

**Exhibit G**  
**West Area Neighborhoods Specific Plan**  
**Appendix C - Comprehensive Redline Summary**

# APPENDIX C - COMPREHENSIVE REDLINE SUMMARY



# Appendix C - Comprehensive Redline Summary

---

## West Area Neighborhoods Specific Plan Comprehensive Redline Summary

Last updated: 6/27/2022

Current available review draft: Planning Commission Review Draft

Redline Summary showing changes made to the Public Draft and Revised Public Draft

### About this Document

- This document records each change made to the West Area Neighborhoods Specific Plan for the Public Draft and Revised Public Draft
- Sources of each revision (ex. member of the public, Steering Committee, Planning Commission, etc.) are provided in the page footers.
- Comment IDs reference the Comment Summary Matrix.

<sup>11</sup> Public Draft | Comment IDs: 11-8, SC-3 | Steering Committee on 02/03/2022

Version	Reference to Comment Summary Matrix	Additional Information
---------	-------------------------------------	------------------------

For more information, visit [www.fresno.gov/westareaplan](http://www.fresno.gov/westareaplan)

## Highlighted Changes: Revised Public Draft to Planning Commission Review Draft

1. Updated draft title to “Planning Commission Draft”	Page C-4
2. Changes to Policy PF 1.10 related to the Herndon Canal	Pages C-14, C-32
3. Changes to Policy LUH 1.4 related to Highway City	Pages C-14, C-35
4. Addition of Policy I 1.3 related to policy change procedures	Pages C-17, C-44
5. Addition of definitions to the Glossary	Pages C-44
6. Updated Acknowledgements page	Page C-43

Throughout document

- All map references will be hyperlinked to the respective map.<sup>1</sup>

Inside Cover

## REVISED<sup>2</sup> PUBLIC PLANNING COMMISSION<sup>3</sup> DRAFT

Alternate formats of this document will be provided by the City upon request.

To request alternate formats contact:  
Planning and Development Staff at (559) 621-8515

[www.fresno.gov/westareaplan](http://www.fresno.gov/westareaplan)<sup>4</sup>

Back Cover

- Update listed names<sup>5</sup>

Page ii

<b>6.0 IMPLEMENTATION</b>	135
6.1 Introduction.....	136
6.2 Infrastructure Financing Plan.....	137
<u>6.3 Goals &amp; Policies.....</u>	<u>137</u> <sup>6</sup>
6.43 Implementation Summary Tables.....	137
<b>7.0 GLOSSARY</b>	161
7.1 Definitions.....	162
<b>ACKNOWLEDGEMENTS</b>	167
<b>APPENDIX C - Comprehensive Redline Summary</b>	C-1 <sup>7</sup>

Page iv

## **LAND USE & HOUSING MAPS:**

<sup>1</sup> Public Draft | Comment ID: 11-7

<sup>2</sup> Public Draft | Comment ID: 29-1 (Staff)

<sup>3</sup> Revised Public Draft | Updated by Staff on 06/13/2022

<sup>4</sup> Public Draft | Comment ID: 29-2 (Staff)

<sup>5</sup> Public Draft | Comment ID: 29-11 (Staff)

<sup>6</sup> Public Draft | Comment IDs: 10-1, 12-9, 21-2, 24-6, 26-3

<sup>7</sup> Public Draft | Updated/added by Staff on 04/14/2022

• Map 5-1: Specific Plan Proposed Planned Land Use.....	105
• Map 5-2: General Plan Existing Planned Land Use.....	106
• Map 5-3: Parcels Changing Under the Specific Plan (Proposed).....	107
• Map 5-4: Parcels Changing Under the Specific Plan (Current).....	108
• Map 5-5a: West Area Bus Stops Walkshed with Planned Land Use.....	115
• Map 5-5b: West Area Bus Stops Walkshed with CalEnviroScreen 43.0.....	116
• Map 5-6a: West Area Schools Walkshed with Planned Land Use.....	117
• Map 5-6b: West Area Schools Walkshed with CalEnviroScreen 43.0.....	118
• Map 5-7a: West Area Commercial Uses Walkshed with Planned Land Use.....	119
• Map 5-7b: West Area Commercial Uses Walkshed with CalEnviroScreen 43.0.....	120
• Map 5-8a: West Area Parks Walkshed with Planned Land Use.....	121
• Map 5-8b: West Area Parks Walkshed with CalEnviroScreen 43.0.....	122

8

Page iii

## **PLANNING PROCESS & COMMUNITY ENGAGEMENT**

### **FIGURES:**

Figure 2-A: Steering Committee Recommended SOI Expansion..... 41<sup>9</sup>

Page 7

1.2.B | Golden State Highway

An early West Area community is Highway City, a neighborhood of industrial and farm workers that derives its name from its location straddling Highway 99<sup>10</sup> ~~In 1912 James Clayton Forkner moved to Fresno and helped establish Highway City, a neighborhood for industrial and farm workers that derives its name from its location straddling Highway 99.~~<sup>10</sup> The highway is the eastern border for the Plan Area, therefore the southwestern portion of Highway City falls within the boundary of this Plan (see Map 1-5: Highway City Neighborhood Specific Plan Boundary). When it was established, Highway City was not incorporated or within the city limits of Fresno. Most of the land surrounding it and throughout the Plan Area remained in agricultural use until the 1970s.

Page 17

A large portion of the overall Plan Area falls within the definition of a disadvantaged community (see Map 1-4: West Area SB 535 Qualifying Census Tracts). The California

---

<sup>8</sup> Public Draft | Updated by Staff on 04/15/2022

<sup>9</sup> Public Draft | Comment IDs: 11-8, SC-3 | Steering Committee on 02/03/2022

<sup>10</sup> Public Draft | Comment ID: 29-3 (Staff)

Environmental Protection Agency designates the highest scoring 25 percent of census tracts from CalEnviroScreen 43.0 as disadvantaged communities. The percentile range of a census tract represents the amount of pollution exposure, environmental effects sensitive populations, and socioeconomic factors relative to other census tracts. Higher percentiles indicate greater risk of pollution impacts on the local population. Adjacent census tracts can vary in their percentile range based on how they rank under the four aforementioned factors.<sup>8</sup>

<sup>8</sup>For more information on CalEnviroScreen 4.0 visit  
<https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40><sup>11</sup>

Page 32

Walking distance is key, as it is economical and enhances ~~both~~<sup>12</sup> physical, mental, and emotional health.

Page 41

## **2.5.A | Sphere of Influence Recommendation**

~~Through the process of refining the Proposed Land Use Map for the West Area, the Steering Committee also discussed and supported a proposal to expand the City's Sphere of Influence, which would permit the city to grow further westward. It should be noted that this proposal is contradictory to General Plan policy LU 1-g and is therefore not incorporated into this Plan.~~

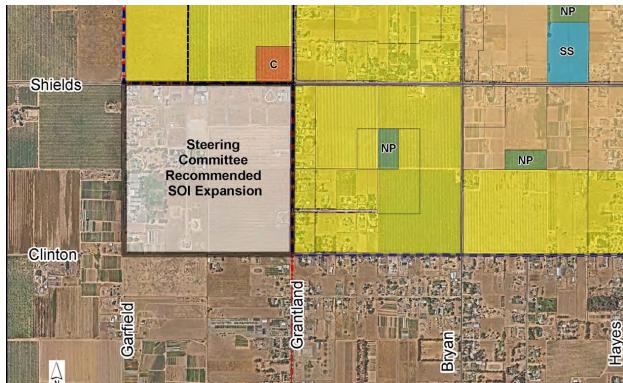
~~LU 1-g SOI Expansion. Maintain the City's current SOI boundaries without additional expansion, except to allow for the siting of a maintenance yard for the California High Speed Train project and related industrial and employment priority areas proximate to and south of the SOI boundary between State Route 41 and State Route 99. Prohibit residential uses in the expansion area.~~

~~Figure 2-A: Steering Committee Recommended SOI Expansion~~

---

<sup>11</sup> Public Draft | Comment IDs: 11-3, 11-4, 11-5

<sup>12</sup> Public Draft | Comment ID: 29-6 (Staff)



~~This figure shows the area recommended for expansion of the Sphere of Influence. It is approximately 140 acre square of land located north of Clinton Avenue, south of Shields Avenue, east of Garfield Avenue, and west of Grantland Avenue.~~<sup>13</sup>



14

Page 42

## Parks & Trails

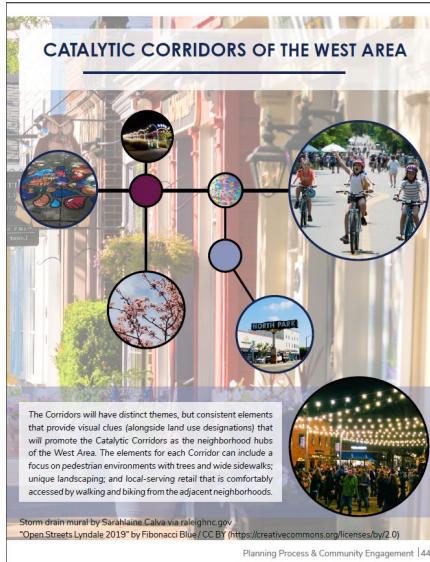
- Create parks that are within existing and planned neighborhoods that are easily accessed by community members using pedestrian and bicycle pathways, transit services, or motor vehicles, consistent with the City of Fresno's Parks Master Plan.
- Provide for the location of a flagship regional park in the Plan Area that has components of the Plan Area's agricultural history through the planting of drought-resistant vegetation or trees, and the creation of public art that exhibits the Plan Area's contribution to the agricultural industry.
- Increase the tree canopy to improve air quality and health outcomes for residents while enhancing neighborhood streetscapes.<sup>15</sup>

<sup>13</sup> Public Draft | Comment IDs: 11-8, SC-3 | Steering Committee on 02/03/2022

<sup>14</sup> Public Draft | Added by Staff on 04/11/2022

## Catalytic Corridors

- Encourage the orderly and consistent development of civic, parkland, retail and commercial, mixed-use, and multi-family uses along West Shaw Avenue, West Ashlan Avenue, Veterans Boulevard, West Shields Avenue, West Clinton Avenue, and Blythe-Brawley<sup>16</sup> Avenue.



The Corridors will have distinct themes, but consistent elements that provide visual clues (alongside land use designations) that will promote the Catalytic Corridors as the neighborhood hubs of the West Area. The elements for each Corridor can include a focus on pedestrian environments with trees and wide sidewalks; unique landscaping; and local-serving retail that is comfortably accessed by walking and biking from the adjacent neighborhoods.<sup>17</sup>

<sup>15</sup> Public Draft | Comment ID: SC-1 | Steering Committee on 02/03/2022

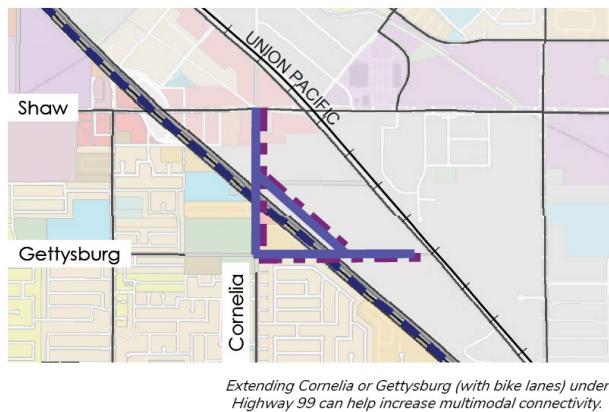
<sup>16</sup> Public Draft | Comment ID: SC-6 | Steering Committee on 03/07/2022

<sup>17</sup> Public Draft | Comment IDs: 12-18, SC-5 | Steering Committee on 03/07/2022 (to add summary page and text)

## Page 47

Additionally, the Department of Public Works examines how individual developments can provide safe-improved<sup>18</sup> routes to K-12 schools through neighborhood-level pedestrian and bicycle infrastructure improvements.

## Page 53



## Page 67

The City operates approximately 260 wells that draw water from the King's River Subbasin, which is then conveyed through several thousand miles of pipes. Map 3-6: West Area Existing Water Resources shows the location of active wells and water pipes within the West Area and surrounding neighborhoods to the east and south. Many neighborhoods within the Plan Area already utilize active water wells and future development will be required to build or contribute towards the expansion of systems to meet the built-out capacity of the Plan Area. This may provide areas that are not presently served by the municipal water system an opportunity to connect. Immediate connection to the City's water system, however, is not required should an existing residential or commercial property be annexed into the city. It is only required when the existing well runs dry,<sup>19</sup> is abandoned, or otherwise becomes unusable.

<sup>18</sup> Public Draft | Comment ID: 29-13 (Staff)

<sup>19</sup> Public Draft | Comment ID: 29-4 (Staff)

**IPR 1.1** Implement the Active Transportation Plan, ADA Transition Plan for ROW, and the General Plan to provide for complete, safe, and well-maintained sidewalk, bicycle, and trail networks that are compliant with the Americans with Disabilities Act, and which connect established and planned residential neighborhoods to destinations such as commercial and employment centers, schools, parks, and community centers.

**IPR 1.2** Identify and address existing infrastructure gaps in the West Area; target remedies through the creation of a priority areas list.<sup>20</sup>

**IPR 1.32** Collaborate with Central Unified School District and Fresno County to support complete routes to schools~~Safe Routes to Schools~~<sup>21</sup> by collecting family travel data, prioritizing infrastructure improvements near schools, and promoting annual Walk & Bike to School Days to encourage active transportation.

- a. Priority routes to update include (but are not limited to) a. Ashlan from Cornelia to Hayes, b. Valentine from Shields to Clinton, c. Dakota from Brawley to Cornelia, and d. Polk from Clinton to Dayton.<sup>22</sup>

**IPR 1.43** Create a connected, safe, and pleasant pedestrian experience by requiring the provision of curb, curb ramps, gutter, streetlights, sidewalks, and street trees on both sides of the street in and adjacent to all<sup>23</sup>new developments.

**IPR 1.54** Encourage the provision of amenities that enhance the pedestrian experience, such as sidewalks that are 5-7 feet or wider to allow people to stroll both together or apart at comfortable distances, as well as benches, shade, greenery, and - in more prominent gathering places - water features (using rainfall or recycled water).

**IPR 1.65** Require the installation of bicycle-supportive infrastructure to future development and roadway improvements, including bike parking facilities as well as through lanes and detection loops at every signaled intersection where Class II and Class IV bike lanes are existing and planned.

---

<sup>20</sup> Public Draft | Comment ID: 12-3

<sup>21</sup> Public Draft | Comment ID: 29-12 (Staff)

<sup>22</sup> Public Draft | Comment ID: 12-2

<sup>23</sup> Public Draft | Comment ID: 12-3

IPR 1.76 Where Class II and Class IV bike lanes currently exist and are planned on roads with speeds of 30 mph or greater, add a painted buffer to the bike lane to provide improved safety and permit future installation of a protective barrier.

IPR 1.87 Expand transit services in the West Area as development occurs, by locating routes near or adjacent to civic centers, schools, public parks, and retail centers and explore feasibility to create a West Area-Downtown Connector Route.<sup>24</sup>

IPR 1.98 When a project generates Vehicle Miles Traveled (VMT) above an established threshold, require mitigation consistent with the City's VMT Program. If consistent with the Program, mitigation could potentially include funding for active transportation improvements, such as upgrades to bicycle, pedestrian, and transit infrastructure, transit service extensions, or contributions to an active transportation fund.

IPR 1.109 When a development project is planned at major intersections or along a Catalytic Corridor with existing or future transit service, require enhancements to transit stops, such as sidewalks, benches, lighting, trash cans, accessibility improvements, shelters, and/or shading.

IPR 1.110 When improvements related to large employers or schools (defined as having 100 or more employees or students) are proposed, consider requiring a subsidized transit pass program for employees and students.

IPR 1.121 Improve multimodal transportation access ~~to the east side of across~~ Highway 99 by a) completing the Veterans Boulevard interchange project and the underpass at West Gettysburg Avenue, b) consider updating the ATP and General Plan to include potential future multimodal crossings (such as an extension of Cornelia Avenue either across Highway 99 or from Shaw to the future undercrossing at Gettysburg Avenue), and c) update Golden State Avenue in the ATP and General Plan to have enhanced bike facilities.<sup>25</sup>

IPR 1.132 Designate Grantland Avenue and Veterans Boulevard between ~~Shields Clinton~~<sup>26</sup> Avenue and its overcrossing of the railroad tracks as a boulevard area, with a

---

<sup>24</sup> Public Draft | Comment ID: 12-26

<sup>25</sup> Public Draft | Comment IDs: 1-1, 12-25, 21-1, 28-1

<sup>26</sup> Public Draft | Comment ID: 24-4

required 30-foot landscaped setback. Planned elements of the city's master trail system may be located partially within this setback.

IPR 1.143 Reduce the impacts of freight trucks through a) examining Examine truck routes in the West Area and to provide a strategy to alter any routes that utilize lower-intensity residential roads or are near K-12 schools and b) reviewing the Development Code for potential improvements that will help mitigate health impacts from freight-related uses.<sup>27</sup>

IPR 1.154 Continue to support and coordinate with California High Speed Rail to create a railroad overpass at Shaw Avenue and underpass at Herndon Avenue.

IPR 1.165 Work to reduce roadway bottlenecking and collaborate with Caltrans and other regional partners to improve the interchange at Highway 99 and Shaw Avenue.

IPR 1.17 Address issues of vehicle congestion in the West Area through a) studying congestion patterns, location, and traveler characteristics to determine potential solutions. Furthermore, new development should strive to promote active transportation to reduce auto-dependency and overall traffic impacts.<sup>28</sup>

IPR 1.186 Encourage the use of micromobility in the West Area, consider it when designing or retrofitting transportation-related infrastructure, and explore potential for integration with public transit.

IPR 1.197 As part of the next General Plan process, perform an analysis of access to transportation options across socio-economic factors to determine how to improve connections for currently under-resourced communities.

Page 74

IPR 2.10 Increase tree canopy coverage in the West Area, with prioritization for areas that a) currently have minimal tree coverage, b) have a high level of pedestrian activity (ex. near schools, commercial centers, etc.) and c) are disproportionately exposed to pollution.<sup>29</sup>

---

<sup>27</sup> Public Draft | Comment IDs: 7-2, 7-3, 7-4, 7-17, 7-19, 7-20

<sup>28</sup> Public Draft | Comment IDs: 17-1, 20-1

<sup>29</sup> Public Draft | Comment IDs: 7-8, 9-2, 9-3, 11-9

Page 74

IPR 3.8 Plan for a groundwater recharge greenway, with an incorporated Class 1 trail, near the western edge of the West Area boundary.<sup>30</sup>

Page 81

#### 4.2.B | West Area Harvest Park

The proposal of a regional park for the West Area responds to a request from the Steering Committee, supported by members of the community, who desire additional recreation space. Some amenities on the community wish list include lighted athletic facilities, picnic tables and benches, paved trails, playgrounds with universally accessible equipment, an indoor gym, chess/checkers tables, tennis courts, a putting green, fitness equipment for adults and kids, a concert amphitheater, basketball courts, practice fields, and pickle ball courts. The park could also contain a visitor's center.<sup>31</sup>

Page 93

**PF 1.1** Meet the General Plan standard for at least three acres of parkland per 1,000 residents for parks less than 40 acres in size and strive to provide park space within a 1/4 mile walk of at least 85 percent of all existing and future residential units.<sup>32</sup>

**PF 1.5** Encourage the inclusion of neighborhood-serving amenities such as playgrounds, dog runs, picnic tables, barbeques, benches, and produce-growing community gardens in new residential subdivisions; and review Development Code requirements to incorporate such amenities.<sup>33</sup>

**PF 1.8** Initiate a citywide community review of the proposed regional park designation as shown on Map 4-2 and collaborate with residentscultivate a participatory strategy<sup>34</sup> to identify the desired amenities and agricultural features to be incorporated along with methods to fund its development.

---

<sup>30</sup> Public Draft | Comment ID: 24-4

<sup>31</sup> Public Draft | Comment ID: 29-5 (Staff)

<sup>32</sup> Public Draft | Comment ID: 26-2

<sup>33</sup> Public Draft | Comment IDs: 17-3, 26-2

<sup>34</sup> Public Draft | Comment ID: 24-7

Page 94

**PF 1.10** Develop the Herndon Canal as a Class I trail, on the north side of the canal west of Veteran's and on the south side east of Veteran's ~~consistent with the ATP~~<sup>35</sup> and integrate it within the proposed regional park site while requiring new development abutting the segment between Highway 99 and Veteran's Boulevard to provide open space and active frontage (i.e. front doors, windows, balconies, etc.) to support active use and safety for the trail.

**PF 1.14** Through conditions of approval or other mechanisms and strategies, ensure the preservation and promotion of the José Garcia Adobe and other historic resources in, and elevate it as an important historic resource of the West Area.<sup>36</sup>

Page 131

**LUH 1.1** Continue to implement policies that encourage orderly development and discourage premature development (i.e. leapfrog development)<sup>37</sup> of land near the planned urban fringe.

**LUH 1.2** Uphold the General Plan's vision for the sequencing of development ~~priority~~ areas, ~~focusing~~ Focus new development on land within the City Limits first, followed by land within ~~the~~ Growth Area 1.<sup>38</sup>

**LUH 1.4** Create a Small Area Plan for the West Shaw Avenue Town Center, which shall incorporate the Highway City Neighborhood Specific Plan Area,<sup>39</sup> to further refine and support orderly, transit-oriented urban design and development.

Page 132

**LUH 2.2** Encourage new non-agricultural and non-recreational uses to provide a protective ~~agricultural buffer~~ setback from the Sphere of Influence.<sup>40</sup>

**LUH 2.23** Partner with the Fresno County Farm Bureau and other agriculture-focused organizations to develop a strategy to fund, protect, and promote agriculture in the

---

<sup>35</sup> Revised Public Draft | Comment ID: 29-18 | Staff on 06/13/2022

<sup>36</sup> Public Draft | Comment IDs: 24-10, SC-2 | Steering Committee on 03/07/2022

<sup>37</sup> Public Draft | Comment IDs: 24-10, SC-4 | Steering Committee on 02/03/2022

<sup>38</sup> Public Draft | Comment ID: 24-11

<sup>39</sup> Revised Public Draft | Comment ID DC-1 | District 1 Project Review Committee on 05/03/2022

<sup>40</sup> Public Draft | Comment IDs: 24-14, SC-7 | Steering Committee on 03/07/2022

West Area. The strategy should include an examination of potential funding and grant opportunities as well as appropriate activities to support, including, but not limited to: agritourism, farmers markets, shipping container farms/markets,<sup>41</sup> farm incubators, farmland preservation, marketing & wayfinding programs, etc.

**LUH 2.34** Promote the planting of home, school, and community gardens and consider revising the Development Code to remove provisions that prevent the keeping of chickens, bees, and goats.

**LUH 2.54** Continue to apply the ANX overlay to rural and agricultural properties annexed into the city until a subsequent subdivision, rezoning, or special permit is approved for the property. Upon application for such a subsequent entitlement, permitted uses will be reconsidered for conformance to city zoning standards.

**LUH 2.65** Encourage new developments to incorporate agricultural features, such as agrihood-style amenities, community gardens, container farms,<sup>42</sup> farmers market plazas, or public art celebrating the West Area's agricultural heritage.

**LUH 2.76** Consider adopting an Urban Agriculture Incentive Ordinance to allow the reduction of property tax assessments on land dedicated to small-scale agriculture use, in alignment with AB 465.

Page 132

**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 – with a special focus on Catalytic Corridors.<sup>43</sup>

LUH 3.2 Support the formation of a group or committee – led by West Area community members with participation from City of Fresno staff, community groups, and community businesses – that works to identify specific types of retail and commercial development sought for the West Area, form ideas for specific projects, and promote their development. This group may be considered as a subcommittee to a neighborhood association and/or a Specific Plan Implementation Committee.<sup>44</sup>

---

<sup>41</sup> Public Draft | Comment ID: 12-27

<sup>42</sup> Public Draft | Comment ID: 12-27

<sup>43</sup> Public Draft | Comment ID: 12-12

<sup>44</sup> Public Draft | Comment ID: 12-12

LUH 3.23 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 3.34 Support the co-location of community centers, such as libraries, within retail nodes to increase mutually supportive pedestrian activity.

LUH 3.45 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.

LUH 3.56 Continue to enforce strict application review processes and solicit community input regarding retail establishments with potential negative externalities such as liquor stores, tobacco and vapor stores, short-term loan and pawn shops, and adult stores.

LUH 3.67 Develop incentives to encourage redevelopment activities within the Highway City neighborhood to create a wide range of housing types and attractive, pedestrian-oriented commercial nodes.

LUH 3.78 Require transitions between land use types to emphasize the pedestrian experience. This should include, but is not limited to, attention to lighting, pathways, landscaping, fence types, and frequency of entry points.

LUH 3.89 Encourage ~~use of a gridded~~ street patterns in new development ~~for that~~ optim~~ize~~al connectivity, such as a gridded street pattern.<sup>45</sup>

Page 134

LUH 5.1 Consider updating the Development Code so that when land proposed for urban development abuts active farmland, planned farmland, or rural residential, the new project shall include and provide for the maintenance of one of the following design features to provide a rural/urban buffer:

- Provide landscaping and setbacks to fully obscure the new development's buildings and fences.

---

<sup>45</sup> Public Draft | Comment IDs: 12-14, 24-19

- Do not include fencing, or provide only see-through fencing no greater than four feet in height between the new development and the existing property.
- Provide open space such as edible gardens, landscaped walkways, trails or ~~permanent on-site flood control/drainage facilities~~ ~~rain gardens~~ to be no less than 30 feet in width.<sup>46</sup>
- Locate boundary streets between the new and existing developments.

**LUH 6.3** Promote the use of porches, patios, stoops, gardens, balconies, etc. ~~“defensible space”~~ and require future residences to face parks, public streets, and/or public schools in order to provide natural surveillance (“eyes on the street”) and security for all users.<sup>47</sup>

Page 137

## **6.3 | Goals & Policies**

---

**I Goal 1** Pursue measures that implement the Goals of the Specific Plan.

**I 1.1** Establish a West Area Neighborhoods Specific Plan Implementation Committee with representatives from different areas within the Plan Boundary to pursue and evaluate implementing Policies.<sup>48</sup>

**I 1.2** Investigate the establishment of an Enhanced Infrastructure Financing District (EIFD) for the West Area to financially support the development of parks, trails, and open space and to address critical infrastructure gaps for active transportation.<sup>49</sup>

**I 1.3** Any substantial changes to the policies of this Plan shall occur through a robust public engagement process, which shall minimally include a) notifying community members in the Plan Area of proposed changes via direct mail, b) at least two community meetings, and c) solicitation of formal recommendations of the Specific Plan Implementation Committee and all District Review Committees representing the Plan Area.<sup>50</sup>

---

<sup>46</sup> Public Draft | Comment ID: 29-14 (Staff) | Updated by Staff on 04/20/2022 per FMFCD EIR letter

<sup>47</sup> Public Draft | Comment ID: 12-15

<sup>48</sup> Public Draft | Comment IDs: 10-1, 21-2, 24-6

<sup>49</sup> Public Draft | Comment IDs: 12-9, 26-3

<sup>50</sup> Revised Public Draft | Comment ID: 29-16 | Staff on 06/02/2022

## 6.3-4 | Implementation Summary Tables

Page 138

### IPR | Infrastructure & the Public Realm

#### IPR Goal 1

Improve access, movement, and safety for all transportation modes in the West Area.

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
IPR 1.1	Implement the Active Transportation Plan, ADA Transition Plan for ROW, and the General Plan to provide for complete, safe, and well-maintained sidewalk, bicycle, and trail networks that are compliant with the Americans with Disabilities Act, and which connect established and planned residential neighborhoods to destinations such as commercial and employment centers, schools, parks, and community centers.	Public Works	# of projects funded, in process, and completed # of projects addressing fragmentation
IPR 1.2 <sup>51</sup>	<u>Identify and address existing infrastructure gaps in the West Area; target remedies through the creation of a priority areas list.</u>	<u>Public Works/ Planning</u>	<u># gaps identified</u> <u># gaps/priority gaps closed</u>
IPR 1.3 <sup>52</sup>	Collaborate with Central Unified School District and Fresno County to support	Public Works, Police,	<u># of projects/ priority projects</u> <sup>54</sup>

<sup>51</sup> Public Draft | Comment ID: 12-3

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
	<p><u>complete routes to schools</u><del>Safe Routes to Schools</del><sup>52</sup> by collecting family travel data, prioritizing infrastructure improvements near schools, and promoting annual Walk &amp; Bike to School Days to encourage active transportation.</p> <p>a. <u>Priority routes to update include (but are not limited to)</u> a. Ashlan from <u>Cornelia to Hayes</u>, b. Valentine from <u>Shields to Clinton</u>, c. Dakota from <u>Brawley to Cornelia</u>, and d. Polk from <u>Clinton to Dayton</u>.<sup>53</sup></p>	PARCS/ Bicycle & Pedestrian Advisory Committee, CUSD, community groups	initiated/ completed # of schools/ students participating
IPR 1.34 <sup>55</sup>	Create a connected, safe, and pleasant pedestrian experience by requiring the provision of curb, curb ramps, gutter, streetlights, sidewalks, and street trees on both sides of the street in <u>and adjacent to all</u> new developments.	Public Works/ private developers	# linear feet of new sidewalk, curb, gutter, bike lanes # new street trees, streetlights in new developments <u># gaps closed</u>
IPR 1.45	Encourage the provision of amenities that enhance the pedestrian experience, such	Planning, Public Works/	# linear feet of sidewalk by

<sup>54</sup> Public Draft | Comment ID: 12-2

<sup>52</sup> Public Draft | Comment ID: 29-12

<sup>53</sup> Public Draft | Comment ID: 12-2

<sup>55</sup> Public Draft | Comment ID: 12-3

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
	as sidewalks that are 5-7 feet or wider to allow people to stroll both together or apart at comfortable distances, as well as benches, shade, greenery, and - in more prominent gathering places - water features (using rainfall or recycled water).	private developers	width # of benches
IPR 1.56	Require the installation of bicycle-supportive infrastructure to future development and roadway improvements, including bike parking facilities as well as through lanes and detection loops at every signaled intersection where Class II and Class IV bike lanes are existing and planned.	Public Works	% bike detection loops at intersections # added through bike lanes
IPR 1.67	Where Class II and Class IV bike lanes currently exist and are planned on roads with speeds of 30 mph or greater, add a painted buffer to the bike lane to provide improved safety and permit future installation of a protective barrier.	Public Works, Police	# roads with reduced speed # painted buffers added # reduction in collisions
IPR 1.78 <sup>56</sup>	Expand transit services in the West Area as development occurs, by locating routes near or adjacent to civic centers, schools, public parks, and retail centers <u>and explore feasibility to create a West Area-</u>	FAX	# added transit stops <u>route miles added</u> <u>% pop within 1/2</u>

<sup>56</sup> Public Draft | Comment IDs: 12-4, 12-26

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
	<p><u>Downtown Connector Route.</u></p>		<p><u>mile walk of transit stop</u></p> <p><u>% pop within 1/4 mile walk of transit stop</u></p>
IPR 1.89	<p>When a project generates Vehicle Miles Traveled (VMT) above an established threshold, require mitigation consistent with the City's VMT Program. If consistent with the Program, mitigation could potentially include funding for active transportation improvements, such as upgrades to bicycle, pedestrian, and transit infrastructure, transit service extensions, or contributions to an active transportation fund.</p>	<p>Planning, FAX, Public Works/ private developers</p>	<p># upgrades</p> <p>creation of fund</p> <p>\$ added to fund</p> <p><u>Δ VMT</u><sup>57</sup></p>
IPR 1.910	<p>When a development project is planned at major intersections or along a Catalytic Corridor with existing or future transit service, require enhancements to transit stops, such as sidewalks, benches, lighting, trash cans, accessibility improvements, shelters, and/or shading.</p>	<p>Planning, FAX, Public Works/ private developers</p>	<p># and type of added amenities</p>

<sup>57</sup> Public Draft | Comment ID: 12-5

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
IPR 1.101	When improvements related to large employers or schools (defined as having 100 or more employees or students) are proposed, consider requiring a subsidized transit pass program for employees and students.	FAX/ large employers, schools	# participating entities # transit passes
IPR 1.112	Improve multimodal transportation access <u>to the east side of across</u> Highway 99 by a) completing the Veterans Boulevard interchange project and the underpass at West Gettysburg Avenue, b) consider updating the ATP and General Plan to include potential future multimodal crossings (such as an extension of Cornelia Avenue either across Highway 99 or from Shaw to the future undercrossing at Gettysburg Avenue), and c) update Golden State Avenue in the ATP and General Plan to have enhanced bike facilities. <sup>58</sup>	Public Works	% project completion
IPR 1.123	Designate Grantland Avenue and Veterans Boulevard between <u>Shields—Clinton</u> <sup>59</sup> Avenue and its overcrossing of the railroad tracks as a boulevard area, with a required 30-foot landscaped setback. Planned elements of the city's master trail system may be located partially within this	Public Works	n/a

<sup>58</sup> Public Draft | Comment IDs: 1-1, 12-25, 21-1, 28-1

<sup>59</sup> Public Draft | Comment ID: 24-4

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
	setback.		
IPR 1.1 <u>34</u>	<p><u>Reduce the impacts of freight trucks through a) examining</u> <u>Examine</u> <u>truck routes in the West Area and to</u> provide a strategy to alter any routes that utilize lower-intensity residential roads or are near K-12 schools <u>and b) reviewing the Development Code for potential improvements that will help mitigate health impacts from freight-related uses.</u><sup>60</sup></p>	Planning, Public Works/ Caltrans	% project progress # subject routes altered
IPR 1.1 <u>45</u>	Continue to support and coordinate with California High Speed Rail to create a railroad overpass at Shaw Avenue and underpass at Herndon Avenue.	Public Works, CAHSR	n/a
IPR 1.1 <u>56</u>	Work to reduce roadway bottlenecking and collaborate with Caltrans and other regional partners to improve the interchange at Highway 99 and Shaw Avenue.	Public Works/ Caltrans, regional partners	# bottlenecks remedied % project progress

<sup>60</sup> Public Draft | Comment IDs: 7-2, 7-3, 7-4, 7-17, 7-19, 7-20

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
IPR 1.1 <sup>61</sup> 1.17	<p><u>Address issues of vehicle congestion in the West Area through a) studying congestion patterns, location, and traveler characteristics to determine potential solutions. Furthermore, new development should strive to promote active transportation to reduce auto-dependency and overall traffic impacts.</u></p>	<p><u>Public Works, Planning, FAX/ private developers</u></p>	<p><u>% project progress</u></p>
IPR 1.1 <sup>68</sup> 1.18	<p>Encourage the use of micromobility in the West Area, consider it when designing or retrofitting transportation-related infrastructure, and explore potential for integration with public transit.</p>	<p>Public Works, FAX/ Planning</p>	<p># projects initiated/ completed</p>
IPR 1.1 <sup>79</sup> 1.19	<p>As part of the next General Plan process, perform an analysis of access to transportation options across socio-economic factors to determine how to improve connections for currently under-resourced communities.</p>	<p>Planning/ FAX, community groups</p>	<p>% project progress</p>

Page 141

### IPR Goal 2

Provide streetscapes that are welcoming and safe to all users, instill a sense of place within the West Area, and contribute to the community's safety and quality of life.

---

<sup>61</sup> Public Draft | Comment IDs: 17-1, 20-1

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
IPR 2.1	Install traffic calming elements such as bulb outs and trees in pedestrian-oriented areas, such as at intersections and crosswalks to lower speeds and increase safety.	Public Works/ private developers	# of projects initiated/ completed # reduction in collisions
IPR 2.2	Install pedestrian safety features such as midblock crossings, especially near schools; leading pedestrian intervals at intersections; median refuge islands along wider streets; scramble crossings in high pedestrian areas; and pedestrian-scale lighting along major corridors, at crosswalks, and at transit stops. Midblock crossings near schools should include Pedestrian Hybrid Beacons (PHB) and traffic signal timing changes.	Public Works/ private developers	# of projects initiated/ completed # reduction in collisions
IPR 2.3	Build on the Highway 99 Beautification Master Plan and create attractive gateways from Highway 99 to the West Area.	Planning, Public Works/ private developers	# of projects initiated/ completed at gateways
IPR 2.4	Collaborate with the Fresno County Office of Tourism, the Vintners and Distillers of Fresno County, Fresno County Farm Bureau, and other potential partners to incorporate wayfinding signage throughout the West Area that promotes agritourism activities, including highlighting the	Public Works, Economic Dev./ Planning, named parties, ag. businesses	# of signs added

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
	locations of local wineries and farm stands.		
IPR 2.5	Consider implementing a streetlight banner program along major streets and other pedestrian-oriented areas to promote spatial identity and local celebrations, including a military service banner program for Veterans Boulevard to permit families to apply to have a banner hung in honor of their loved one's military service.	Public Works	# programs # banners
IPR 2.6	Collaborate with Central Unified School District to identify and facilitate needed streetscape improvements to add safety features, create unique landscapes, and enable student-led art projects to increase visibility and sense of place around local schools.	Public Works, CUSD/ community groups	# of projects initiated/ completed
IPR 2.7	Engage residents to identify cohesive neighborhoods within the West Area and develop landscape districts and arts strategies for each neighborhood.	Planning, Council, community groups/ Public Works	# strategies initiated/ completed
IPR 2.8	Encourage streetscape improvements to incorporate tactile, visual, and audial elements to allow broad enjoyment of the public realm and prioritize these elements where there is significant pedestrian activity at retail or commercial centers,	Planning, Public Works/ private developers	# added amenities

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
	schools, bus stops, public parks, community resource centers, and places of worship.		
IPR 2.9	Plant locally appropriate, drought-tolerant landscaping and, where possible, incorporate designs that can contribute to groundwater recharge, flood protection, and reduced urban heat island effects.	Public Works, private developers	# projects initiated/completed
IPR 2.10 <sup>62</sup>	<u>Increase tree canopy coverage in the West Area, with prioritization for areas that a) currently have minimal tree coverage, b) have a high level of pedestrian activity (ex. near schools, commercial centers, etc.) and c) are disproportionately exposed to pollution.</u>	<u>Public Works/ Planning</u>	<u>% tree coverage</u>

Page 143

### IPR Goal 3

Continue to plan for, properly manage, and preserve water resources and natural habitats in the West Area.

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
IPR	Encourage the incorporation of water	Planning/	# conservation

<sup>62</sup> Public Draft | Comment IDs: 7-8, 9-2, 9-3, 11-9

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
3.1	conservation methods in new development, such as greywater systems, drought-resilient landscaping, and reduction of nonporous surfaces.	private developers	features % reduction in water usage
IPR 3.2	Continue to evaluate Capital Improvement Programs and update them to add missing infrastructure and to meet the demand for new development.	Public Utilities	# of projects addressing fragmentation
IPR 3.3	Continue to set appropriate conditions of approval for each new development proposal to ensure that water resource facilities are in place prior to construction and building occupancy.	Public Utilities	n/a
IPR 3.4	Continue to plan for, install, and operate recycled water systems to benefit the West Area and to support local resource conservation goals.	Public Utilities	# projects initiated/ completed # added pipes
IPR 3.5	Utilize existing regulations and procedures, including but not limited to, the Development Code and the environmental review process, in order to conserve any existing or discovered wetland, riparian, or other sensitive habitats within the Plan Area.	Planning, private developers	# of habitats identified

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
IPR 3.6	Where sensitive biological habitats have been identified or are discovered on or immediately adjacent to a project site, the project shall include appropriate mitigation measures determined by a qualified biologist.	Planning, private developers	# of habitats identified # of mitigation measures determined
IPR 3.7	Coordinate with the California Department of Fish and Wildlife, Fresno County, and local watershed protection groups to identify potentially impacted aquatic habitat within the Plan Area and to develop management guidelines to be implemented by development, recreation, and other projects adjacent to ponds, ditches, canals, and other waterways.	Planning/ California Department of Fish & Wildlife, Fresno County, FID, private developers	# of habitats identified Management guidelines developed
IPR 3.8 <sup>63</sup>	<u>Plan for a groundwater recharge greenway, with an incorporated Class 1 trail, near the western edge of the West Area boundary.</u>	<u>Planning/ County. Public Works, FMFCD</u>	<u>plan completed</u>

<sup>63</sup> Public Draft | Comment ID: 12-24

## PF | Public Facilities

### PF Goal 1

Develop new parks, trails, and open space within the West Area.

Policy #	Policy	Responsible/Support Parties	Suggested Measurements
PF 1.1 <sup>64</sup>	PF 1.1 Meet the General Plan standard for at least three acres of parkland per 1,000 residents for parks less than 40 acres in size <u>and strive to provide park space within a 1/4 mile walk of at least 85 percent of all existing and future residential units.</u>	PARCS, Planning/ private developers	ratio parks to population <u>% pop within 1/4 mile walk to park</u>
PF 1.2	Establish new parks and open space through enforcement of Municipal Code requirements for new residential development; through the utilization of vacant and undevelopable land; and through partnerships with landowners, residents, community groups, and public agencies.	PARCS, Planning, Public Works/ private developers	# added parks <u>by type</u> <u># park acreage by type</u> <sup>65</sup>
PF 1.3	Pursue and advocate for new and prioritized funding sources for parks, trails, and open space.	PARCS, Public Works/ Planning, community groups	# grants applied \$ added % of cost for improvement achieved

<sup>64</sup> Public Draft | Comment ID: 26-2

<sup>65</sup> Public Draft | Comment ID: 12-8

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
PF 1.4	Ensure parks are accessible to community members by multiple modes of transportation -including via sidewalks, bicycle facilities (with bike parking), and transit services- consistent with the City of Fresno Parks Master Plan and Active Transportation Plan.	Private developers/ PARCS, Public Works, FAX	% of all multimodal options
PF 1.5	Encourage the inclusion of neighborhood-serving amenities such as playgrounds, dog runs, picnic tables, barbeques, benches, and produce-growing community gardens in new residential subdivisions.	Planning/ private developers	# added amenities
PF 1.6	Plan for parks that collectively provide community members with passive and active recreation opportunities to be used by residents and visitors of all ages. These include, but are not limited to: illuminated practice fields and courts, fitness equipment, concert space, public gathering space, nature observation, walking/jogging paths, and seating areas.	PARCS/ Planning, community groups	# parks planned # added amenities
PF 1.7	Develop new trails according to the Active Transportation Plan and General Plan MT-2 and explore additional future trails that can promote agritourism and access to the San Joaquin River.	Public Works/ ag. businesses, San Joaquin River Conservancy, community	# added trails

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
		groups	
PF 1.8	Initiate a citywide community review of the proposed regional park designation as shown on Map 4-2 and cultivate a participatory strategy to identify the desired amenities and agricultural features to be incorporated along with methods to fund its development.	Planning, PARCS, community groups	% project progress # participants in outreach
PF 1.9	Consider and explore the potential for shared parking and interconnected site design for the proposed regional park and adjacent existing and future commercial development to create efficient use of land and to generate a dynamic sense of activity between uses.	Planning, PARCS	# agreements # shared spaces # gateways to park
PF 1.10	Develop the Herndon Canal as a Class I trail, <u>on the north side of the canal west of Veteran's and on the south side east of Veteran's</u> consistent with the ATP, <sup>66</sup> and integrate it within the proposed regional park site. For the segment between Highway 99 and Veteran's Boulevard, additionally require new development to provide open space and active frontage (i.e. front doors, windows, balconies, etc.) to support active use and safety for the trail.	Public Works, Fresno Irrigation District/ PARCS, private developers	% project progress # compliant developments

<sup>66</sup> Revised Public Draft | Comment ID: 29-18 | Staff on 06/13/2022

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
PF 1.11	Provide trashcans and pet waste bins within parks and along trails to keep facilities tidy and enjoyable for all users.	PARCS	# bins
PF 1.12	Support the creation of an access point to the San Joaquin River to provide a wide range of unique recreational opportunities from fishing and boating/kayaking to nature viewing and general exercise.	San Joaquin River Conservancy/ private landowners, Public Works, PARCS, Planning	% project progress
PF 1.13	Formalize the existing pathway connecting the West Area to the east of Highway 99, in alignment with the Active Transportation Plan, and advocate for the preservation of the area around the future aquarium between Herndon Avenue, Highway 99, and the River to be conserved as open space.	San Joaquin River Conservancy/ Public Works, PARCS, Planning, Aquarius Aquarium	% project progress
PF 1.14	<u>Through conditions of approval or other mechanisms and strategies, ensure the preservation and promotion of the José Garcia Adobe and other historic resources in the West Area.</u> <u>Develop a mechanism or strategy to fund the preservation and maintenance of the historic Garcia Adobe,</u>	Planning/ private developers, community groups	\$ committed % project progress

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
	<del>and elevate it as a placemaking feature for the West Area.</del> <sup>67</sup>		
PF 1.15	Continue to support Central Unified School District's open campus policy, which provides recreational space for residents during non-school hours.	PARCS	n/a

Page 151

## LUH | Land Use & Housing

### LUH Goal 1

Promote the orderly development of the West Area.

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
LUH 1.1	Continue to implement policies that encourage orderly development and discourage premature development of land near the planned urban fringe.	Planning, Public Works	# annexations # added acres
LUH 1.2	LUH 1.2 Uphold the General Plan's vision for the sequencing of development <del>priority</del> areas, <u>focusing</u> , <u>Focus new</u> development on land within the City Limits first, followed by land within <del>the</del> Growth Area <u>1</u> . <sup>68</sup>	Planning	% within city limits % in growth area <u># annexations</u>

<sup>67</sup> Public Draft | Comment ID: SC-2 | Steering Committee on 03/07/2022

<sup>68</sup> Public Draft | Comment ID: 24-11

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
			<u># added acres</u> <u># developments</u> <sup>69</sup>
LUH 1.3	Promote development of vacant, underdeveloped, re-developable land within the Plan Area where existing and planned public infrastructure is available.	Planning	# developments
LUH 1.4	Create a Small Area Plan for the West Shaw Avenue Town Center, <u>which shall incorporate the Highway City Neighborhood Specific Plan Area</u> , <sup>70</sup> to further refine and support orderly, transit-oriented urban design and development.	Planning/ FAX	% project progress
LUH 1.5	Maintain the General Plan's requirement that new residential and commercial developments that require annexation pay their fair and proportional share of needed community improvements.	Planning	# annexations
LUH 1.6	Review annexation requirements for applications to demonstrate they will not lead to peninsular or leapfrogged development patterns, where the urban edge intrudes into agricultural and undeveloped land on three sides.	Planning	# annexations

<sup>69</sup> Public Draft | Comment ID: 12-10

<sup>70</sup> Public Draft | Comment ID DC-1 | District 1 Project Review Committee on 05/03/2022

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
LUH 1.7	Review annexation requirements for applications to demonstrate they will not lead to fragmented infrastructure systems, including bottlenecked roadway networks.	Planning	# annexations

Page 152

### LUH Goal 2

Increase opportunities to retain agricultural uses and promote agritourism within the West Area.

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
LUH 2.1	Continue to recognize existing Agricultural Land Conservation Contracts (i.e., Williamson Act contracts) and promote the enrollment of all Prime Farmland outside of the Sphere of Influence.	Planning, Economic Dev./ County, ag. businesses, community groups	# promotion activities # enrolled farms # added acres
LUH 2.2 <sup>71</sup>	<del>Encourage new non-agricultural and non-recreational uses to provide a protective agricultural buffer setback from the Sphere of Influence.</del>	Planning/ private developers	# projects w/setback
LUH 2.32	Partner with the Fresno County Farm Bureau and other agriculture-focused	Planning, Economic	% project progress

<sup>71</sup> Public Draft | Comment IDs: 24-14, SC-7 | Steering Committee on 03/07/2022

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
	<p>organizations to develop a strategy to fund, protect, and promote agriculture in the West Area. The strategy should include an examination of potential funding and grant opportunities as well as appropriate activities to support, including, but not limited to: agritourism, farmers markets, <u>shipping container farms/markets</u>,<sup>72</sup> farm incubators, farmland preservation, marketing &amp; wayfinding programs, etc.</p>	Dev./ Public Works, ag. businesses, community groups	# projects initiated/ completed
LUH 2.43	Promote the planting of home, school, and community gardens and consider revising the Development Code to remove provisions that prevent the keeping of chickens, bees, and goats.	Planning/ CUSD, community groups	# gardens % project progress # interactions w/promotional materials
LUH 2.54	Continue to apply the ANX overlay to rural and agricultural properties annexed into the city until a subsequent subdivision, rezoning, or special permit is approved for the property. Upon application for such a subsequent entitlement, permitted uses will be reconsidered for conformance to city zoning standards.	Planning	# added ANX to properties
LUH	LUH 2.6 Encourage new developments to	Planning/	# added

<sup>72</sup> Public Draft | Comment ID: 12-27

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
<b>2.65</b>	incorporate agricultural features, such as agrihood-style amenities, community gardens, <u>container farms</u> , <sup>73</sup> farmers market plazas, or public art celebrating the West Area's agricultural heritage.	private developers	amenities
<b>LUH 2.76</b>	Consider adopting an Urban Agriculture Incentive Ordinance to allow the reduction of property tax assessments on land dedicated to small-scale agriculture use, in alignment with AB 465.	City Council/ Planning, Economic Development	% project progress

Page 153

### 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.

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
<b>LUH 3.1</b>	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 <u>— with a special focus on Catalytic Corridors</u> . <sup>74</sup>	Private developers/ Economic Dev., Planning	# applications # approved

<sup>73</sup> Public Draft | Comment ID: 12-7

<sup>74</sup> Public Draft | Comment ID: 12-12

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
LUH 3.2	<p><u>Support the formation of a group or committee – led by West Area community members with participation from City of Fresno staff, community groups, and community businesses – that works to identify specific types of retail and commercial development sought for the West Area, form ideas for specific projects, and promote their development. This group may be considered as a subcommittee to a neighborhood association and/or a Specific Plan Implementation Committee.</u><sup>75</sup></p>	<u>Community members/ Economic Dev., Planning, City Council</u>	<u>group formed</u> <u># projects</u>
LUH 3.23 <sup>76</sup>	<p><u>Consider updating</u><sup>76</sup> 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.</p>	Planning	% project progress
LUH 3.43	Support the co-location of community centers, such as libraries, within retail nodes to increase mutually supportive pedestrian activity.	Private developers/ Economic Dev., Planning	# co-located retail & community centers
LUH 3.45	Encourage the development of more adaptable retail formats, such as open-air	Private developers/	# new and expanded

<sup>75</sup> Public Draft | Comment ID: 12-12

<sup>76</sup> Public Draft | Comment ID: 29-10 (Staff)

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
	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.	Economic Dev., Planning	businesses # local businesses <u># of "highly adaptable" developments</u> <sup>77</sup>
LUH 3.56	Continue to enforce strict application review processes and solicit community input regarding retail establishments with potential negative externalities such as liquor stores, tobacco and vapor stores, short-term loan and pawn shops, and adult stores.	Planning	# applications # approved
LUH 3.67	Develop incentives to encourage redevelopment activities within the Highway City neighborhood to create a wide range of housing types and attractive, pedestrian-oriented commercial nodes.	Planning, Economic Dev.	% project progress # applications # approved
LUH 3.87	Require transitions between land use types to emphasize the pedestrian experience. This should include, but is not limited to, attention to lighting, pathways, landscaping, fence types, and frequency of entry points.	Planning	n/a

<sup>77</sup> Public Draft | Comment ID: 12-13

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
LUH 3.89	Encourage <del>use of a gridded</del> street patterns in new development <del>for that</del> optimize connectivity, <u>such as a gridded street pattern.</u> <sup>78</sup>	Planning	n/a

Page 158

### LUH Goal 5

Provide for urban edge transitions that respect existing rural residential and agricultural uses.

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
LUH 5.1	<p>Consider updating the Development Code so that when land proposed for urban development abuts active farmland, planned farmland, or rural residential, the new project shall include and provide for the maintenance of one of the following design features to provide a rural/urban buffer:</p> <ul style="list-style-type: none"> <li>• Provide landscaping and setbacks to fully obscure the new development's buildings and fences.</li> <li>• Do not include fencing, or provide only see-through fencing no greater than four feet in height between the new development and the existing property.</li> <li>• Provide open space such as edible</li> </ul>	Private developers/ Planning	# and type of features used

<sup>78</sup> Public Draft | Comment IDs: 12-14, 24-19

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
	<p>gardens, landscaped walkways, or <del>permanent on site flood control/drainage facilities</del><ins>rain gardens</ins> to be no less than <u>30</u><sup>15</sup> feet in width.<sup>79</sup></p> <ul style="list-style-type: none"> <li>• Locate boundary streets between the new and existing developments.</li> </ul>		

### LUH Goal 6

Establish clean, safe, and stable housing opportunities that provide for a variety of housing types styles available to people of all incomes, ages, and family sizes; and strengthen the pride and identity of residential neighborhoods.

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
LUH 6.1	Encourage the development of housing to accommodate multi-generational and aging households, including incorporating Accessory Dwelling Units into new housing designs.	Planning/ private developers	# developments
LUH 6.2	As part of the next General Plan process, perform an analysis of access to housing options across socio-economic factors to determine how to improve opportunities for currently under-resourced communities.	Planning/ community groups, private developers	% project progress

<sup>79</sup> Public Draft | Comment ID: 29-14 | Staff on 04/20/2022 per FMFCD EIR comment letter and typo fix

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
LUH 6.3	Promote the use of <u>porches, patios, stoops, gardens, balconies, etc.</u> “defensible space” and require future residences to face parks, public streets, and/or public schools in order to provide natural surveillance ( <u>“eyes on the street”</u> ) and security for all users. <sup>80</sup>	Planning	n/a
LUH 6.4	Continue to support and develop resources for property owners to improve and maintain the conditions and appearance of existing residential structures.	Planning, Code Enforcement	# interactions w/resources # people served

Page 157

## I | Implementation

### I Goal 1

Pursue measures that implement the Goals of the Specific Plan.

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
I 1.1 <sup>81</sup>	<u>Establish a West Area Neighborhoods Specific Plan Implementation Committee with representatives from different areas within the Plan Boundary to pursue and evaluate implementing Policies.</u>	<u>City Council/ Planning</u>	<u>Committee established</u>
I 1.2 <sup>82</sup>	<u>Investigate the establishment of an Enhanced Infrastructure Financing District</u>	<u>PARCs, Planning, Public Works /</u>	<u>report on EIFD investigation</u>

<sup>80</sup> Public Draft | Comment ID: 12-15

<sup>81</sup> Public Draft | Comment IDs: 10-1, 21-2, 24-6

<sup>82</sup> Public Draft | Comment IDs: 12-9, 26-3

	<u>(EIFD) for the West Area to financially support the development of parks, trails, and open space and to address critical infrastructure gaps for active transportation.</u>	<u>City Council</u>	<u>completed</u> <u>EIFD established</u>
<u>I 1.3<sup>83</sup></u>	<u>Any substantial changes to the policies of this Plan shall occur through a robust public engagement process, which shall minimally include a) notifying community members in the Plan Area of proposed changes via direct mail, b) at least two community meetings, and c) solicitation of formal recommendations of the Specific Plan Implementation Committee and all District Review Committees representing the Plan Area.</u>	<u>Planning/ plan amendment applicants</u>	<u>n/a</u>

Page 162

**Catalytic Corridors.** Streets in the West Area that are envisioned to be vibrant, highly walkable areas with broad sidewalks, trees and other landscaping, and local-serving uses with new buildings that step down in relationship to the scale and character of adjacent neighborhoods. The Corridors are West Shaw Avenue, West Ashlan Avenue, Veterans Boulevard, West Shields Avenue, West Clinton Avenue, and North Blythe Brawley<sup>84</sup> Avenue.

Community Meeting. A meeting held in the Plan Area that is widely noticed at least two weeks prior to the meeting date.<sup>85</sup>

Page 166

Substantial Changes. In reference to policies: changes that alter or amend the intent of the policy as written, as determined by the City Attorney's Office. This definition is not inclusive of minor revisions (i.e. fixing typos or improving clarity of the language).<sup>86</sup>

---

<sup>83</sup> Revised Public Draft v1 | Comment ID: 29-16 | Staff on 06/02/2022

<sup>84</sup> Public Draft | Comment ID: SC-6 | Steering Committee on 03/07/2022

<sup>85</sup> Revised Public Draft | Comment ID: 29-17 | Staff on 06/02/2022

<sup>86</sup> Revised Public Draft | Comment ID: 29-17 | Staff on 06/02/2022

- Updated Acknowledgements page to include current Planning Commissioners<sup>87</sup>

## Maps

- Create a map to outline the proposed changes identified in IPR 1.11<sup>88</sup>
- Add text to Map 1-4: "CalEnviroScreen is associated with Census Tracts and the Tracts in West Area extend beyond the Plan Boundary."<sup>89</sup>
- Update Map 1-4 to better show the city limits and Plan Boundary. Update maps with CalEnviroScreen 3.0 to CalEnviroScreen 4.0.<sup>90</sup>
- Update Map 3-1 to move Blythe to Brawley and add West Shields<sup>91</sup>
- Update Map 4-1 to include all CFD-developed parks.<sup>92</sup>
- Update Map 4-2 to show the current and proposed park space and the current and proposed Class 1 trails.<sup>93</sup>
- Update Map 5-3 to show previously missing parcel.<sup>94</sup>
- Update maps to show Island Waterpark Drive.<sup>95</sup>

---

<sup>87</sup> Revised Public Draft | Updated by Staff on 06/27/2022

<sup>88</sup> Public Draft | Comment IDs: 1-1, 12-25

<sup>89</sup> Public Draft | Comment ID: 11-6

<sup>90</sup> Public Draft | Comment ID: 11-2

<sup>91</sup> Public Draft | Comment ID: SC-6 | Steering Committee on 03/07/2022

<sup>92</sup> Public Draft | Comment ID: 12-21

<sup>93</sup> Public Draft | Comment ID: 11-10

<sup>94</sup> Public Draft | Comment ID: 29-15 (Staff) | Updated by Staff on 04/20/2022

<sup>95</sup> Public Draft | Comment ID: 12-20