

Planning Commission

July 20, 2022



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Name: JM

Information Packet

ITEMS

File ID 22-1129

Public hearing to consider the adoption of the West Area Neighborhoods Specific Plan and related Final Environmental Impact Report (FEIR), State Clearinghouse (SCH No. 2019069117).

Contents of Supplement:

Exhibit P – Comment Letters Submitted to Planning Commission

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the Commission after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the Planning Commission meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

Americans with Disabilities Act (ADA):

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, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

Casey Lauderdale

From: Charles Silva [REDACTED] >
Sent: Monday, July 18, 2022 12:55 PM
To: Casey Lauderdale
Subject: West Area Neighborhoods Specific Plan

Follow Up Flag: Follow up
Flag Status: Flagged

External Email: Use caution with links and attachments

7-18-2022

Dear Ms. Lauderdale,

We are the property owners of 3131 N. Blythe Avenue, Fresno, California 93722 which, according to the provided map, is designated as Urban Neighborhood for planning purposes. I would like to inform you that at this time we are in support of the proposed change for the Specific Plan. The Specific Plan is scheduled for consideration by the Planning Commission on Wednesday, July 20, 2022.

If additional information is needed from us, please let us know.

Charles Silva
Jeannette Silva

Casey Lauderdale

From: Debbie Yanez <[REDACTED]>
Sent: Tuesday, July 19, 2022 11:35 AM
To: Casey Lauderdale
Subject: Fwd: I'm writing in regards to the requested plan change I received. I...

Follow Up Flag: Follow up
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Just hoping to clarify I want the general plan in place to stay the same.

Sent from my iPhone

Begin forwarded message:

From: Debbie Yanez <[REDACTED]>
Date: July 19, 2022 at 2:31:43 PM EDT
To: Casey Lauderdale <casey.lauderdale@fresno.gov>
Subject: Re: I'm writing in regards to the requested plan change I received. I...

Hi Casey I'm currently out of town and don't have the information with me. I recall that someone else had already sent something back and I support that position. My address is 4572 W. Shields Ave and I forgot to mention all the traffic from the high school. When school is on, in the morning I can't get out of my driveway because traffic is backed up from the Blythe traffic light towards Cornelia. It's like that in the afternoon when they get out too. Also about a year ago I called sheriff Margaret Mims office to offer my front yard for free to put a speed light or a camera because of the racing on Shields. So unfortunately there's some traffic issues that should be addressed prior to development of anything. Thank you for responding and your time, Debbie

Sent from my iPhone

On Jul 19, 2022, at 1:09 AM, Casey Lauderdale <casey.lauderdale@fresno.gov> wrote:

Hi Debbie,

Thank you for the email. To be sure I enter this correctly into the record, I have a few follow up questions I'd like to confirm with you.

1. Is this regarding Request #14-1? (the # is on the front above your address)
2. Are you supporting the whole request, a portion, or just your property to stay at the current General Plan designations? If just your property, please let me know the APN or address.

Thank you for any clarification you can provide. It is helpful in ensuring we get the right information to decision-makers.

Best,
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](#)

-----Original Message-----

From: Debbie Yanez [REDACTED] >

Sent: Monday, July 18, 2022 9:18 PM

To: Casey Lauderdale <casey.lauderdale@fresno.gov>

Subject: I'm writing in regards to the requested plan change I received. I...

External Email: Use caution with links and attachments

I'm writing in regards to the requested plan change I received. I would like to request that the current plan remain the same. I understand the need for development however, that is not why I moved to the country. As development has come through the roads have not been maintained. Shields and Valentine intersections have big lumps, bumps and potholes. I have driven that route for the last 3 years and now I just don't go that way anymore as it is ruining my car. Unfortunately that is the only way to the Clinton Avenue Overpass, which is always backed up. Ashlan overpass is consistently backed up as well. Only during the pandemic when kids were homeschooled was it not. I ask that anyone who wants to develop or condense the housing take into consideration there is no overpass for Shields Avenue or Dakota and this will only create more traffic congestion than we already have. Thank you for your time .

Sent from my iPhone

Casey Lauderdale

From: Kelsey George <kgeorge@precisioneng.net>
Sent: Monday, July 18, 2022 5:02 PM
To: Casey Lauderdale
Cc: Bonique Emerson
Subject: Polk and Shields Land Use Change - WANSP
Attachments: Screenshot.PNG; 22-096 Tentative Parcel Map-TPM.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

External Email: Use caution with links and attachments

Hi Casey,

Happy WANSP Planning Commission week!

I was looking through the agenda and noticed that for the Polk and Shields land use change request, you have the commercial on the entire Shields Ave frontage (see attached screenshot).

Attached is the parcel map showing what the commercial should be – the acreage is the same in both (2.6 net acres) but the residential won't work without two points of access so I wanted to make sure I differentiated between the two to notate that the commercial shouldn't extend down the entire Shields Ave frontage.

We will be there on Wednesday, but wanted to reach out to you and give you a heads up.

Let me know if you have any questions.



Kelsey George
Senior Planner
(559) 449-4500 ext. 118
1234 O Street
Fresno, CA 93721

Casey Lauderdale

From: pam.jstrachaninc.com [REDACTED] >
Sent: Monday, July 18, 2022 1:31 PM
To: Casey Lauderdale
Subject: RE: Request #29-8 APN 31205214

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Casey,

First of all, thank you for helping me with this. Last week I did say that I favored the Community Commercial designation. But, after giving it some thought and speaking with the Realtor, it's in our best interest to keep it as Residential Medium Density. Therefore, we are opposing the Community Commercial designation.

Sorry for the confusion and hope this is clear. Thanks again!

Sincerely,
Pam

From: Casey Lauderdale <casey.lauderdale@fresno.gov>
Sent: Monday, July 18, 2022 12:10 PM
To: pam.jstrachaninc.com [REDACTED] >
Subject: RE: Request #29-8 APN 31205214

Hi Pam,

Thank you for the email. To be certain of clarity in the record, could I please ask which which land use designation you are opposing?

Are you opposing the Community Commercial designation or the Residential Medium Density designation?

Per our conversation last week I believe that you wanted the Community Commercial designation to remain, thus would oppose the Residential designation, but please let me know if this is correct.

Best,
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: pam.jstrachan@inc.com [REDACTED] >
Sent: Monday, July 18, 2022 12:01 PM
To: Casey Lauderdale <casey.lauderdale@fresno.gov>
Subject: Request #29-8 APN 31205214

External Email: Use caution with links and attachments

Dear Casey,

We were notified that you would like to make a Land Use Change for our property APN #31205214. We are opposed to this. It is connected to a neighboring 14 acres. We currently have these properties for sale as one piece for potential development

Thank you for your consideration in this matter.

Pamela Strachan
[REDACTED]