max Units
Open Space	0	0
Open Space - Community Park	0	0
Open Space - Park	0	0
Residential - Low Density	0	3.5
Residential - Medium Low Density	0	6
Residential - Medium Density	0	12
Residential - Medium High Density	0	16
Residential Multi-Family, Urban Neighborhood	0	30
Residential - High Density	0	45
Neighborhood Mixed-Use	1.5	16
Commercial - Community	1	0
Commercial - General	2	0
Employment - Office	2	0

Late Land Use Change Requests



West Area Neighborhoods Specific Plan - (received late) Land Use Change Requests

Letter #	Name	Organization	Summarized Request	Date	Staff Response	Specific Plan Consistency
L-1	Steering Committee Member John Kashian	Lance-Kashian & Company	Retain existing community commercial zoning on the NE corner of Polk and Ashlan. Office is not right in that location.	5/3/2022	Because the designation of office was proposed by the Steering Committee and because no additional information was provided to support the change from office to commercial, staff concludes that this request would be inconsistent with the Specific Plan.	Inconsistent
L-2	Bonique Emerson	Precision Civil Engineering, Inc.	Proposed land use change for property located on the NE corner of Shaw Avenue and Veterans Boulevard (±26.34-acres) from Open Space to Corridor/Center Mixed-Use. Additional request for property west of Veterans, north of Shaw (±14.6 acres), to retain existing land use of Regional Mixed-Use.	7/8/2022	<p>Community Park to CMX: According to Figure LU-2 of the Fresno General Plan, the planned community park space has a dual designation of CMX. It is the practice of the City to dual designate parks and public facilities, therefore there is no inconsistency between the land use and the zoning. Although there is designated open space nearby, a majority reflects existing ponding basins that are not open to the public. The closest park is Inspiration Park which is approximately one mile from this site. This area is shown as having a park deficit by the Parks Master Plan (see Map 4-1 of the Specific Plan).</p> <p>Because removal of this park designation would be contrary to Policy PF 1.1, staff concludes that this request would be inconsistent with the Specific Plan.</p> <p>NMX to RMX: The Specific Plan speaks to the community's desire for more quality commercial amenities that can meet daily needs, such as "grocery stores, bakeries, restaurants (other than fast food), and boutiques," particularly along commercial corridors. However, the Steering Committee intentionally removed all RMX land use designations as part of the land use map selection process.</p> <p>Without knowing more about the proposed use to see if it would align with the types of retail that the community desires, there is insufficient information and staff cannot conclude whether or not this request is consistent with the Specific Plan.</p>	Community Park to CMX: Inconsistent NMX to RMX: Insufficient Information

From: [John Kashian](#)
To: [Casey Lauderdale](#)
Subject: Re: [West Area] FAX route extensions and WANSP updates
Date: Tuesday, May 3, 2022 1:36:17 PM
Attachments: [Service Changes and Title VI Workshop Flyer May 2022.pdf](#)
[04-22 FAX Newsletter ENGLISH FINAL.pdf](#)
[04-22 FAX Newsletter SPANISH FINAL.pdf](#)

External Email: Use caution with links and attachments

Casey- the zoning on NE corner of Polk and Ashlan should not be office. It needs to remain community commercial. Office is not right in that location.

Sent from my iPhone

On May 3, 2022, at 12:16 PM, Casey Lauderdale <casey.lauderdale@fresno.gov> wrote:

[This email is from an external sender.]

Hello West Area community members,

I'm writing to share two items that you may be interested in.

1. Fresno Area Express (FAX) is considering options to extend Route 45 bus service to serve either Justin Garza High School or additional areas closer to Central High East, as well as frequency enhancements for three routes (Route 3, 20, and 45). FAX staff will be holding in-person and virtual workshops, as well as bus stop meetings throughout the month of May and would like to hear from members of the West Area community.

The first workshop will be held on Monday, May 9th at the Library at Central High East. See the attached flyer and newsletter (in English and Spanish) for more details or visit: www.fresno.gov/transportation/fax/outreach. Be sure to sign up to the FAX newsletter to receive the latest updates:
www.fresno.gov/transportation/fax/newsletter.

2. The West Area Neighborhoods Specific Plan continues its journey towards adoption. The Revised Public Draft is available to review on www.fresno.gov/westareaplan. It incorporates feedback from the public comment period. The Plan will next be considered by the District 1 and District 2 Project Review Committees (details below).

Meeting agendas are posted [here](#). Zoom links to access the meetings are

provided in the agendas.

- **Tuesday, May 3** – District 1 Project Review Committee | 5:00pm
- **Monday, May 9** – District 2 Project Review Committee | 5:30pm

Note: if you are unable to attend you can still send written comments in advance to me and I will forward them to the meeting coordinator.

Following the District Committee meetings, the Plan will head to Planning Commission and City Council. We should have the dates confirmed soon and I'll be sure to send an update when they are. Thank you always for your input and support. Have a great rest of your week!

-Casey

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Casey Lauderdale | Planner
[City of Fresno](#)
Long Range Planning Division

Office: (559) 621-8515

Email: casey.lauderdale@fresno.gov

Resources: [GIS Data Hub](#) | [Fresno Municipal Code](#) | [Plans & Projects Under Review](#)

From: Casey Lauderdale
Sent: Friday, April 22, 2022 4:16 PM
Subject: West Area Neighborhoods Specific Plan upcoming meetings

Dear West Area stakeholders,

I hope you are doing well. I'm writing to share an update that the **West Area Neighborhoods Specific Plan** is scheduled to go before the three Council District Project Review Committees in the next few weeks. The Plan will be heard as part of their regularly scheduled meetings and staff will be soliciting their formal recommendations.

Monday, April 25 – District 2 Project Review Committee | 5:30pm **RESCHEDULED TO MAY 9**

- *Register* in advance via Zoom [here](#).
- The agenda can be downloaded [here](#).

Tuesday, April 26 – District 3 Project Review Committee | 5:30pm

- *Join* at the meeting time via Zoom [here](#).

- The agenda can be downloaded [here](#).

Tuesday, May 3 – District 1 Project Review Committee | 5:00pm

- *Join* at the meeting time via Zoom [here](#).
- The agenda will be posted to the City Clerk's Notices & Publications webpage early next week. Please check [here](#).

Following the District Committee meetings, the Plan will move forward to be scheduled for hearings with the City of Fresno Planning Commission and City Council. I will reach out again once we've confirmed those dates!

Have a great weekend and hope to see you on an upcoming meeting.

Best,
Casey

www.fresno.gov/westareaplan

-

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Email: casey.lauderdale@fresno.gov

Resources: [GIS Data Hub](#) | [Fresno Municipal Code](#) | [Plans & Projects Under Review](#)



TO: West Area Neighborhoods Specific Plan Steering Committee
FROM: Bonique Emerson, AICP, Precision Civil Engineering (Owner Representative)
RE: Proposed Land Use Change for Property Located at the northeast corner of Shaw Avenue and Veterans Boulevard
DATE: July 8, 2022

Dear Planning Commission and City Council:

This memo outlines a proposal for a land use change for property located on the northeast corner of Shaw Avenue and Veterans Boulevard (APNs: 505-060-16S, 505-060-42, 505-060-41, 505-060-43, 505-060-34, 505-060-33) (**Figure 1**). The land use change proposed is from ± 26.34 -acres of Open Space to Corridor/Center Mixed Use. An additional land use change is being request for the western portion of APN 505-060-16s (west of Veterans Blvd), approximately 14.6 acres, to retain it's existing land use and zone district of Regional Mixed Use – RMX.

This memo illustrates why this land use change is appropriate for this property and how it would result in an ideal development with mutual benefits for both the community and the property owner.

Site Description

Site Location

The subject site is ± 26.34 acres and is located in west Fresno approximately one (1) mile west of State Route 99 (SR 99) and approximately five (5) miles north of State Route 180 (SR 180) (**Figure 1**). The site consists of six (6) parcels totaling approximately 26.34 acres (APNs: 505-060-16S, 505-060-42, 505-060-41, 505-060-43, 505-060-34, 505-060-33). The site is within the West Area Neighborhoods Specific Plan Area and Council District 2. At present, the subject site is neither central nor convenient to City residents. It should be noted that given the lack of a tax sharing agreement between the City and County, the timing of development of anything outside of City limits is not likely to occur for a number of years.

Site Setting

The site is currently vacant and undeveloped and has been for at least the last 30 years. There are no improvements and minimal structures on site and the vegetative cover is primarily ruderal vegetation. As referenced in **Table 1**, the site is primarily surrounded by mixed-use and high density residential planned land use, though most of the surrounding site is currently vacant.

Table 1. Existing Uses, Plan Designations, & Zone Districts of Surrounding Properties

Direction from Project site	Existing Use	General Designation	Plan	Zone District
North	Vacant	Residential – Urban Neighborhood		RM-2
		Corridor Center Mixed-Use		CMX
East	Vacant	Corridor Center Mixed-Use		CMX
South	Rural Residential	Regional Mixed-Use		RMX
West	Vacant and Rural Residential	Regional Mixed-Use		RMX

Land Use and Zoning

The subject site currently has a planned land use of Open Space but a zone district of CMX (**Figures 2 and 3**). Pursuant to the Planned Land Use Exhibit for the West Area Specific Plan, the site is not located on a parcel proposed for change and is thus proposed to remain Open Space.

Figure 1. Subject Property

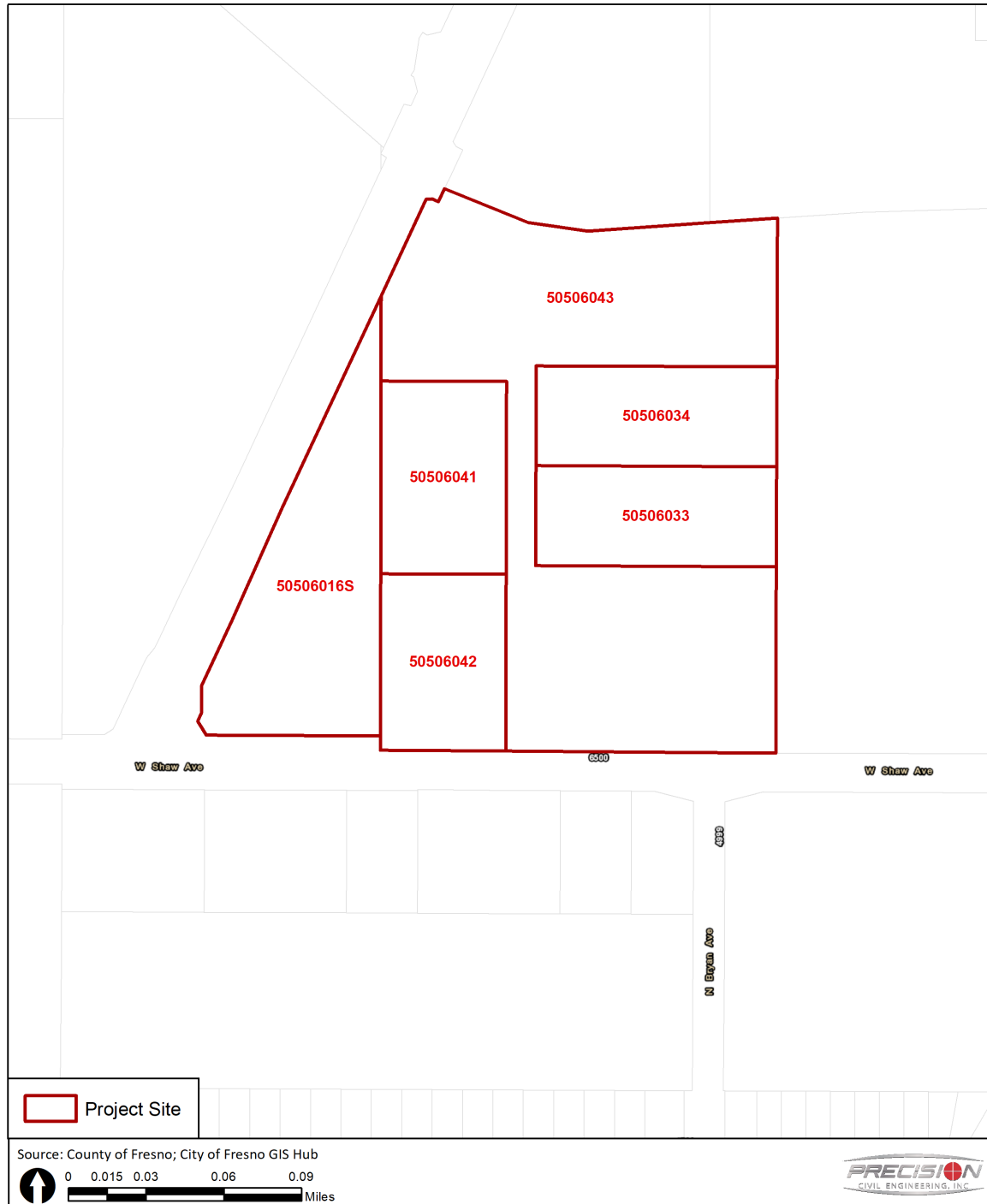


Figure 2. Planned Land Use Designation

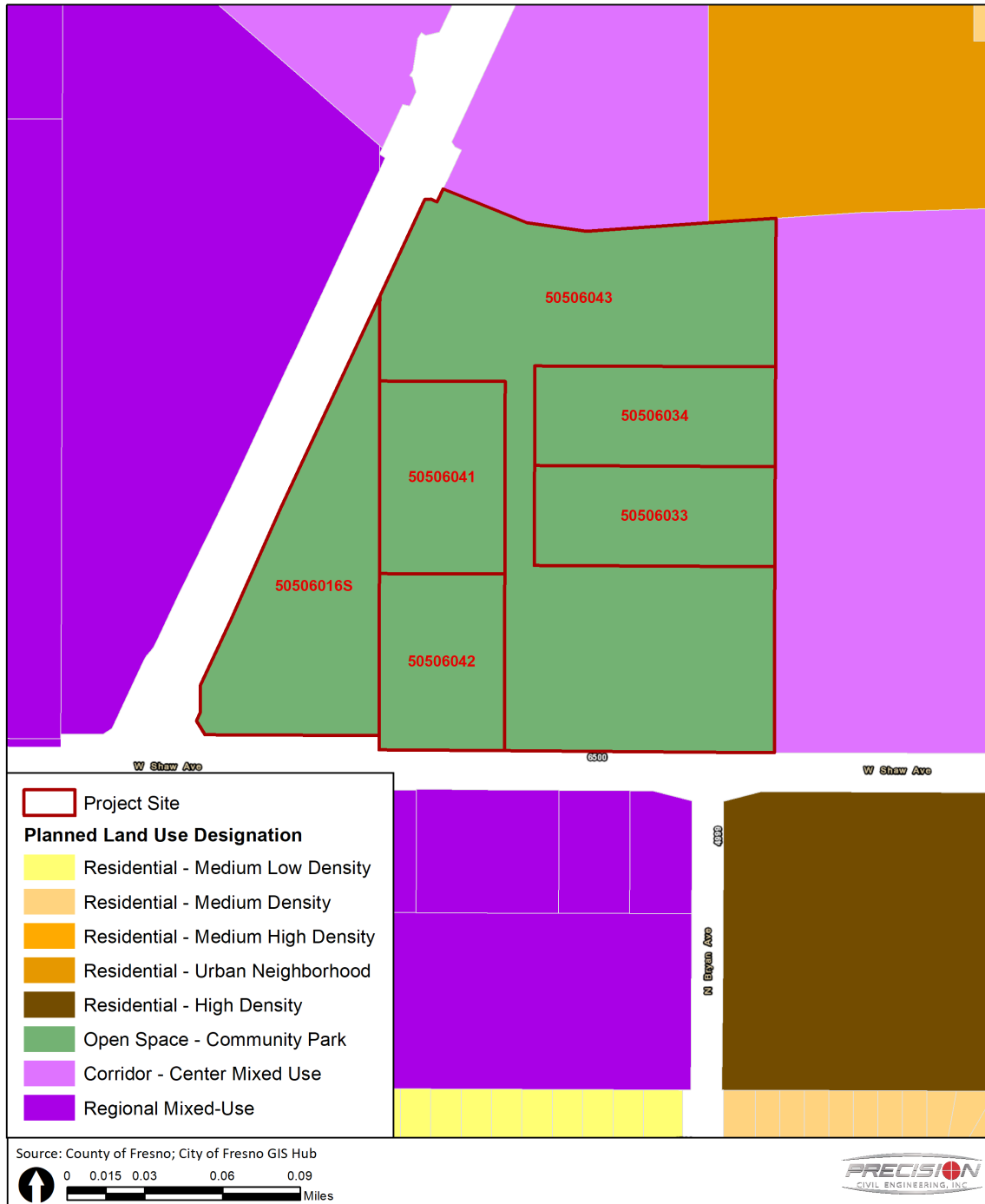
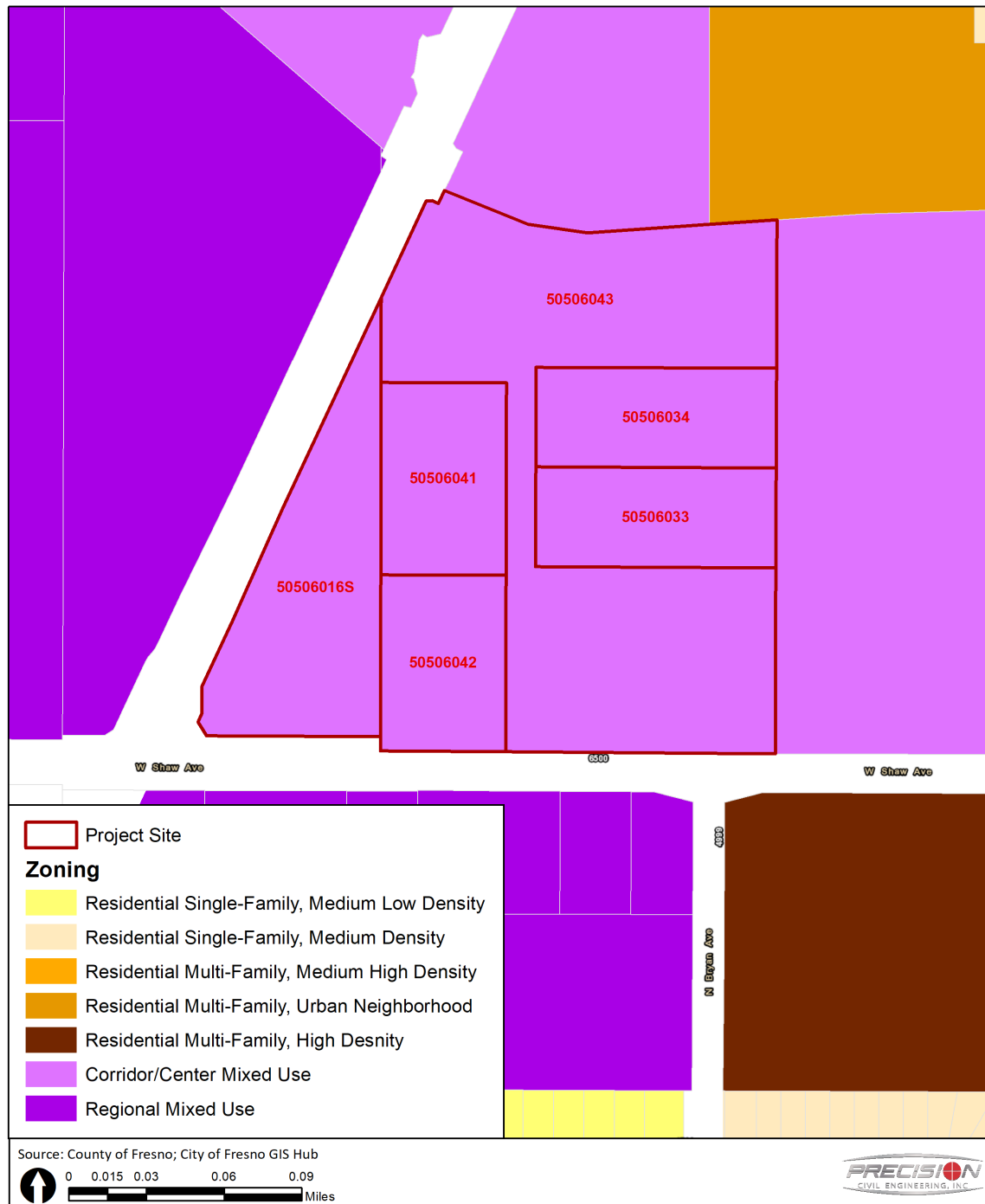


Figure 3. Current Zone District Designation



OPEN SPACE

Reasons for Proposed Land Use Change – Open Space

The primary reason for this requested land use change is because the existing land use designation is not developable; nor is not consistent with the current zone district designation. Government Code Section 65860 requires any adopted zoning ordinance to be consistent with the general plan land use. Further, when the zoning becomes inconsistent, the City must address the inconsistency in “reasonable time.” The Applicant’s property reveals an inconsistency that must be rectified.

The City had an opportunity to correct the inconsistency in 2014 during a citywide rezoning effort that took place with the adoption of the current development code. With the adoption of the current development code, several parcels were rezoned as a result, including the subject parcels. Prior to 2014, this property was zoned AE-5 for five-acre agricultural purposes. During the citywide rezoning, the subject parcels could have been rezoned to OS to correspond with the Open Space land use designation. Instead, the property was rezoned to CMX, indicating the intent of the City was for this property to be developed with mixed use development and not open space.

Additionally, there are several sites less than a mile from the subject parcels that are planned for open space and parks. Within a single mile radius, there are approximately 44.5 acres of land spanning 5 separate parcels in different directions that are designated for open space purposes. The availability of open space land use designations in the area further indicates the likely intention to develop the subject parcels with commercial mixed-use.

The proposed adoption of the West Area Neighborhoods Specific Plan (WANSP) offers the easiest solution to amend the land use to make it consistent with the existing zone district. We recommend the City include the subject parcels to be included in the adoption of the WANSP land use change requests to correct the land use inconsistency and ensure the property is developable and with uses compatible with the surrounding area.

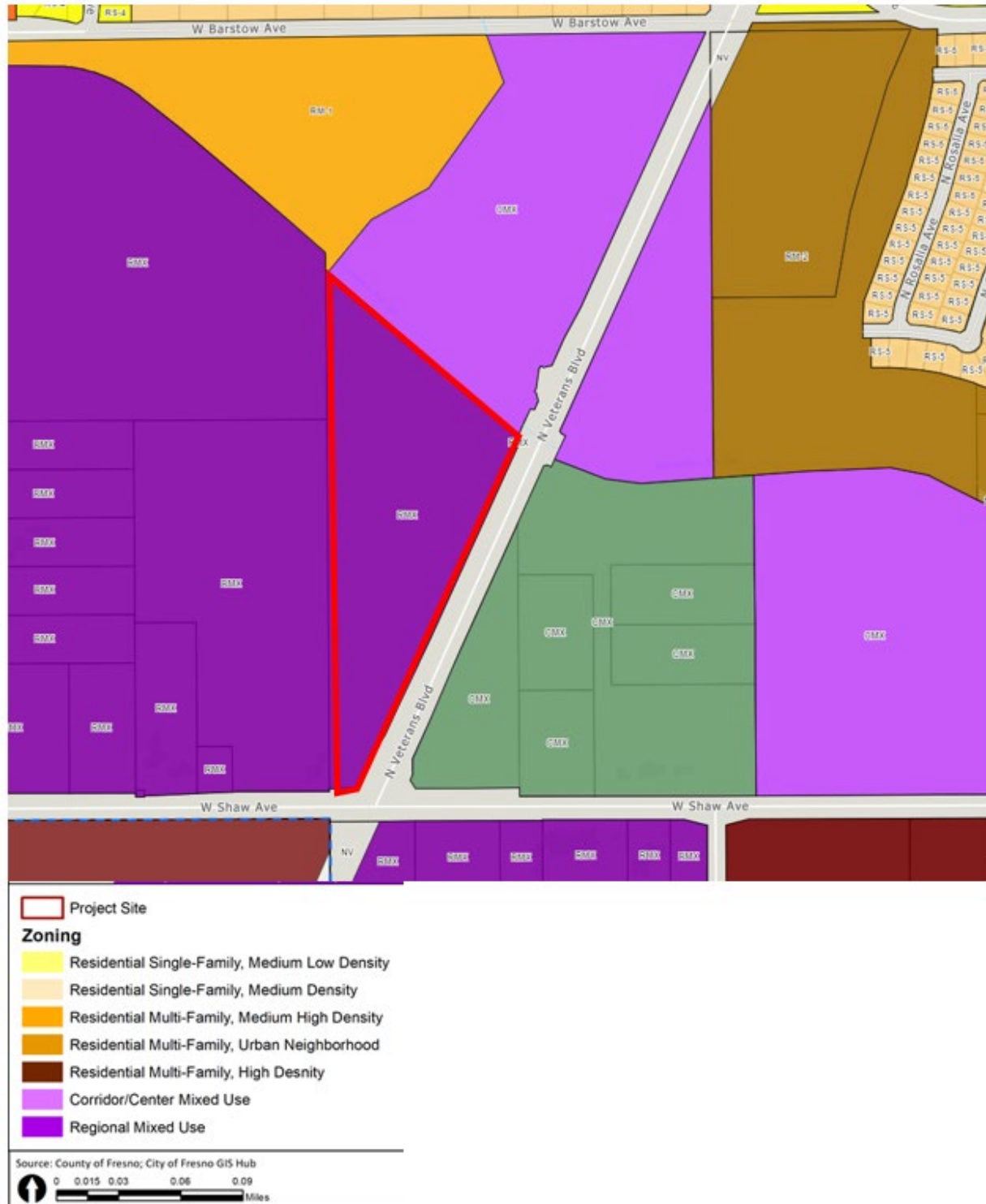
Proposed Land Use Change – Open Space

The Applicant is requesting that the land use designation for the subject parcels be amended from ±26.3-acres of Open Space to Corridor/Center Mixed Use which corresponds with the existing zone district of CMX. The land use change would facilitate the development of a cohesive, master planned commercial mixed-use project in an area of the City with few options and amenities.

REGIONAL MIXED USE

In addition to addressing the land use change request to the open space portion, this request also includes a proposed change to the RMX zoned portion of the site (**Figure 4**).

Figure 4 Existing Land Use Designation



Reasons for Proposed Land Use Change – Regional Mixed Use

The primary reason for this portion of the requested land use change is to retain the existing land use and zone district. There is no plans to include any kind of regional mixed use district in the WANSP. The request to keep the existing RMX zone district and corresponding land use would pertain to approximately 14.6 acres and would be sufficient space to attract quality large format retail. At this time, the WANSP does not allow for any large format retail which would severely limit the area in attracting the amenities needed to support the population.

Keeping the existing land use and zone district on this portion of the parcel would be the easiest way to streamline development in a centralized and accessible location of the plan, while maintaining the intent of the West Area Neighborhood Specific Plan.

CONCLUSION

The proposed land use change is consistent with the policies of the General Plan and Draft West Area Neighborhoods Specific Plan. Below are a few examples of how this proposed land use change is in line with these goals and policies.

Fresno General Plan

General Plan Goal #8: Develop Complete Neighborhoods and districts with an efficient and diverse mix of residential densities, building types, and affordability which are designed to be healthy, attractive, and centered by schools, parks, and public and commercial services to provide a sense of place.

Response: A master planned neighborhood-serving retail center that provides jobs and amenities near residents would help to build a Complete Neighborhood. The ultimate integration of residential and commercial uses would generate dynamic sense of activity between the uses and thereby would help provide a sense of place to the neighborhood, anchored by local-serving commercial services and amenities. Therefore, the proposed land use change would meet General Plan Goal #8.

Draft West Area Specific Plan

LUH Goal 1 Promote the orderly development of the West Area.

- *LUH 1.1 Continue to implement policies that encourage orderly development and discourage premature development of land near the planned urban fringe.*
- *LUH 1.3 Promote development of vacant, underdeveloped, re-developable land within the Plan Area where existing and planned public infrastructure is available.*

Response: As previously mentioned, the subject parcels are vacant and undeveloped

parcel near the planned urban fringe within the Plan Area. In most cases, a vacant and undeveloped parcel such as the subject site could be considered “leapfrog” development. However, the subject parcels are adjacent to the Veterans Boulevard extension which will provide access from the west area to east of SR99. The subject site therefore presents a strategic opportunity for orderly development of vacant land where planned public infrastructure is available. As such, development of the subject site is consistent with the goal to promote the orderly development of the West Area.

LUH Goal 3. Create Complete Neighborhoods in the West Area that provide a variety of amenities within walking distance to meet the daily needs of residents.

- *LUH 3.1. Attract desired and needed local retail establishments to serve the needs of the West Area community, such as grocery stores, bakeries, restaurants (other than fast food places), and boutiques.*
- *LUH 3.2. Consider updating the Development Code to permit limited, small-scale neighborhood commercial uses within all residential districts, with restrictions on the sale of items such as liquor, tobacco, and other adult products.*
- *LUH 3.3. Support the co-location of community centers, such as libraries, within retail nodes to increase mutually supportive pedestrian activity.*
- *LUH 3.4. Encourage the development of more adaptable retail formats, such as open-air markets or stores with smaller square footage, especially where such formats provide affordable space for local entrepreneurs and contribute to walkable and lively commercial nodes.*

Response: Smaller, local-serving mixed use commercial establishments have a greater likelihood to be developed and to be successful in today’s retail market. The proposed land use change would allow this site to be developable and with uses that are needed in the area. The master plan concept would allow for a variety of small to medium scale amenities that could include small scale restaurants and coffee shops, grocery stores, and convenience retail. The improvements that would be constructed would promote walkability for the surrounding existing and planned residential uses.

Conclusion

The analysis provided in this memo supports the proposed land use change of the subject property from ±26.34-acres of Open Space to Corridor/Center Mixed Use. This proposed change would result in mutual benefits to the community and the property owner. Such a change is in line with existing and proposed planning policies as well as current and future market demands regarding mixed-use development.