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Agenda Item: ID#14-653 (5:00 P.M.)

Date: 12/11/14

CITY CLERK, FRESNO, CA

FRESNO CITY COUNCIL



Supplemental Information Packet

Agenda Related Items – ID#14-653 (5:00 P.M.)

Contents of Supplement: Supplemental Staff Report

Item(s)

HEARING to consider approvals related to the Proposed General Plan Update
(Citywide)

1. Consideration of General Plan Update and certification of the related Environmental Impact Report (EIR) SCH No. 2012111015 filed by Jennifer K. Clark, Development and Resource Management Director, on behalf of the City of Fresno, citywide application

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council 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 City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

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2014 DEC 17 AM 10 28 Jennifer K. Clark, AICP, HDFP
Director

CITY CLERK, FRESNO CA

December 17, 2014

SUPPLEMENTAL STAFF REPORT

TO: HONORABLE MAYOR ASHLEY SWEARENGIN
CITY COUNCIL PRESIDENT STEVE BRANDAU
CITY COUNCIL MEMBERS

FROM:  Jennifer Clark, Director, Development and Resource Management

RE: COUNCILMEMBER MOTIONS, GENERAL PLAN HEARING

Staff Recommendation

Staff has evaluated the motions made by the City Council on Thursday, December 11, 2014. Based upon the evaluation, staff recommends three actions and has grouped the motions below.

- Category A: staff recommends that the City Council approve the motion as amended or clarified in the language below.
- Category B: staff recommends that the Council refer the motions back to staff for further analysis.
- Category C: staff recommends denial of the motion.

Category A: Approve the following motions as stated below

Motion #1: HC-3-g **Residential Compatibility**. Consider developing a program with community stakeholders to address compatibility of industrial and heavy commercial uses and zoning with established neighborhoods.

Add HC-3-g to Table 12.2 under the following Implementation Action.

“Adopt regulations and programs and support efforts to create safe, healthy, and affordable housing, and to improve property maintenance”

Motion #2: Redesignate the area generally bounded by Hughes, Whitesbridge, Valentine and Kearney to Medium Low Density Residential while keeping designated parks, public facilities, and existing land uses (map reference series 5b).

Motion #3: Redesignate the area generally bounded by Annadale, Walnut, North and West to Medium Density Residential while keeping designated parks, public facilities and existing land uses (map reference series 5c).

Motion #5: Redesignate the area generally located north of Copper Avenue and east of Maple Avenue to Medium Low Density Residential (map reference 21a11).

Motion #6: Redesignate the area generally at the northeast corner of Sierra and Chestnut Avenues to Office (map reference CC6).

Motion #10: Ensure the Parks Master Plan Update includes a prioritization of new city developed parks in areas with a lowest amount of green space per Policy POSS 2-b.

Motion #11: Redesignate the area generally located at the northeast corner of Butler and Villa to Medium Low Density Residential (map reference CC11).

Motion #12c: Modify Policy ED-5-b and Policy PU-2-g to read as follows:

ED-5-b Fair and Porportional Payments.

...The development will fully fund ongoing public facility and infrastructure maintenance and public service costs.

PU-2-g Community Facilities District for Emergency Services. Develop strategies on the formation of Community Facilities Districts in new Development Areas to fund emergency services.

Motion #12f: Redesignate the area generally located at the southeast corner of Fowler and Shields as requested to include the following land uses: Commercial, Medium Density Residential, and Urban Neighborhood (map reference 21b1A, 21b1B, 21b3A, 21b2, and 21b4).

Motion #12g: Redesignate the area generally bounded by Kearney, Hughes, Church and Marks to Medium Low Density Residential while keeping designated parks, public facilities, and existing land uses (map reference series 21i).

Redesignate the area generally located at the southeast corner of West Kearney and S Hughes to Medium Low Residential (map reference CC1221m).

Motion #12h: Redesignate a number of distinct parcels as follows:

504-080-16s (Bullard/Bryan) to Medium Low Density Residential (map reference 21c)

312-061-18 (Clinton between Polk and Hayes) to Medium Low Density Residential (map reference 21d)

512-050-89 (Bryan between Ashlan and Dakota) to Medium Density Residential (map reference 21h)

505-281-16, 17, 18 (northeast corner of Barstow and Grantland) to Commercial (map reference 21f)

Motion #12i: Redesignate the area generally located at the southeast intersection of Herndon and Riverside to Urban Neighborhood (map reference CC1221l)

Motion #13: Add the following Policy to the Plan:

D-7-c Forestiere Underground Gardens. In the event that the Highway City Specific Plan is repealed, those goals and implementation policies in the Highway City Specific Plan that are pertinent to the Forestiere Underground Gardens shall be incorporated in their entirety into this General Plan and will remain in effect.

Motion #15: Redesignate an area generally located along Herndon generally west of Milburn to a combination of Light Industrial and Community Commercial (map reference 47)

Motion #16: Redesignate an area generally bounded by Golden State and SR-99 from north of Shaw to south of Herndon to Light Industrial (map reference F8)

New motions:

Motion #17: Redesignate an area generally located at the northwest corner of Butler and Winery to Neighborhood Mixed Use.

Motion #18: Redesignate an area generally located at the southwest corner of Kings Canyon and Minnewawa to a combination of Park and Medium Low Density Residential.

Category B: Refer the following back to staff for further analysis

- Motion #4: Redesignate the area generally located at the Northwest corner of the intersection of Cedar and North Avenues from Heavy Industrial to Light Industrial or Highway and Auto Commercial (map reference CC4a)
- Motion #7: Redesignate the area generally located at the northeast corner of Fowler Avenue and Fancher Creek Dr from Medium Low Density Residential to Commercial (map reference 17b)
- Motion #8: Identify parkways and trails throughout the Fancher Creek community from Clovis to Temperance Avenues as "P", park, on the General Plan land use map
- Motion #9: Label the water feature adjacent to Clovis Avenue in the approved Fancher Creek Town Center as a recharge basin
- Motion #12a: Create an Interim Zoning Consistency Matrix.
- Motion #12e: Redesignate approximately 150 acres within Copper River Ranch to new land use classifications (map reference series 21a)
- Motion #14: Consider the designation of SL (storage limited) as a classification in the Development Code for the land use categories of Office, Business Park, Light Industrial, and Heavy Industrial with conditions of use, size, proximity to similar uses, and other siting requirements.

Category C: Deny the following motions

- Motion #12d: Incorporate commentary into Objectives UF-12 and UF-13.
- Motion #12h: Redesignate approximately 58 acres in the northwest quadrant of Fresno including 38 acres located in the Artisan Square Development Agreement and one parcel located at 512-141-33 along Grantland south of Dakota

12-11-2014 GENERAL PLAN HEARING

RECEIVED COUNCILMEMBER MOTIONS

	MOTION	SECOND	MOTION TEXT
1	BAINES	OLIVIER	Motion to develop a program with community stake holders to address compatibility of industrial and heavy commercial uses and zonings in established neighborhoods.
2	BAINES	XIONG	Motion to Change zoning designation from Low Density to Medium Low Density while keeping the parks in the area bound by Hughes, Whites Bridge, Valentine and Kearney Blvd. (approx. 320 acres.)
3	BAINES	XIONG	Motion to change from Medium Low Density to Medium Density while keeping the parks in the area north of North Avenue between Walnut and West (approx. 320 Acres)
4	BAINES	XIONG	Motion to change zoning from Heavy Industrial to Light Industrial OR Highway Commercial for a series of parcels (487-18-03, 04, 05, 06, 10, 11) at the NW Corner of Cedar and North.
5	BRAND	OLIVIER	Motion to change from C-2 to ML Residential Medium Low for approximately 3.75 acres on the NE corner of Maple and Copper Avenues.
6	BRAND	OLIVIER	Motion to change the land use designation at Sierra & Chestnut (Sierra Nut House) to allow for offices.
7	QUINTERO	BRAND	Motion that the NE Corner of Fowler Avenue and Fancher Creek Drive be labeled as "C" for Commercial on General Plan documents.
8	QUINTERO	BRAND	Motion that parkways and trails through out the Fancher Creek community, from Clovis to Temperance Avenues, be shown as "PARK" on General Plan documents.
9	QUINTERO	BRAND	Motion that the water recharge basin shown on the property adjacent to Clovis Avenue requested at the planned recharge basin for Fancher Creek Town Center be shown as a "Water Recharge Basin" on General Plan documents
10	QUINTERO	BRAND	Motion to include language regarding the update to the Parks Master Plan that would set a policy to prioritize building parks in the areas with the lowest amount of green space. [Staff -- clarify policy would exclude parks required for development?]
11	QUINTERO	BRAND	Motion to change land use to [Medium?] Low Density Residential for the property on the NE corner of Butler & Villa with lot sizes comparable to the existing homes in the area.
12	CAPRIOGLIO	BRAND	Motion to incorporate all the amendments for the Granville Properties as presented by Jeff Roberts of Granville including the Policy modifications with the exception of 2B which was amended during the City Staff Presentation; sub-motions set forth below
12a			(2A) Interim Zoning Consistency Matrix
12b	No Motion		(2B) Modification of Policy RC-9-c (Agricultural Preservation Program)
12c			(2C) Modification of Policy ED-5-b and Elimination of Policy PU-3-a (affecting new growth areas) Eliminate: "The Development will fully fund ongoing public facility and infrastructure maintenance and public safety and public service costs." and Eliminate: Community Facilities District for Emergency Services..."; strike PU-2-g policy
12d			(2D) Modification of Objectives UF-12 and UF 13 (affecting development all over the City) ("roughly half" infill language)

12e		Copper River Ranch (see attached)
		21a1
		21a2
		21a3b
		21a3c
		21a4
		21a5
		21a6
		21a7
		21a8
		21a9
		21a11
12f		Fowler/Shields (see attached)
		21b1A
		21b1B
		21b3A
		21b2
		21b4
12g		Mission Ranch (see attached) [duplicates Councilmember Baines' motion #2]
		21l3
		21l4
		21l5a
		21l5b
		21l5c
		21l6a
		21l6b
		21l7
		21l8
		21l9
		21l10
		21l11
		21l13
		21l14
		21l15
		21l16
		W Kearney Blvd. & S. Hughes Ave.
12h		Northwest
		21c

			21g1 Artisan Square
			21g2 Artisan Square
			21g3 Artisan Square
			21g4 Artisan Square
			21d
			21f
			21e
			21h
12i			Herndon/Riverside -- High Density to Urban Neighborhood (see attached)
13	BRANDAU	XIONG	Motion to include the following language: "In the event that the Highway City Specific Plan is repealed, those goals and implementation policies in the Highway City Specific Plan that are pertinent to the Forestiere Underground Gardens shall be incorporated in their entirety into this General Plan and will remain in effect."
14	BRANDAU	BRAND	Motion to keep land use designations that will allow the continued use of mini storage and storage facilities at the locations of APN 512-050-56 on Grantland near Ashlan as well as on the SW corner of Temperance and Kings Canyon and also at Jensen and Clovis.
15	BRANDAU	CAPRIOGLIO	Motion to approve Land Use Change Request # 47 provided by Bill Robinson.
16	BRANDAU	BAINES	Motion to redesignate some land along Golden State Boulevard in District Two for industrial use.
	Add:		
17	QUINTERO		Fresno Pacific - northwest corner of Butler and Winery -- allow Neighborhood Mixed Use (not Corridor Mixed Use) (Poeschel)
18	QUINTERO		Sunnyside: 10 acres southwest corner Kings Canyon and Minnewawa -- Park and Medium Low Residential (not Corridor Center Mixed Use)
REQUESTS FOR INFORMATION OR CLARIFICATION			
1	QUINTERO		Will the new general plan become effective now, or after the community and specific plans are repealed?
2	QUINTERO		Were the implementation committees notified of the plan repeals or amendments? will they be included in future actions?
3	QUINTERO		For the property owners that had last moment changes on their properties, how can they ask for what the staff originally supported?

District		APN	Acres	City Designation	Owner Request		2025 GP
NORTHEAST							
Copper River Ranch							
21a1	D6	Outlet M	20.52	High	Urban Neighborhood		High
21a2	D6	Outlet P	17.63	Medium High	Portion Urban Neighborhood	3 +/- acres of Urban Neighborhood	Medium High
21a3b	D6	Village I	30.09	Medium Low	Low		Medium Low
21a3c	D6	Outlet LL	2.95	Medium High	Medium Low		Medium High
21a4	D6	Outlet Y	10.08	Medium High	Medium		Medium High
21a5	D6	Outlet X	12.85	Medium High	Medium Low		Medium High
21a6	D6	Open Space	5.27	Open Space	Medium		Open Space
21a7	D6	Outlet OO	26.82	Medium High	Medium		Elementary School
21a8	D6	Outlet NN	6.66	Medium High and Community Commercial	Medium and Street Realignment		Commercial
21a9	D6	Outlet PP	12.00	Commercial	Commercial (10 acres) Medium High to the North (12 acres)	Matrix incorrectly represents changes requested	Commercial
21a11	D6	Portion Outlet JJ	3.50	Commercial	Medium Low		Commercial
SOUTHEAST							
Fowler/Shields							
21b1A	D4	Portion 310-041-38	1.00	Business Park	Commercial		Light Industrial
21b1B	D4	Portion 310-041-38	3.56	Business Park	Medium Residential		Light Industrial
21b3A	D4	Portion 310-740-07	1.00	Business Park	Commercial		Light Industrial
21b2	D4	Portion 310-041-39		Commercial/UN	Commercial (2.2 +/- ac)	GP not Clear on Acreage	Light Industrial
21b4	D4	310-740-08 & 310-740-09	14.02	Business Park	Urban Neighborhood		Light Industrial
SOUTHWEST							
Mission Ranch							
21I3	D3	Mission Ranch	4.92	Low	Medium Low		Medium Low
21I4	D3	Mission Ranch	16.42	Low	Medium Low		Medium Low
21I5a	D3	Mission Ranch	3.45	Low	Medium Low		Medium Low
21I5b	D3	Mission Ranch	3.61	Ponding Basin	Medium Low		Medium Low
21I5c	D3	Mission Ranch	7.64	Low	Medium Low		Medium Low
21I6a	D3	Mission Ranch	14.09	Low	Medium Low		Medium Low
21I6b	D3	Mission Ranch	5.20	Ponding Basin	Medium Low		Medium Low

2117	D3	Mission Ranch	9.75	Low (on Matrix) Ponding Basin (on Map)	Medium Low		Medium Low
2118	D3	Mission Ranch	4.95	Low	Medium Low		Medium Low
2119	D3	Mission Ranch	14.31	Low	Medium Low		Medium Low
21110	D3	Mission Ranch	9.81	Low	Medium Low		Medium Low
21111	D3	Mission Ranch	17.95	Low	Medium Low		Medium Low
21113	D3	Mission Ranch	18.96	Low	Medium Low		Medium Low
21114	D3	Mission Ranch	17.85	Low	Medium Low		Medium Low
21115	D3	Mission Ranch	7.07	Low	Medium Low		Medium Low
21116	D3	Mission Ranch	19.55	Low	Medium Low		Medium Low
	D3	W Kearney Blvd. & S. Hughes Ave.	18.00		Medium Low		Medium Low
NORTHWEST							
NorthWest							
21c	D2	504-080-16s (Bullard/Bryan)	9.51	Medium	Medium Low	Bullard/Bryan	Medium High
21g1	D1 & County	Artisan Square (Ashlan/Bryan/Ha yes)	4.00	Medium/Park/Comme rcial	Medium	Matrix incorrectly represents changes requested	Medium
21g2	D1	Artisan Square (Ashlan/Bryan/Ha yes)	1.00	Medium/Park/Comme rcial	Medium Low	Matrix incorrectly represents changes requested	Medium
21g3	D1	Artisan Square (Ashlan/Bryan/Ha yes)	12.00	Medium/Park/Comme rcial	Medium High	Matrix incorrectly represents changes requested	Medium
21g4	D1	Artisan Square (Ashlan/Bryan/Ha yes)	21.00	Medium/Park/Comme rcial	Commercial	Matrix incorrectly represents changes requested	Medium
21d	County	312-061-18	19.51	Medium	Medium Low	Clinton/Between Polk and Hayes	Medium
21f	D2	505-281-16, 17, 18 (Grantland/Barsto w)	3.93	Urban Neighborhood	Commercial	City originally had approved change	Neighborhood Commercial
21e	County	512-141-33	19.56	Urban Neighborhood	Medium	Grantland/South of Dakota Alignment	Medium High
21h	County	512-050-89	17.54	Urban Neighborhood	Medium	Bryan/Between Ashlan and Dakota	Medium
Herndon/Riverside							
	D2	504-091-37 and 504-091-35	13.89	High Density	Urban Neighborhood		Medium