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2015 JUL 15 PM 2 03

Agenda Item: ID#15-643 (2:00 P.M.#2)

Date: 7/16/15

CITY CLERK, FRESNO CA

FRESNO CITY COUNCIL

City of
FRESNO 

Supplemental Information Packet

Agenda Related Item(s) – ID#15-643 (2:00 P.M.#2)

Contents of Supplement: PowerPoint and additional information

Item(s)

RESOLUTION - Consideration for Plan Amendment Application No. A-15-001 and related Environmental Assessment for property located within the planning area of the Fresno General Plan (Council District 1-7)

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.



Development and Resource Management Department

2600 Fresno Street, Third Floor
Fresno, California 93721-3604
(559) 621-8277 FAX (559) 498-1012

Jennifer K. Clark, AICP, Director

TO: FRESNO CITY COUNCIL
THROUGH: JENNIFER K. CLARK, DIRECTOR 
FROM: SOPHIA PAGOULATOS, PLANNING MANAGER 
RE: ITEM 15-643, PLAN AMENDMENT NO. A-15-001
DATE: JULY 15, 2015

CITY CLERK FRESNO CA

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This purpose of this memo is to forward the recommendations of the Airport Land Use Commission and Council District Plan Implementation Committees on the above item, as these bodies did not meet until after the preparation of the staff report.

Enclosures:

1. Table 1
2. Powerpoint Presentation

Table 1: General Plan Land Use Map Potential Clean Up Items

Council District	ID. #	Page #	Location	Acres	Land Use Change Request "From"	Land Use Request Change "To"	Staff Recommendation	ALUC Actions	Council District Plan Implementation Committee Recommendation	Planning Commission Recommendation
3	1	11	APN 487-180-03, 04, 05, 06, 10, and 11 at NW corner of Cedar and North Avenues	3.76	Heavy Industrial	Light Industrial	Approval	Not Applicable	No Comment	
5	2	12	APN 313-280-72 at NE corner of Fowler Ave and Fancher Creek Dr	3.64	Residential Medium	Community Commercial	Approval	Not Applicable	Approval	
5	3	12	Fancher Creek Trail east of Clovis Ave, west of Fowler Ave, north of Kings Canyon Rd, and south of Belmont Ave	2.6	Regional Mixed-Use	Open Space (Trail)	Denial	Not Applicable	Denial	
				3.11	Residential Medium Low	Open Space (Trail)	Denial	Not Applicable	Denial	
				7.19	Residential Medium	Open Space (Trail)	Denial	Not Applicable	Denial	
5	4	12	Fancher Creek Town Center: portion of APN 313-021-01 and 313-101-24 on Clovis Ave at Tulare Ave	2	Regional Commercial	Ponding Basin	Withdrawn	Not Applicable	Withdrawn	
6	5	1	Copper River Ranch (north of Copper Ave, east of Friant Rd and west of Willow Ave): portion of APN 579-074-01S at 1352 E. Copper River Dr	3	Residential Medium High	Residential Urban Neighborhood	Approval	Not Applicable	Approval	
6	6	1	Copper River Ranch (north of Copper Ave, east of Friant Rd and west of Willow Ave): portion of APN 579-074-54S at 11479 N. Willow Ave	2.95	Residential Medium High	Residential Medium Low	Approval	Not Applicable	Approval	
6	7	1	Copper River Ranch (north of Copper Ave, east of Friant Rd and west of Willow Ave): portion of APN 579-074-54S at 11479 N. Willow Ave	10.08	Residential Medium High	Residential Medium	Approval	Not Applicable	Approval	
6	8	1	Copper River Ranch (north of Copper Ave, east of Friant Rd and west of Willow Ave): APN 579-074-37S and portion of 54S at 11479 N. Willow Ave	12.85	Residential Medium High	Residential Medium Low	Approval	Not Applicable	Approval	
6	9	1	Copper River Ranch (north of Copper Ave, east of Friant Rd and west of Willow Ave): APN 579-074-42S and 44S	5.27	Open Space	Residential Medium	Approval	Not Applicable	Approval	
6	10	1	Copper River Ranch (north of Copper Ave, east of Friant Rd and west of Willow Ave): APN 579-074-78S	26.82	Residential Medium High	Residential Medium	Approval	Not Applicable	Approval	
6	11	1	Copper River Ranch (north of Copper Ave, east of Friant Rd and west of Willow Ave): portion of APN 579-074-68S	5.31	Residential Medium High	Residential Medium	Approval	Not Applicable	Approval	
				1.35	Community Commercial	Residential Medium	Approval	Not Applicable	Approval	
6	12	1	Copper River Ranch (north of Copper Avenue, east of Friant Road and west of Willow Avenue): portion of APN 579-074-65S	12	Community Commercial	Residential Medium High	Approval	Not Applicable	Approval	
1	13	7	APN 512-050-56 (3670 N. Grantland Ave, Fresno County, just south of Ashlan Ave)	18.95	Residential High	Business Park	Approval	Not Applicable	Denial	
5	14	12	APN 313-040-55 (6781 E. Kings Canyon Rd just west of Temperance Ave)	8.98	Office	Business Park	Approval	Not Applicable	Approval	
5	15	13	APN 481-100-08 and 481-130-15 (2518 and 2530 S. Clovis Ave just north of Jensen Ave)	13.49	Office	Business Park	Approval	Not Applicable	Approval	
5	16	12	APN 472-050-22 (711 S. Minnewawa Avenue, Fresno County) and 472-050-02 (SE corner of Kings Canyon Rd and Minnewawa Ave, Fresno County)	3.06	Corridor/Center Mixed-Use	Residential Medium Low	Denial	Not Applicable	Denial, Recommend Residential Low Density	
1	17	7	APN 512-050-19 and 512-130-12 (3832 and 3888 N. Grantland Ave, Fresno County)	18.75	Residential High	Residential Medium	Approval	Not Applicable	Approval	
3	18	8	APN 442-060-33 (3508 W. Clinton Ave, Fresno County just west of Valentine Ave)	4.65	Residential Medium Low	Residential Medium High	Approval	Not Applicable	Approval	
2	19	4	APN 504-081-35S (Veterans Blvd and Sierra Ave)	0.89	Park	Community Commercial	Approval	Not Applicable	Approval	
2	20	4	APN 504-081-38S (Veterans Blvd and Sierra Ave)	2.67	Residential Urban Neighborhood	Community Commercial	Approval	Not Applicable	Approval	
2	21	4	APN 504-081-39S and 40S (Veterans Blvd and Sierra Ave)	11.28	Light Industrial	Residential Urban Neighborhood	Withdrawn	Not Applicable	Withdrawn	
1	22	7	Universal Park: APN 510-170-48T (5780 W. Gettysburg Ave) and 510-030-26T	7.87	Residential Medium Low	Park	Approval	Not Applicable	Approval	
5	23	12	APN 472-022-12 and APN 472-022-05 (718 and 810 S. Minnewawa Ave, Fresno County) at SW corner of Minnewawa Ave and Kings Canyon Rd	9.02	Corridor/Center Mixed-Use (Dual Designation Land Use Map)	Residential Medium Low (Dual Designation Land Use Map)	Withdrawn	Not Applicable	Withdrawn	
4	24	14	Final Map 6067: APN 310-270-10, 11, and 12 on Locan Ave just north of Shields Ave	23.31	Residential Medium	Residential Medium Low	Approval	Not Applicable	Approval	
2	25	6	a. APN 509-030-69S (NE corner of Figarden Dr at Gates Ave)	10.17	Community Commercial	Residential Medium	Approval	Not Applicable	Approval	
			b. APN 509-030-72S (5613 N. Gates Ave)	3.23	Community Commercial	Residential Urban Neighborhood	Approval	Not Applicable	Approval	

			c. APN 509-030-74S (5550 N. Figarden Dr)	8.22	Community Commercial	Residential Medium High	Approval	Not Applicable	Approval	
7	26	10	Martin Ray Reilly Park: APN 456-221-21T (4806 E. Harvey Avenue at SW corner of Chestnut Ave and HWY 180)	3	Blank	Park	Approval	Not Applicable	Not Applicable, in District 7 which does not have a Committee	
				0.38	Residential Medium	Park	Approval	Not Applicable	Not Applicable, in District 7 which does not have a Committee	
3	27	9	Mission Ranch (NW of Hughes Ave and Kearney Blvd): APN 464-020-13	5	Residential Urban Neighborhood (Dual Designation Land Use Map)	Residential Medium Low (Dual Designation Land Use Map)	Approval	Consistant	No Comment	
3	28	9	Mission Ranch (SW of Hughes Ave and Kearney Blvd): part of APN 464-060-17	5	Residential Urban Neighborhood (Dual Designation Land Use Map)	Residential Medium Low (Dual Designation Land Use Map)	Approval	Not Applicable	No Comment	
3	29	9	Mission Ranch (SW of Hughes and California Avenues): APN 477-021-09	20.89	Residential High (Dual Designation Land Use Map)	Residential Medium Low (Dual Designation Land Use Map)	Approval	Not Applicable	No Comment	
3	30	9	Mission Ranch (SW corner of Hughes and California Avenues): APN 477-021-10, 11 and part of 14	20	Residential Medium (Dual Designation Land Use Map)	Residential Medium Low (Dual Designation Land Use Map)	Approval	Not Applicable	No Comment	
6	31	2	APN 417-240-03 and 402-220-60 (8462 and 8468 N. Friant Rd at NE corner of N. Friant Rd and Fresno St)	15.94	Office	Community Commercial	Approval	Not Applicable	Approval	
5	32	11	Calwa Hotel: APN 487-122-02 (3978 E. Calwa Ave)	0.25	Residential Medium	Neighborhood Mixed-Use	Approval	Not Applicable	Approval	
6	33	2	APN 404-071-45 (NW corner of Chestnut and Alluvial Avenues)	18.52	Residential Medium	Residential Medium High	Approval	Not Applicable	Denial	
2	34	6	APN 509-020-35S (5351 N. Salinas Ave.)	12.28	Residential Medium High	Residential Urban Neighborhood	Approval	Not Applicable	Approval with Traffic Impact Study Condition	
6	35	2	APN 403-030-07 (1801 E. Shepherd Ave) at SE corner Shepherd and Chance Avenues	2.8	Residential Medium High	Residential Urban Neighborhood	Approval	Not Applicable	Denial	
2	36	3	Gunnar Andros Figarden: APN 417-140-14, 15, 16, 26 and 27 (5210, 5240, 5250, 5260 and 5292 N. Palm Ave) 417-231-16, 17 and 19 (5200 and 5204 N. Palm Ave), 417-240-03 and 37 (507 and 525 W. San Jose Ave)	16.99	Office	Regional Mixed-Use	Approval	Not Applicable	Approval	
				2.33	Corridor/Center Mixed-Use	Regional Mixed-Use	Approval	Not Applicable	Approval	
				2.38	Residential Medium Low	Regional Mixed-Use	Approval	Not Applicable	Approval	
2	37	5	APN 507-030-12ST (6985 N. Brawley Ave at the SW corner of Herndon and Brawley Avenues)	1.8	Office	Commercial General	Approval	Consistant	Approval	
				6.25	Office	Clear Zone	Approval	Consistant	Approval	
				3.93	Office	Residential Medium	Approval	Deferred	Approval	
2	38	6	Eisner Family Trust: APN 509-290-07 (5633 N. Figarden Dr)	2.29	Office	Community Commercial	Approval	Not Applicable	Approval	
4	39	14	APN 310-201-12 (3605 N. Armstrong Ave)	2.45	Residential Low	Residential Medium Low	Approval	Not Applicable	Approval	
4	40	12	APN 456-030-34T and part of APN 456-030-51 (5445 and 5471 E. Belmont Ave) at NW corner Belmont and DeWitt Avenues	5	Neighborhood Park	Residential Medium High	Approval	Not Applicable	Approval	
2	41	6	Part of APN 508-110-47S (5126 W. Mission Ave) and 508-119-46S (5185 N Golden State Blvd)	0.45	Residential Medium	Commercial General	Approval	Not Applicable	Approval	

CONSIDERATION OF:

Plan Amendment Application No. A-15-001 and related Environmental Assessment

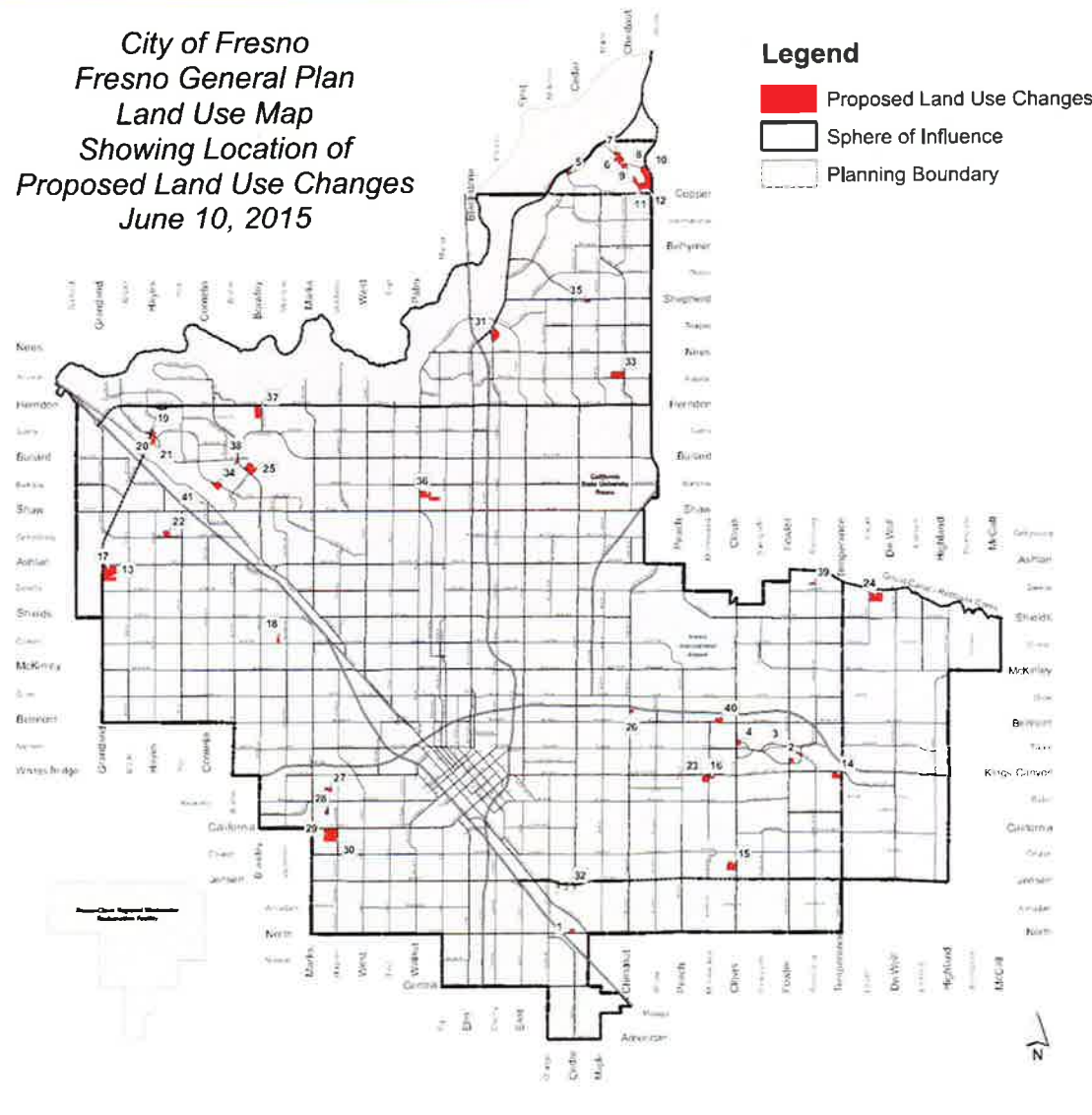
*filed by the City of Fresno
Development and Resource Management Director*

*Fresno City Council
July 16, 2015*

Vicinity Map

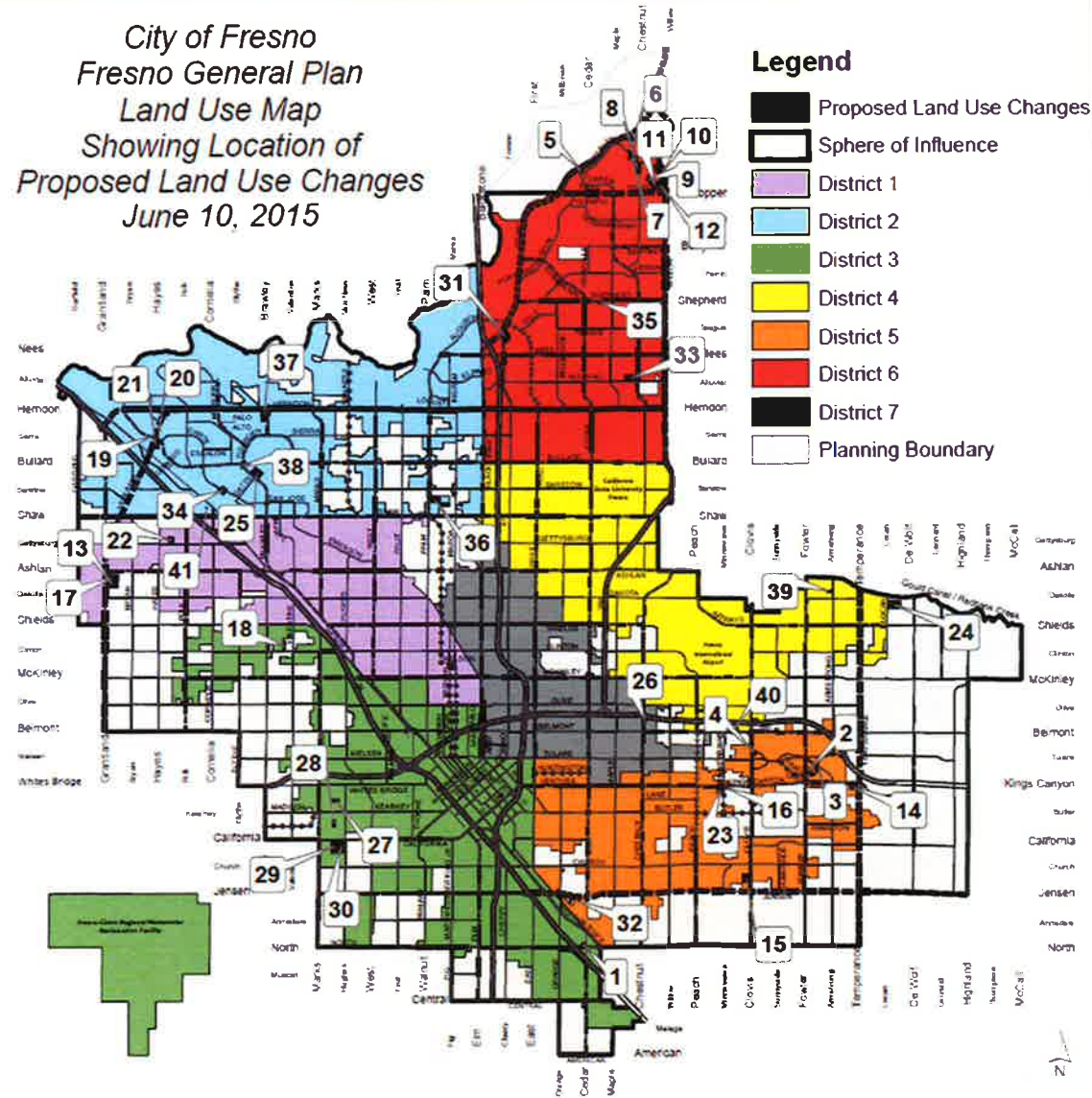
**Approximately
394 acres of
property
located within
the Planning
Area of the
City of Fresno**

*City of Fresno
Fresno General Plan
Land Use Map
Showing Location of
Proposed Land Use Changes
June 10, 2015*



Council District Map

City of Fresno
Fresno General Plan
Land Use Map
Showing Location of
Proposed Land Use Changes
June 10, 2015



Types of Land Use Changes included in A-15-001

- **Requests referred back to staff** for further analysis by City Council at the General Plan adoption hearing on December 18, 2014 (Requests 1-21)
- **General Plan Land Use Map Corrections** (Requests 22-32);
- **Requests to revert** back to the land use shown on the initiation draft of the General Plan (Requests 19, 33-35); and
- **Miscellaneous City-Initiated Requests (36-41).**

Summary of Changes

- Proposed changes in land use result in an estimated reduction of 370 dwelling units and 734,000 commercial square feet
- **Residential:** dwelling units shifted from residential high and medium high densities to residential urban neighborhood, regional mixed use, medium, and medium low densities
- **Commercial:** square footage shifted from office to other commercial uses and regional mixed use;
- **Industrial:** 3.76 acres of heavy industrial are proposed as light industrial, business park increased
- **Park:** Park land increased by approximately 5 acres

Environmental Assessment

- Negative Declaration
- No additional impacts or mitigation measures necessary, as all potential impacts are covered by:
 - General Plan objectives and policies, and
 - General Plan Master EIR Mitigation Measures
- Project specific environmental review may still be required

Public Notice

- **June 11, 2015:** Environmental Assessment published in Fresno Bee and posted at the County Clerk and on line
- **June 19, 2015:** Public hearing notice published in Fresno Bee and posted on all properties;
- **July 3, 2015:** Notice published in Fresno Bee
- **July 7 – 13:** Council District Plan Implementation Committee Review
- **July 13, 2015:** ALUC Review

Public Input

- **June 12, 2015:** letter from J. Roberts of Granville Homes requesting that the 40 acre park on the Mission Ranch property be removed and designated medium low density residential. Related to Request 27.
- **June 15, 2015** letter from M. Sigala on Fancher Creek requesting withdrawal of Request 4.
- **July 1, 2015:** Planning Commission testimony and correspondence from Joan Caskey and Felix Torres in opposition to Request 34;
- **July 1, 2015:** Planning Commission testimony from Mary Nonig Law and Edward D. Law III in opposition to Request 37.

Public Input (cont)

- **July 1, 2015:** Planning Commission testimony and letter from Ashley Werner of Leadership Counsel in opposition to staff recommendation.
- **July 1, 2015:** Planning Commission testimony from Jeffrey L. Johnson in opposition to staff recommendation on Request 33.
- **July 1, 2015:** Planning Commission testimony from Sue Williams in opposition to staff recommendation on Request 16.
- **July 2, 2015:** Letter from D. Ellsworth of Newmark Grubb Pearson Commercial requesting withdrawal of Request 21

Staff Recommendation

- Requests 4, 21 and 23 shall be removed from Plan Amendment No. A-15-001; and
- Requests 3 and 16 shall be denied.

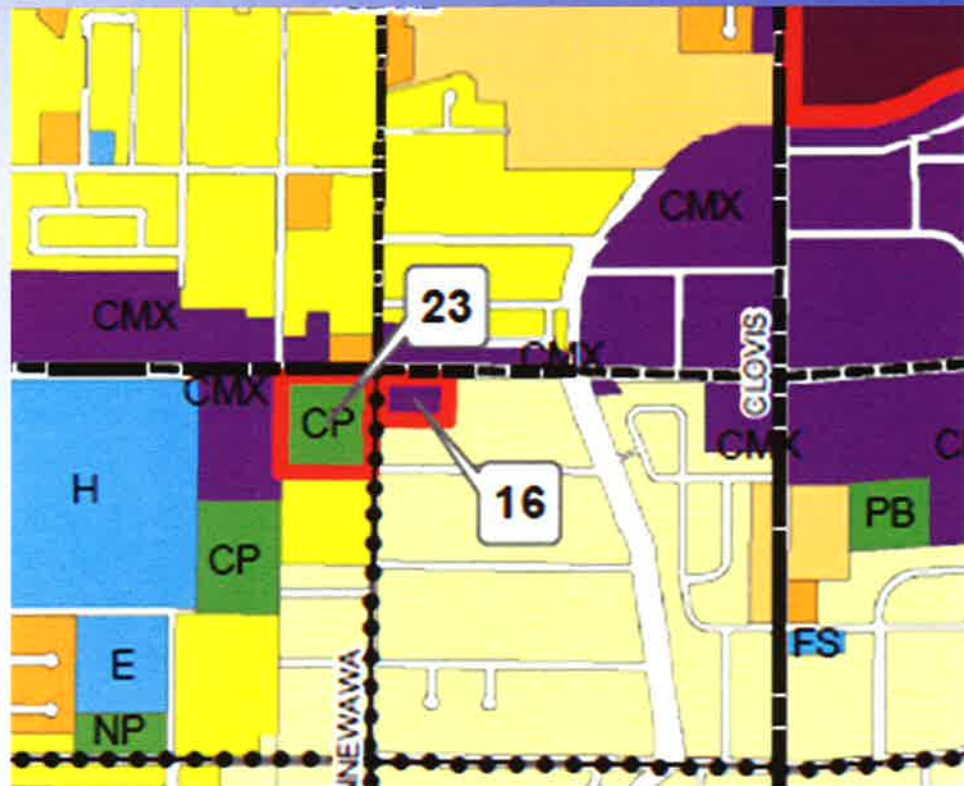
Request 3

3	Fancher Creek Trail east of Clovis Ave, west of Fowler Ave, north of Kings Canyon Rd, and south of Belmont Ave	2.6	Regional Mixed-Use	Open Space (Trail)
		3.11	Residential Medium	Open Space (Trail)
		7.19	Residential Medium	Open Space (Trail)



Request 16

16	12	APN 472-050-22 (711 S. Minnewawa Avenue, Fresno County) and 472-050-02 (SE corner of Kings Canyon Rd and Minnewawa Ave)	3.06	Corridor/Center Mixed-Use	Residential Medium Low
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Planning Commission Action

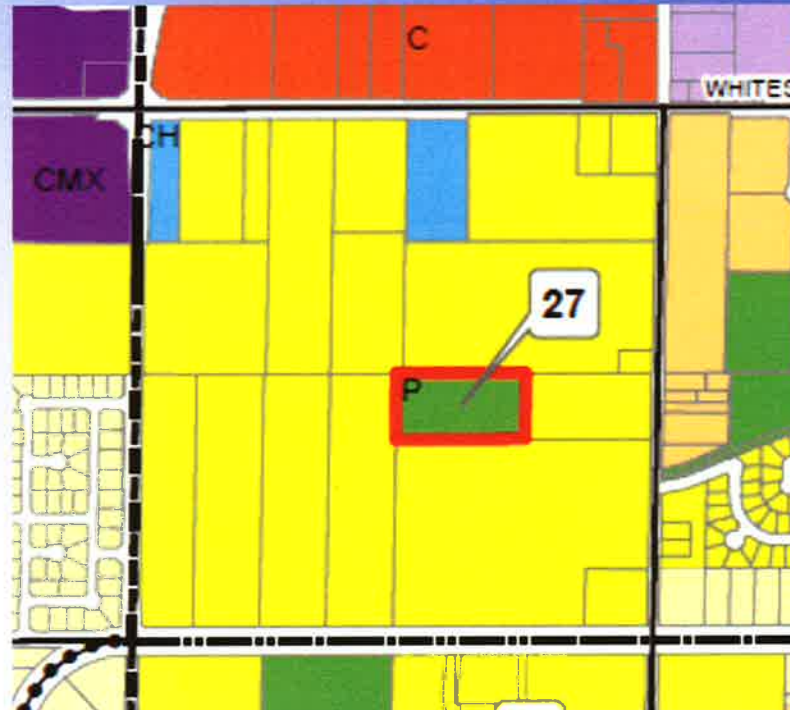
- July 1: Continued item in order to hear Council District Plan Implementation Committee recommendations
- July 15:

Airport Land Use Commission

- **Request 27 (Mission Ranch)** within the Chandler Executive Airport Influence Area
- Consistent
- **Request 37 (Herndon/Brawley)** within the Sierra Skypark Primary Review Area –
Partially Consistent

Request 27 – Consistent with Chandler Executive Airport Plan

27	Mission Ranch (NW of Hughes Ave and Kearney Blvd): APN 464-020-13	5	Residential Urban Neighborhood (Dual Designation Land Use	Residential Medium Low (Dual Designation Land Use Map)
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Request 37 – Sierra Skypark Land Use Policy Plan

37	APN 507-030-12ST (6985 N. Brawley Ave at the SW corner of Herndon and Brawley Avenues)	1.8	Office	Commercial General
		6.25	Office	Clear Zone
		3.93	Office	Residential Medium



Council District Plan Implementation Committees

Approve A-15-001 as proposed ***except*** for the following:

- District 1: Deny Request 13
- District 2: Conditionally approve Request 34
- District 3: No comment
- District 4: Approve staff recommendations
- District 5: Deny Request 16; recommend low density residential
- District 6: Deny Requests 33 and 35

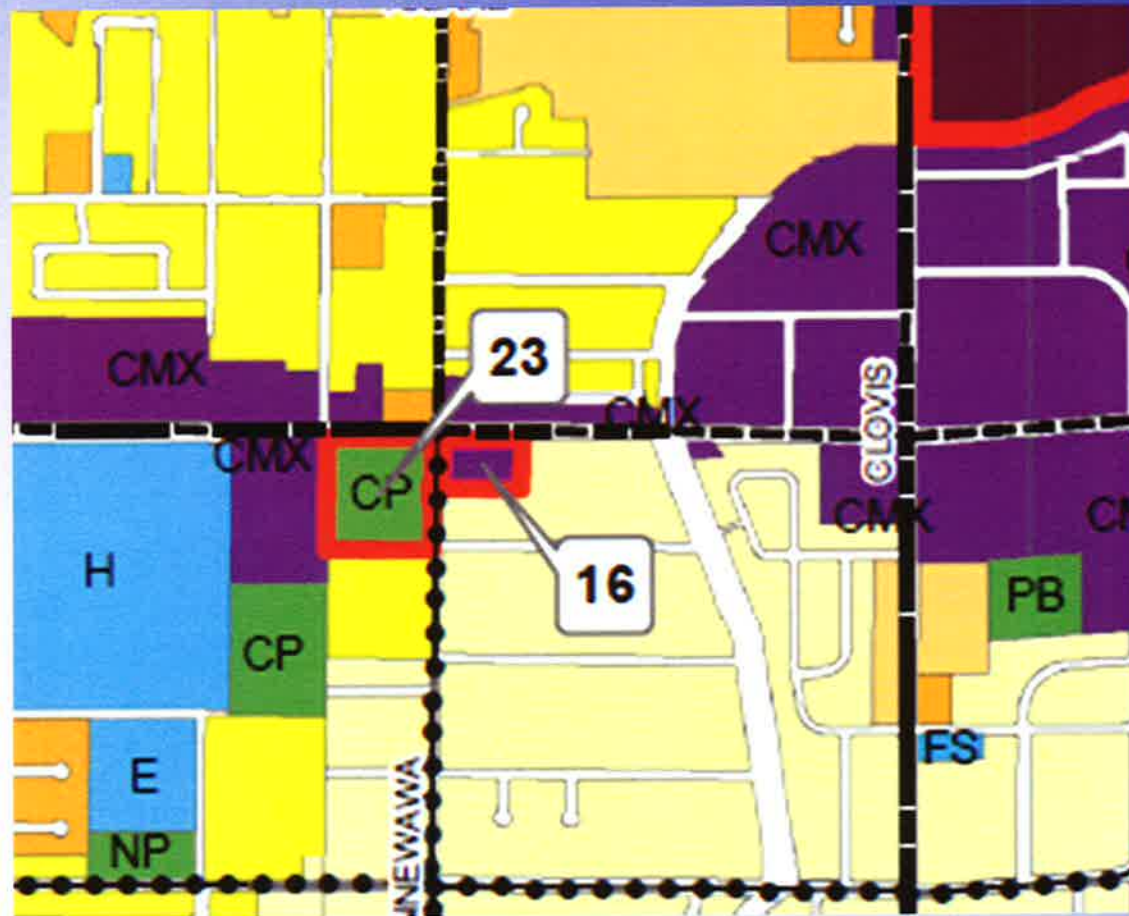
Request 13

13	APN 512-050-56 (3670 N. Grantland Ave, Fresno County, just south of Ashlan Ave)	18.95	Residential High	Business Park
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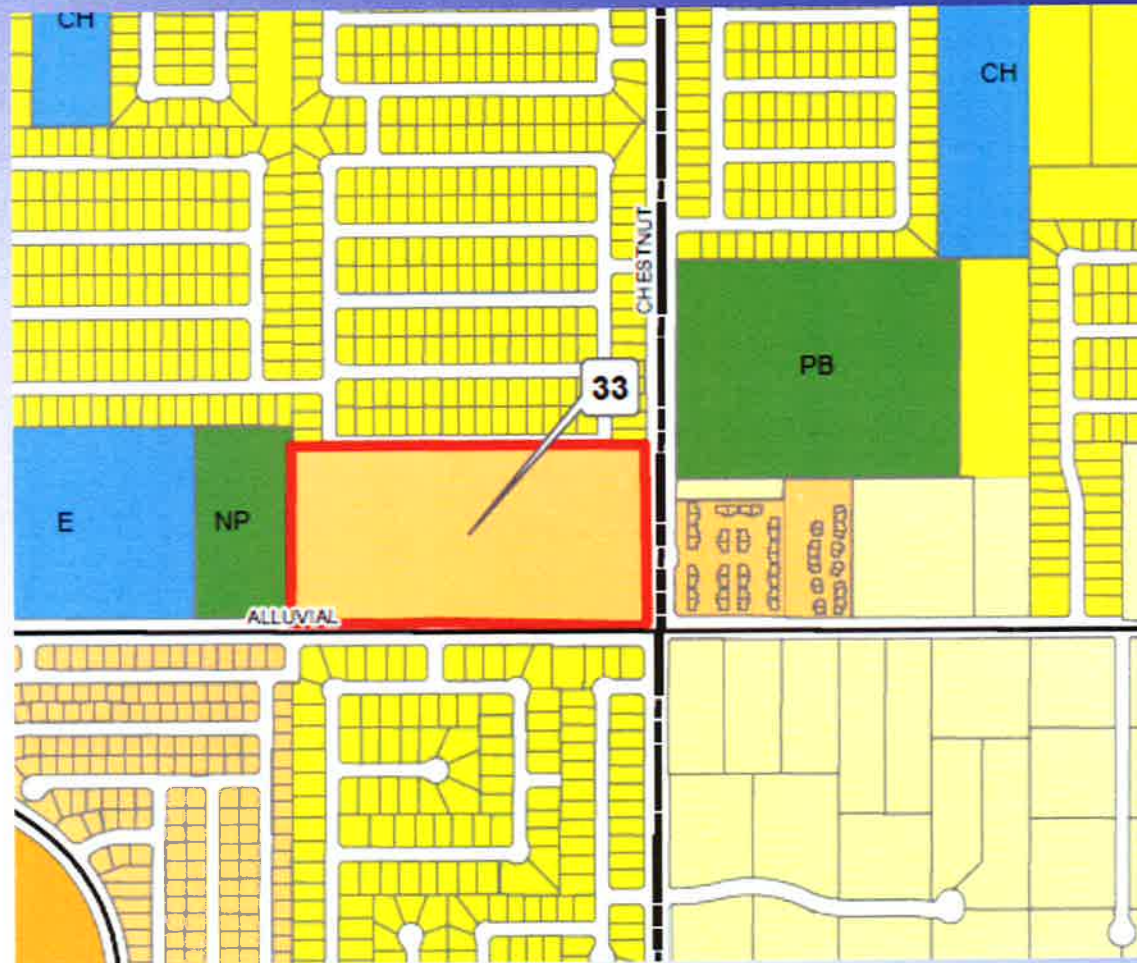
Request 16

16	12	APN 472-050-22 (711 S. Minnewawa Avenue, Fresno County) and 472-050-02 (SE corner of Kings Canyon Rd and Minnewawa Ave)	3.06	Corridor/Center Mixed-Use	Residential Medium Low
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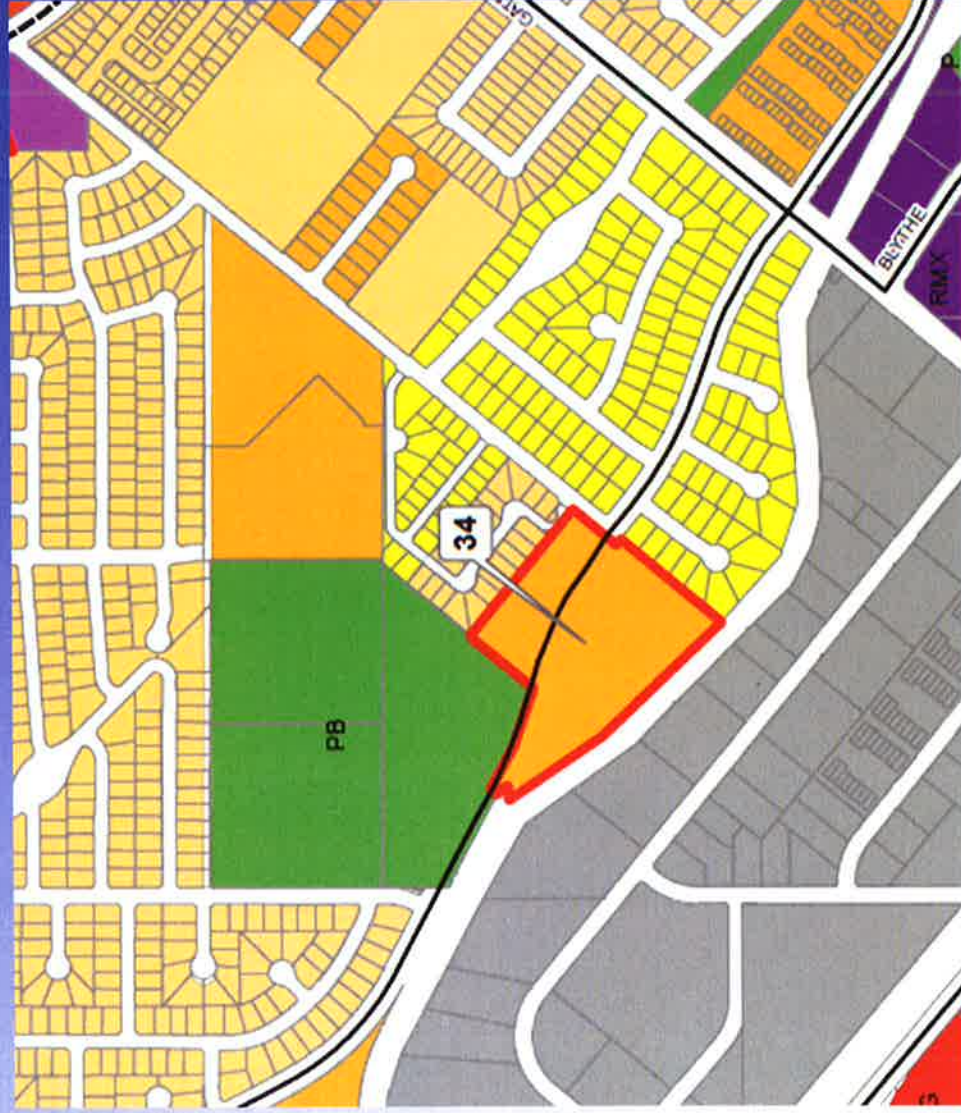
Request 33

33	APN 404-071-45 (NW corner of Chestnut and Alluvial Avenues)	18.52	Residential Medium	Residential Medium High
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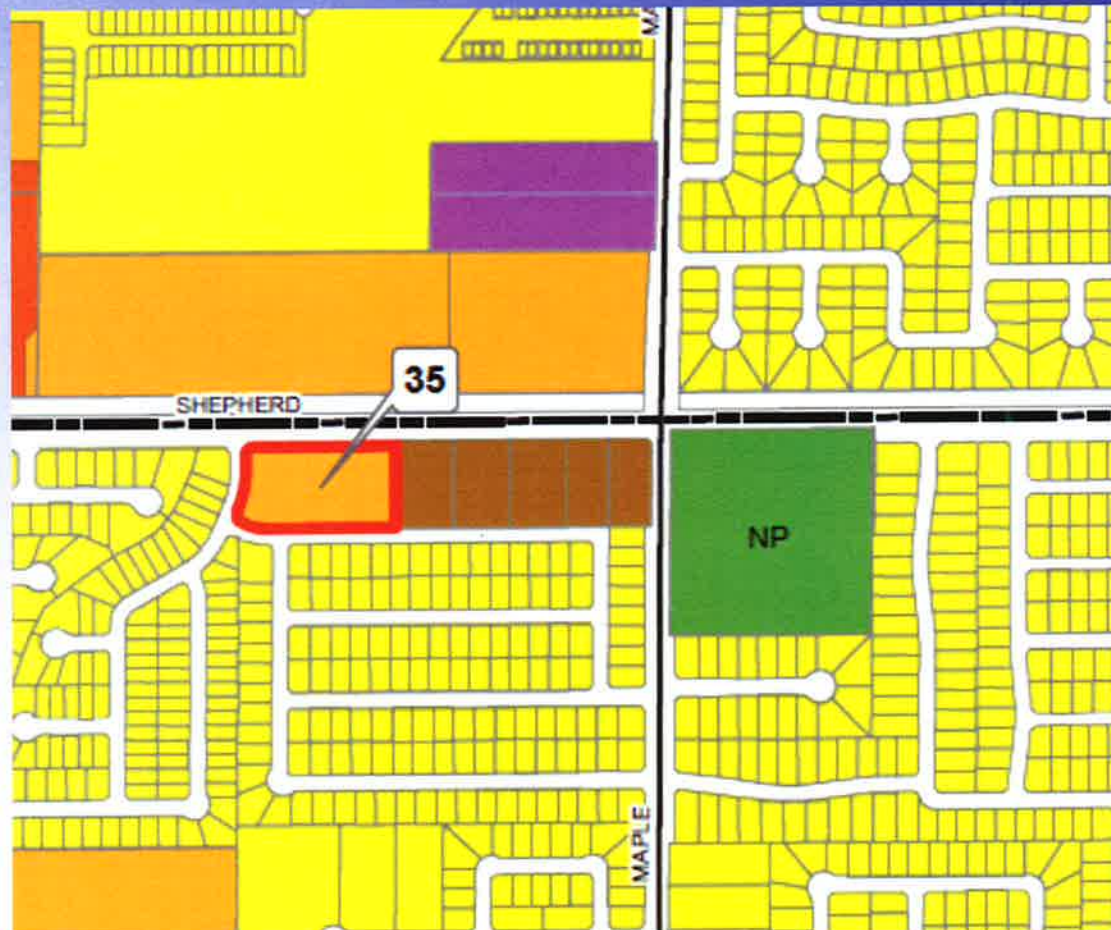
Request 34

34	APN 509-020-35S (5351 N. Salinas Ave.)	12.28	Residential Medium High	Residential Urban Neighborhood
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Request 35

35	APN 403-030-07 (1801 E. Shepherd Ave) at SE corner Shepherd and Chance Avenues	2.8	Residential Medium High	Residential Urban Neighborhood
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Staff Recommendation

1. ADOPT the environmental finding of Environmental Assessment No. A-15-001, a Negative Declaration, dated June 11, 2015.
2. ADOPT RESOLUTION - Approving Plan Amendment Application No. A-15-001 as modified, which proposes to amend the Fresno General Plan, the Bullard, Edison, McLane, Roosevelt, West Area, and Woodward Park Community Plans, the Highway City Neighborhood Specific Plan, the Sierra Sky Park Land Use Policy Plan, and the Fresno Chandler Executive Airport Land Use Compatibility Plan as shown on Table 1 in Exhibit B, with the following exceptions:
 - a. Requests 4, 21, and 23 shall be removed from Plan Amendment No. A-15-001; and
 - b. Requests 3 and 16 shall be denied.