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

Date: 12/11/14

CITY CLERK, FRESNO

## FRESNO CITY COUNCIL



### Supplemental Information Packet

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

Supplemental Packet Date: December 11, 2014

#### 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.

#### **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.

## Jeffrey Roberts

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**To:** Jeffrey Roberts  
**Subject:** General Plan Update; December 8th, 2014, Planning Commission Hearing

These items will be discussed by Granville Homes at the scheduled hearing of the Planning Commission on December 12<sup>th</sup>, 2014 @ 5:00 pm:

1. The proposed "Modifications" to the General Plan land Use map that were previously submitted by Granville Homes on several different occasions. Some of these Modification requests proposed a change in land use and others were submitted to maintain the existing land use and density previously approved for the property. Only those proposed modifications not supported by the staff in the report to the Planning Commission will be discussed in the public hearing. The discussion at the Commission Hearing will include the following:
  - a. Several modifications in the "Copper River Ranch" project area
  - b. Several modifications in the vicinity of N. Fowler and E. Clinton Avenues
  - c. Several Modifications of land within the "Mission Ranch" ( formerly "Running Horse" )
2. Request a modification to the Land Use map for 15.72 acres of land located at the southeast corner of W. Herndon Ave. and N. Riverside Dr. ( APN 504-091-14, 35, 37 ) be changed from "High Density" to "Urban Neighborhood".
3. The need for Zoning Districts that can "implement" the land use designations outlined in the General Plan Document / Plan Map if they are approved by the City Council ahead of the creation/adoption of the proposed Development Code. This can be accomplished with a modified "Zoning Consistency Matrix" ( Table 3-3 or Table 12-1 ) or a new Matrix that will identify applicable zoning categories available to implement the plan designations until a new "Development Code" is adopted by the Council at a later date. This Matrix needs to be adopted as a part of any Council action or selected properties in the City will not be able to develop as planned.
4. Elimination of Policy No. RC-9-b including the creation of a "Farmland Preservation Policy"
5. Modification of Policy No. ED-5-b that requires new development annexing to the City to "fully fund ongoing public safety and public service cost".
6. Modification of Policy UF-12 and UF-13 ( and associated "Commentary" )to provide clarity regarding the intent for growth and development in all of the areas designated as "Residential" by the General Plan Update ( see attached wording changes )
7. Any and possibly all of the issues that have been submitted to the City in writing or presented orally at scheduled public workshops or public hearings where the General Plan Update/ Development Code/ Draft Environmental Impact Report has been the scheduled topic of discussion.

**Jeffrey T. Roberts**

*Granville Homes*

*Passion, Commitment & Innovation*

**1396 W. Herndon Suite 101, Fresno, CA 93711**

**559.436.0900 / fax 559.436.1659 / cell 559.288.0688**

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CITY CLERK, FRESNO CA

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## ITEM No 1

ALL INFORMATION PREVIOUSLY  
SUBMITTED TO THE CITY  
(LAND USE MAP MODIFICATIONS)

--- NOTE ---  
This map is for Assessment purposes only.  
It is not to be construed as portraying  
legal ownership or divisions of land for  
purposes of zoning or subdivision law.

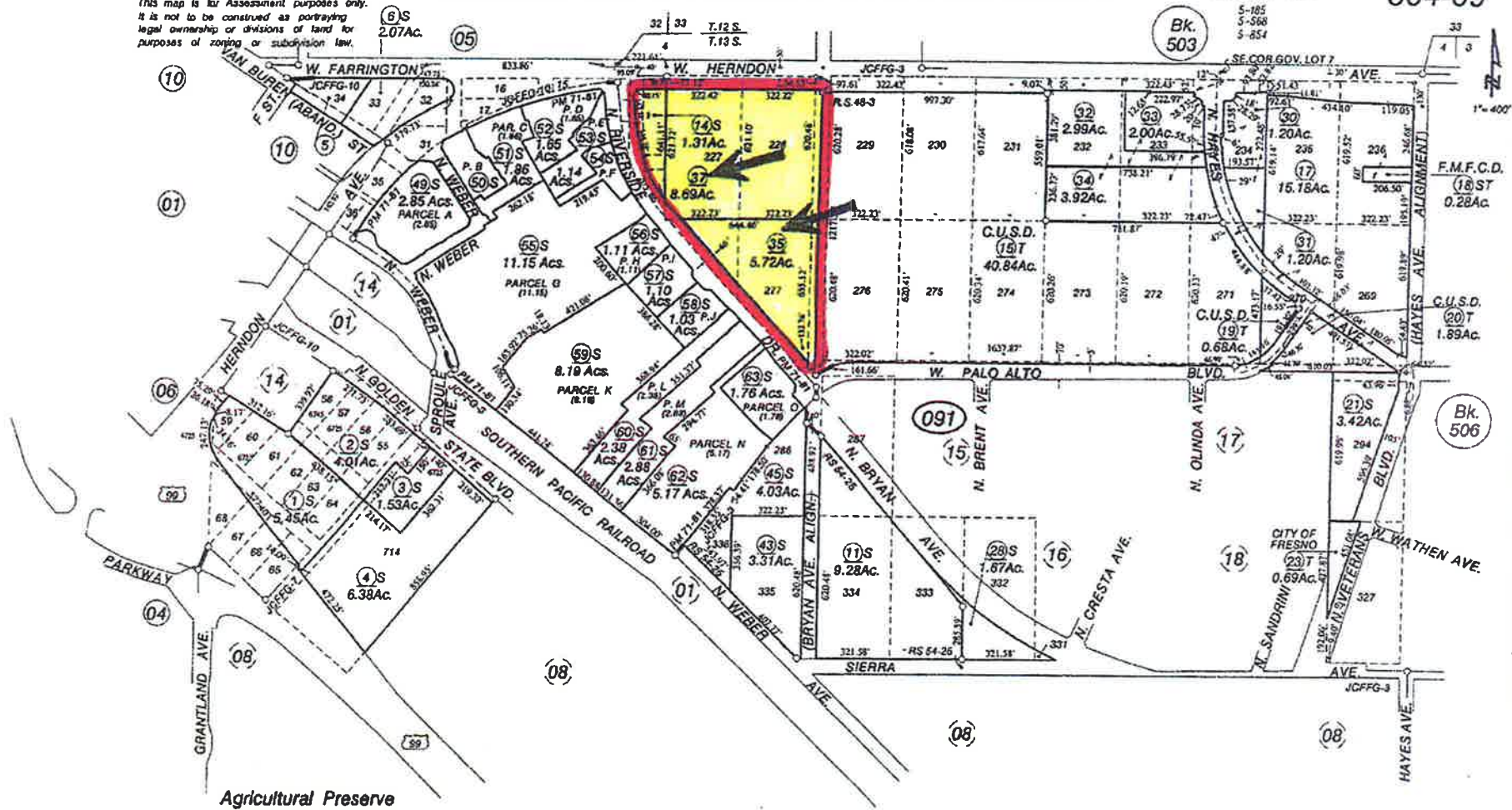
# SUBDIVIDED LAND IN POR. SEC. 4, T.13 S., R.19 E., M.D.B.&M.

Tax Rate Area

504-09

Bk. 503

5-185  
5-568  
5-854



Agricultural Preserve  
J.C. Forkner Fig Garden No.3 - Plat Bk.8, Pg.79  
J.C. Forkner Fig Garden No.7 - Plat Bk.10, Pg.17  
J.C. Forkner Fig Garden No.10 - Plat Bk.10, Pg.38  
Parcel Map No. 2008-13 - Bk. 71, Pgs. 81-89  
Record of Survey - Bk.48, Pgs.3-4  
Record of Survey - Bk. 54, Pgs. 25-29

NOTE - Assessor's Block Numbers Shown In Ellipses.  
Assessor's Parcel Numbers Shown In Circles.

Assessor's Map Bk.504 - Pg. 09  
County of Fresno, Calif.

NOTICE...This is neither a plat nor a survey, it is  
furnished merely as a convenience to aid you in  
locating the land indicated hereon with reference  
to streets and other land. No liability is assumed  
by reason of any reliance hereon.

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ITEM No 2

ITEM 13.3

**Jeffrey Roberts**

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**From:** Jeffrey Roberts  
**Sent:** Friday, December 05, 2014 10:36 AM  
**To:** Jeffrey Roberts  
**Subject:** Zoning Consistency matrix

For the following land use designations proposed by the Draft General Plan Update, the zoning districts that are currently adopted should be used to implement the development on selected sites in the City of Fresno:

1. "Medium Low Density" Designation: Use R-1 Zoning ( 12-211 FMC )
2. "Medium Density" designation: Use R-1 Zoning ( 12-211 FMC )
3. "Medium High Density" Designation: Use R-2 Zoning ( 12-212 FMC )
4. "Urban Neighborhood" Designation: Use R-3 Zoning for existing Code ( 12-213 FMC )
5. "High Density" Designation: Use R-4 Zoning ( 12-214 FMC )

This will allow development to continue during the ongoing discussion of the Development Code/Zoning Ordinance.

The Council must adopt this "Matrix" concurrent with the General Plan.

**Jeffrey T. Roberts**

Granville Homes

*Passion, Commitment & Innovation Everlasting*

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SAMPLE



# ITEM No. 4

## SECTION 4: ERRATA

### Page 5.2-12, Agricultural Resources

The following is added after Policy RC-9-b.

"Policy RC-9-c. Farmland Enrollment. Farmland Preservation Program. In coordination with regional partners or independently, establish a Farmland Preservation Program. When Prime Farmland, Unique Farmland, or Farmland of State Importance is converted to urban uses, this program would require that the developer of such a project permanently protect an equal amount of similar farmland elsewhere through easement. Advocate for the enrollment of all prime farmland outside of the City's SOI in agricultural land conservation programs.

Commentary: Scenic or resource conservation easements also are options for protecting farmland."

### Page 5.2-13, Agricultural Resources

The following is added after Policy RC-9-b.

"Policy RC-9-c. Farmland Enrollment. Farmland Preservation Program. In coordination with regional partners or independently, establish a Farmland Preservation Program. When Prime Farmland, Unique Farmland, or Farmland of State Importance is converted to urban uses, this program would require that the developer of such a project permanently protect an equal amount of similar farmland elsewhere through easement. Advocate for the enrollment of all prime farmland outside of the City's SOI in agricultural land conservation programs.

Commentary: Scenic or resource conservation easements also are options for protecting farmland."

### Page 5.2-13, Agricultural Resources

The reference to Policy RC-8-c is revised as follows:

"Policy ~~RC-8-c~~ RC-9-c. Farmland Enrollment. Advocate for the enrollment ..."

ITEM No. 5

NO ATTACHMENT

## General Plan Policy UF-12 (INFILL AREAS)

The proposed wording modifications will strengthen the objectives and provide clarity regarding the intent of the Objectives contained in the General Plan. The exact wording recommended by staff was used and enhanced with additional text contained in two of the "Commentary" sections following the Objectives:

### 1. Objective No. UF-12 ( Proposed by staff )

"Locate roughly one half of future residential development in the infill areas defined as being within the City of Fresno on December 31", 2012, including the Downtown core area and surrounding neighborhoods, mixed use centers, and transit oriented development along Major BRT corridors and other non-corridor infill areas, and vacant land."

The Commentary discussion below this Objective includes the following words:

"The Planning Director will provide an annual report describing the City's compliance with the plan and progress toward meeting the goals and objectives to City Council, and prepare, every five years, an updated plan for achieving this goal, with recommended appropriate policy amendments and also new implementation strategies necessary to meet this goal by 2035. The rate of progress toward meeting this goal is not expected to occur in a linear or "one to one" pattern. Development of infill areas versus growth areas may progress in an uneven pattern, depending upon the schedule of relevant key incentive programs ( such as those related to BRT ) and the impact of market forces. However, the City expects to make steady progress toward all of the goals and objectives and anticipates meeting them at or near the close of the General Plan Horizon in 2035. See the Implementation Element for additional implementation strategies for this objective"

### 1. Objective No. UF-12 ( Proposed Modification )

"Locate roughly one half of future residential development in the infill areas defined as being within the City of Fresno on December 31", 2012 including the Downtown Core area and surrounding neighborhoods, mixed use centers, and transit oriented development along Major BRT corridors and other non-corridor infill areas, and vacant land. The rate of progress toward meeting this goal is not expected to occur in a linear or "one to one" pattern. Development of infill areas versus growth areas may progress in an uneven pattern, depending upon the schedule of relevant key incentive programs ( such as those related to BRT ) and the impact of market forces"

The "Modified" Commentary language would read as follows:

"The Planning Director will provide an annual report describing the City's compliance with the plan and progress toward meeting the goals and objectives to City Council, and prepare, every five years, an updated plan for achieving this goal, with recommended appropriate policy amendments and also new implementation strategies necessary to meet this goal by 2035. However, the City expects to make steady progress toward all of the goals and objectives and anticipates meeting them at or near the close of the General Plan Horizon in 2035. See the Implementation Element for additional implementation strategies for this objective."



## General Plan Policy UF-13 (GROWTH AREAS)

The proposed wording modifications will strengthen the objectives and provide clarity regarding the intent of the Objectives contained in the General Plan. The exact wording recommended by staff was used and enhanced with additional text contained in two of the "Commentary" sections following the Objectives:

### 1. Objective No. UF-13 ( Proposed by staff )

"Locate roughly one half of future residential development in the Growth Areas, defined as unincorporated land as of December 31<sup>st</sup>, 2012 SOI, which are to be developed with Complete Neighborhoods that include housing, services, and recreation; mixed use centers; or along future BRT corridors."

The Commentary discussion below this Objective includes the following words:

"The Planning Director will provide an annual report describing the City's compliance with the plan and progress toward meeting the goals and objectives to City Council, and prepare, every five years, an updated plan for achieving this goal, with recommended appropriate policy amendments and also new implementation strategies necessary to meet this goal by 2035. The rate of progress toward meeting this goal is not expected to occur in a linear or "one to one" pattern. Development of infill areas versus growth areas may progress in an uneven pattern, depending upon the schedule of relevant key incentive programs ( such as those related to BRT ) and the impact of market forces. However, the City expects to make steady progress toward all of the goals and objectives and anticipates meeting them at or near the close of the General Plan Horizon in 2035. See the Implementation Element for additional implementation strategies for this objective"

### 1. Objective No. UF-13 ( Proposed Modification )

"Locate roughly one half of future residential development in the Growth Areas, defined as unincorporated land as of December 31<sup>st</sup>, 2012 SOI, which are to be developed with Complete Neighborhoods that include housing, services, and recreation; mixed use centers; or along future BRT corridors". The rate of progress toward meeting this goal is not expected to occur in a linear or "one to one" pattern. Development of infill areas versus growth areas may progress in an uneven pattern, depending upon the schedule of relevant key incentive programs ( such as those related to BRT ) and the impact of market forces"

The "Modified" Commentary language would read as follows:

"The Planning Director will provide an annual report describing the City's compliance with the plan and progress toward meeting the goals and objectives to City Council, and prepare, every five years, an updated plan for achieving this goal, with recommended appropriate policy amendments and also new implementation strategies necessary to meet this goal by 2035. However, the City expects to make steady progress toward all of the goals and objectives and anticipates meeting them at or near the close of the General Plan Horizon in 2035. See the Implementation Element for additional implementation strategies for this objective."