

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13921**

The Fresno City Planning Commission at its regular meeting on October 1, 2025 adopted the following resolution relating to Final Environmental Impact Report (FEIR) SCH No. 2019069117.

WHEREAS, the City of Fresno Planning and Development Department Director has recommended that the Fresno City Planning Commission recommend to the City Council certification of FEIR SCH No. 2019069117 associated with implementation of the West Area Neighborhoods Specific Plan; and,

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), an EIR was prepared by the City to consider potential impacts associated with implementation of the project, and to provide mitigation measures that would reduce impacts to less than significant levels. The Draft EIR was released for a 47-day public review period beginning on March 12, 2025 and ending on April 28, 2025. A Final EIR was released on September 19, 2025 which includes all comments received during the public review period, City responses to issues raised regarding adequacy of the Draft EIR, and minor edits to the Draft EIR as depicted in the Final EIR; and,

WHEREAS, FEIR SCH No. 2019069117 is being processed with related Plan Amendment Application No. P22-01351 to repeal the West Area Community Plan and the overlapping portion of the Highway City Neighborhood Specific Plan, Plan Amendment Application No. P22-01352 to adopt the West Area Neighborhoods Specific Plan, Plan Amendment Application No. P22-01353 to amend the Fresno General Plan, and Rezone Application No. P22-01353 to rezone property consistent with the proposed plans; and,

WHEREAS, the Fresno City Planning Commission conducted a public hearing to review the FEIR SCH No. 2019069117, received public testimony, and considered the Planning and Development Department's report recommending to the City Council to certify FEIR SCH No. 2019069117; and,

WHEREAS, the Planning Commission reviewed the subject applications in accordance with the land use policies of the Fresno General Plan and reviewed the FEIR in accordance with the provisions of the California Environmental Quality Act.

NOW, THEREFORE, BE IT RESOLVED by the Fresno City Planning Commission, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

1. The Commission finds in accordance with its own judgment that the Final Environmental Impact Report (FEIR) SCH No. 2019069117 was completed in compliance with the California Environmental Quality Act (CEQA). The FEIR found that the project will have significant environmental impacts which have not been mitigated to a level below significant. Therefore, it has been determined that a

Planning Commission Resolution No. 13921
Certify EIR for the West Area Neighborhoods Specific Plan
October 1, 2025
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Statement of Overriding Considerations, as required by CEQA Guidelines Section 21081.6 and CEQA Guideline Section 15097, is also appropriate. Accordingly, the Commission recommends that the Council review and certify the FEIR, adopt a Mitigation Monitoring and Reporting Program, and consider an appropriate Statement of Overriding Considerations.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that FEIR SCH No. 2019069117 associated with implementation of the West Area Neighborhoods Specific Plan, be certified.

Planning Commission Resolution No. 13921
Certify EIR for the West Area Neighborhoods Specific Plan
October 1, 2025
Page 3

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion from Commissioner Calandra seconded by Commissioner Lyday.

VOTING: Ayes - Calandra, Lyday, Bray (Vice Chair), Criner, and Vang (Chair)
 Noes -
 Not Voting -
 Absent - Diaz and Shergill (recused)

Dated: October 1, 2025



JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13921
Certify FEIR for the West Area
Neighborhoods Specific Plan
Filed by Planning & Development
Director
Action: Recommend Approval

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13922**

The Fresno City Planning Commission at its regular meeting on October 1, 2025 adopted the following resolution relating to Plan Amendment Application No. P22-01351.

WHEREAS, on December 18, 2014, by Resolution No. 2014-266, the City Council adopted the Fresno General Plan which incorporated policies and portions of certain community plans, and recommended out of practicality the repeal of several community plans which included the West Area Community Plan and Highway City Neighborhood Specific Plan in Policy D-7-a; and,

WHEREAS, on June 27, 2019, by Resolution No. 2019-140 pursuant to Fresno Municipal Code Section 15-4209-B, the Fresno City Council initiated the West Area Neighborhoods Specific Plan based on the Draft Preferred Alternative and initiated the repeal of the West Area Community plan and the overlapping portion of the Highway City Neighborhood Specific Plan; and,

WHEREAS, the Planning and Development Director has initiated Plan Amendment Application No. P22-01353 to update the Land Use Map (Figure LU-1) and Dual Designation Diagram (Figure LU-2) of the Fresno General Plan and Rezone Application No. P22-01353 to rezone approximately 958 acres of property within the Specific Plan area; and,

WHEREAS, the West Area Community Plan, adopted by the Fresno City Council on November 19, 2002 as Appendix W of the 2025 General Plan by Resolution 2002-379, and the Highway City Neighborhood Specific Plan, adopted by the Fresno City Council on January 6, 1998 by Resolution 98-3, both geographically overlap with the Specific Plan area and, by virtue of their age, contain outdated information; and,

WHEREAS, on October 1, 2025, the Fresno City Planning Commission held a duly noticed public hearing to consider Plan Amendment Application No. P22-01351, and related Plan Amendment Applications Nos. P22-01352, P22-01353, Rezone Application No. P22-01353, and the associated Final Environmental Impact Report (FEIR) SCH No. 2019069117; and,

WHEREAS, at the hearing 13 persons spoke in favor of the applications, three spoke in opposition of particular land use changes, and one spoke in support of the applications but in opposition to a particular land use change; and,

WHEREAS, on October 1, 2025 the Fresno City Planning Commission reviewed the subject Plan Amendment Application in accordance with the land use policies of the Fresno General Plan; and,

WHEREAS, the Fresno City Planning Commission reviewed the FEIR prepared for this Plan Amendment, SCH No. 2019069117; and,

NOW, THEREFORE, BE IT RESOLVED by the Fresno City Planning Commission, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

The Commission finds in accordance with its own judgment that the FEIR SCH No. 2019069117, was completed in compliance with the California Environmental Quality Act (CEQA). The FEIR found that the project will have significant environmental impacts which have not been mitigated to a level below significant. Therefore, it has been determined that a Statement of Overriding Considerations, as required by CEQA Guidelines Section 15903 is appropriate. It has been further determined that a Mitigation Monitoring and Reporting Program, as required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097, is also appropriate. Accordingly, the Commission recommends that the Council review and certify the FEIR, adopt a Mitigation Monitoring and Reporting Program, and consider an appropriate Statement of Overriding Considerations, with incorporation of the two technical corrections presented by staff.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Plan Amendment Application No. P22-01351, which proposes to repeal the West Area Community Plan and a portion of the Highway City Neighborhood Specific Plan, as depicted on Attachment 1, be approved.

Planning Commission Resolution No. 13922
Plan Amendment Application No. P22-01351
October 1, 2025
Page 3

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion from Commissioner Calandra seconded by Commissioner Lyday.

VOTING: Ayes - Calandra, Lyday, Bray (Vice Chair), Criner, and Vang (Chair)
 Noes - None
 Not Voting -
 Absent - Diaz and Shergill (recused)

Dated: October 1, 2025


JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13922
Plan Amendment Ap. No. P22-01351
Initiated by the Fresno City Council
Action: Recommend Approval

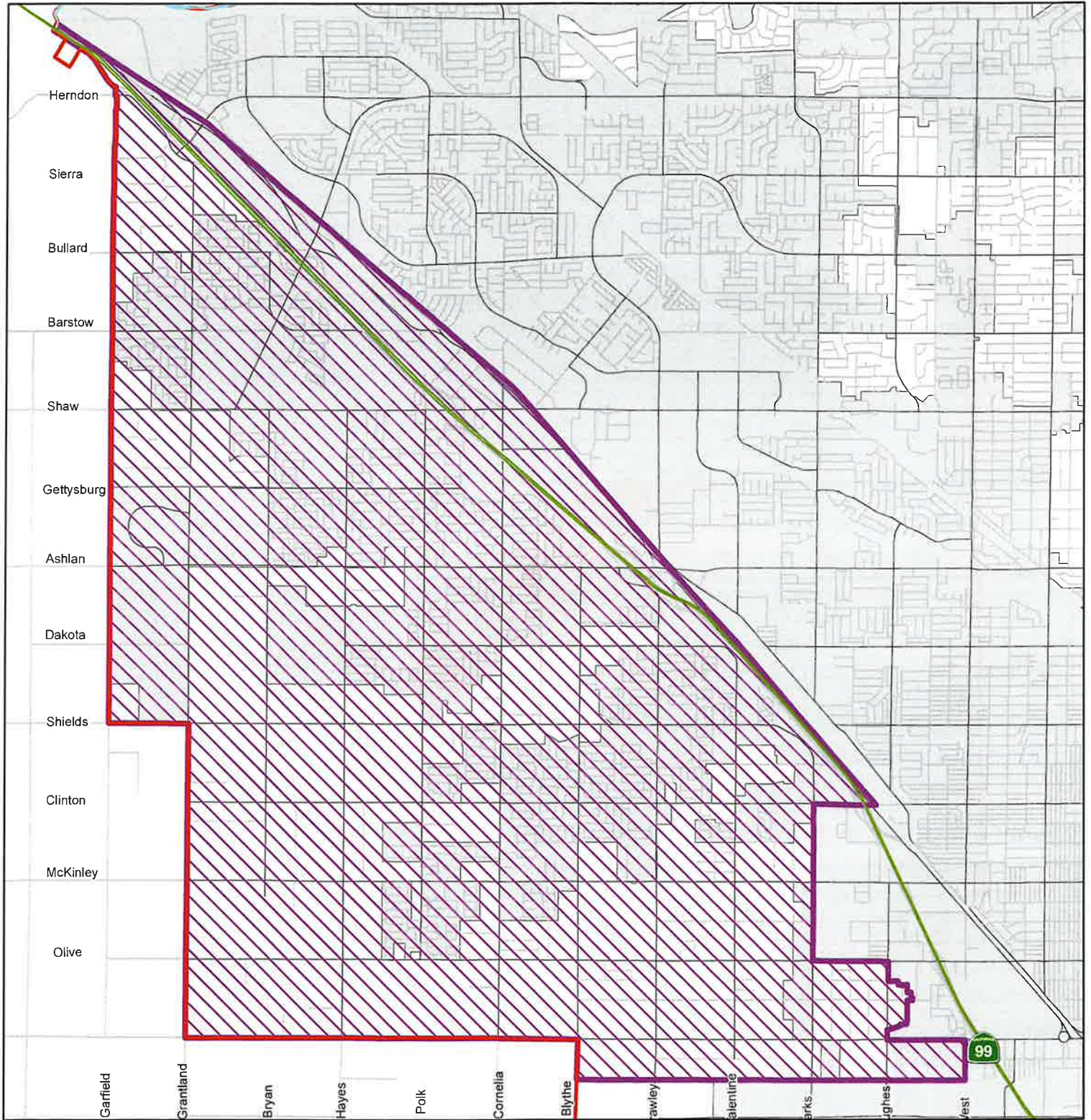
Attachment:

- Attachment 1: Maps of the West Area Community Plan and Highway City Neighborhood Specific Plan

Attachment 1:
Plan Amendment P22-01351
Maps of the West Area Community Plan Area
and Highway City Neighborhood Specific Plan Area



West Area Community Plan Area Planning & Development Department



LEGEND



West Area Community Plan Area (12,341 acres)



Sphere Of Influence



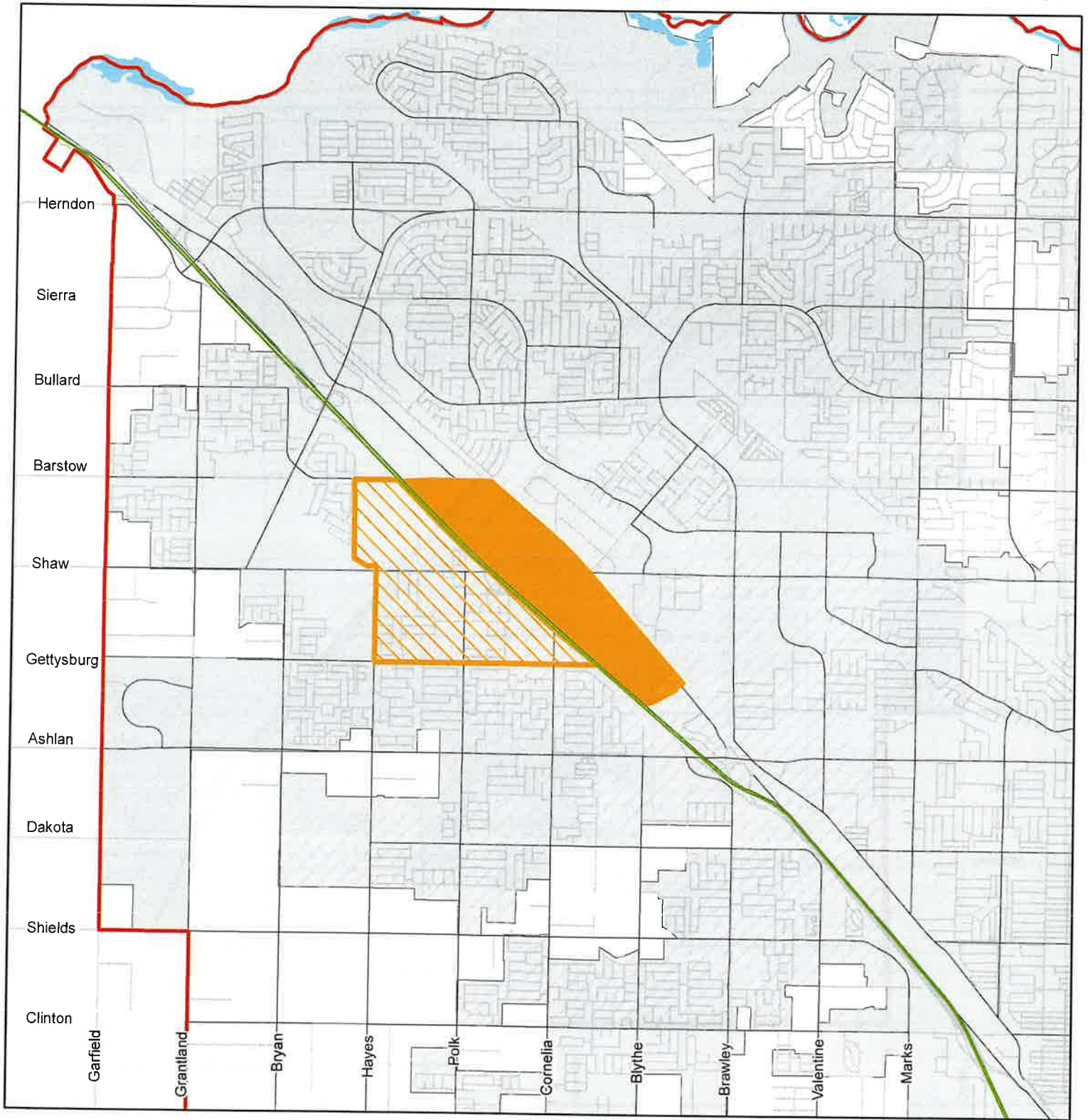
City Limits





Highway City Neighborhood Specific Plan Area

Planning & Development Department



LEGEND



Highway City Neighborhood Specific Plan (repeal, 455 acres)



Highway City Neighborhood Specific Plan (remain, 365 acres)



Sphere Of Influence



City Limits

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13923**

The Fresno City Planning Commission at its regular meeting on October 1, 2025 adopted the following resolution relating to Plan Amendment Application No. P22-01352.

WHEREAS, the Fresno General Plan includes general goals, policies, and objectives that apply to the City of Fresno as a whole; and,

WHEREAS, residents of the West Area have identified several issues that require a more specific approach; and,

WHEREAS, in 2018, an 11-member Steering Committee was appointed by the Council representatives of District 1, 2, and 3 to offer guidance and review during the development of the West Area Neighborhoods Specific Plan, pertaining to approximately 7,077 acres in the DA-1 North Development Area; and,

WHEREAS, the Steering Committee met 17 times during the period between April 25, 2018 and April 7, 2022, following Brown Act procedures, to consider issues raised by themselves and community members and to deliberate on potential land use related solutions; and,

WHEREAS, in addition to Steering Committee meetings, there were 20 community meetings, 11 tabling events, three surveys, and 14 presentations to other committees which provided opportunities to share information with and receive information from members of the public during the development of the Specific Plan; and,

WHEREAS, on June 27, 2019, by Resolution No. 2019-140, pursuant to Fresno Municipal Code Section 15-4902-B, the Fresno City Council initiated the West Area Neighborhoods Specific Plan based on the Draft Land Use Map and initiated amendments to the Fresno General Plan and repeal or amendment of the West Area Community Plan and Highway City Neighborhood Specific Plan; and,

WHEREAS, on April 25, 2021, the City released a Public Draft of the West Area Neighborhoods Specific Plan for a 125-day public comment period; and,

WHEREAS, on April 25, 2022 the City released a Revised Public Draft and Comprehensive Redline Summary of the Plan which incorporated changes recommended by the Steering Committee in response to comments on the Public Draft, changes recommended by City staff in response to comments on the Environmental Impact Report, and technical revisions to improve clarity, update outdated information and correct typographical errors; and

WHEREAS, on July 7, 2022 the City released the Planning Commission Draft and updated Comprehensive Redline Summary of the Plan which incorporated additional changes recommended individually by City staff and the District 1 Project Review

Committee to provide additional clarity and protections regarding Specific Plan changes, the Herndon Canal Class I trail, and the Highway City Neighborhood Specific Plan; and

WHEREAS prior to the City Council hearing, staff was directed to incorporate substantial changes related to the planned land use map, causing a need to update the associated Environmental Impact Report; and

WHEREAS an updated Recirculated Public Review Draft was released on March 12, 2025 for a 47-day review period ending on April 28, 2025; and

WHEREAS City staff made changes in response to comments on the Recirculated Draft Environmental Impact Report, and released the Planning Commission Draft on September 19, 2025; and

WHEREAS, the Fresno City Council has initiated Plan Amendment Application No. P22-01351 to repeal the West Area Community Plan and a portion of the Highway City Neighborhood Specific Plan, Plan Amendment Application No. P22-01352 to adopt the West Area Neighborhood Specific Plan; and,

WHEREAS, the Planning and Development Director has initiated Plan Amendment Application No. P22-01353 to update the Fresno General Plan Planned Land Use Map (Figure LU-1) and Dual Designation Diagram (Figure LU-2), and Rezone Application No. P22-01353 to rezone approximately 958 acres of property within the West Area Neighborhoods Specific Plan area; and,

WHEREAS, on October 1, 2025, the Fresno City Planning Commission held a duly noticed public hearing to consider Plan Amendment Application No. P22-01352, and related Plan Amendment Application Nos. P22-01351, P22-01353, Rezone Application No. P22-01353, and the associated Final Environmental Impact Report (FEIR), receive public testimony, and consider the Planning and Development Department's report recommending approval of the proposed Plan Amendment; and,

WHEREAS, at the hearing 13 persons spoke in favor of the applications, three spoke in opposition of particular land use changes, and one spoke in support of the applications but in opposition to a particular land use change; and,

WHEREAS, the Fresno City Planning Commission reviewed the FEIR prepared for this Plan Amendment, SCH No. 2019069117; and,

WHEREAS, the Planning Commission took action to recommend approval of the subject applications and for the City Council to review and consider the requested land use changes; and,

NOW, THEREFORE, BE IT RESOLVED by the Fresno City Planning Commission, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

1. The Commission finds in accordance with its own judgment that the FEIR SCH No. 2019069117, was completed in compliance with the California Environmental Quality Act (CEQA). The FEIR found that the project will have significant environmental impacts which have not been mitigated to a level below significant. Therefore, it has been determined that a Statement of Overriding Considerations, as required by CEQA Guidelines Section 15903 is appropriate. It has been further determined that a Mitigation Monitoring and Reporting Program, as required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097, is also appropriate. Accordingly, the Commission recommends that the Council review and certify the FEIR, adopt a Mitigation Monitoring and Reporting Program, and consider an appropriate Statement of Overriding Considerations.
2. The Commission finds in accordance with its own judgment that the proposed Plan Amendment complies with Government Code Section 65863 related to the Housing Element, as it is consistent with the Fresno General Plan and the sites remaining in the Housing Element are adequate to accommodate the City's share of the Regional Housing Needs Allocation.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Plan Amendment Application No. P22-01352, which proposes to adopt the West Area Neighborhoods Specific Plan and Proposed Planned Land Use Map, be approved.

Planning Commission Resolution No. 13923
Plan Amendment Application No. P22-01352
October 1, 2025
Page 4

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion from Commissioner Calandra seconded by Commissioner Lyday.

VOTING: Ayes - Calandra, Lyday, Bray (Vice Chair), Criner, and Vang (Chair)
 Noes - None
 Not Voting -
 Absent - Diaz and Shergill (recused)

Dated: October 1, 2025


JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13923
Plan Amendment Ap. No. P22-01352
Initiated by the Fresno City Council
Action: Recommend Approval

Attachment:

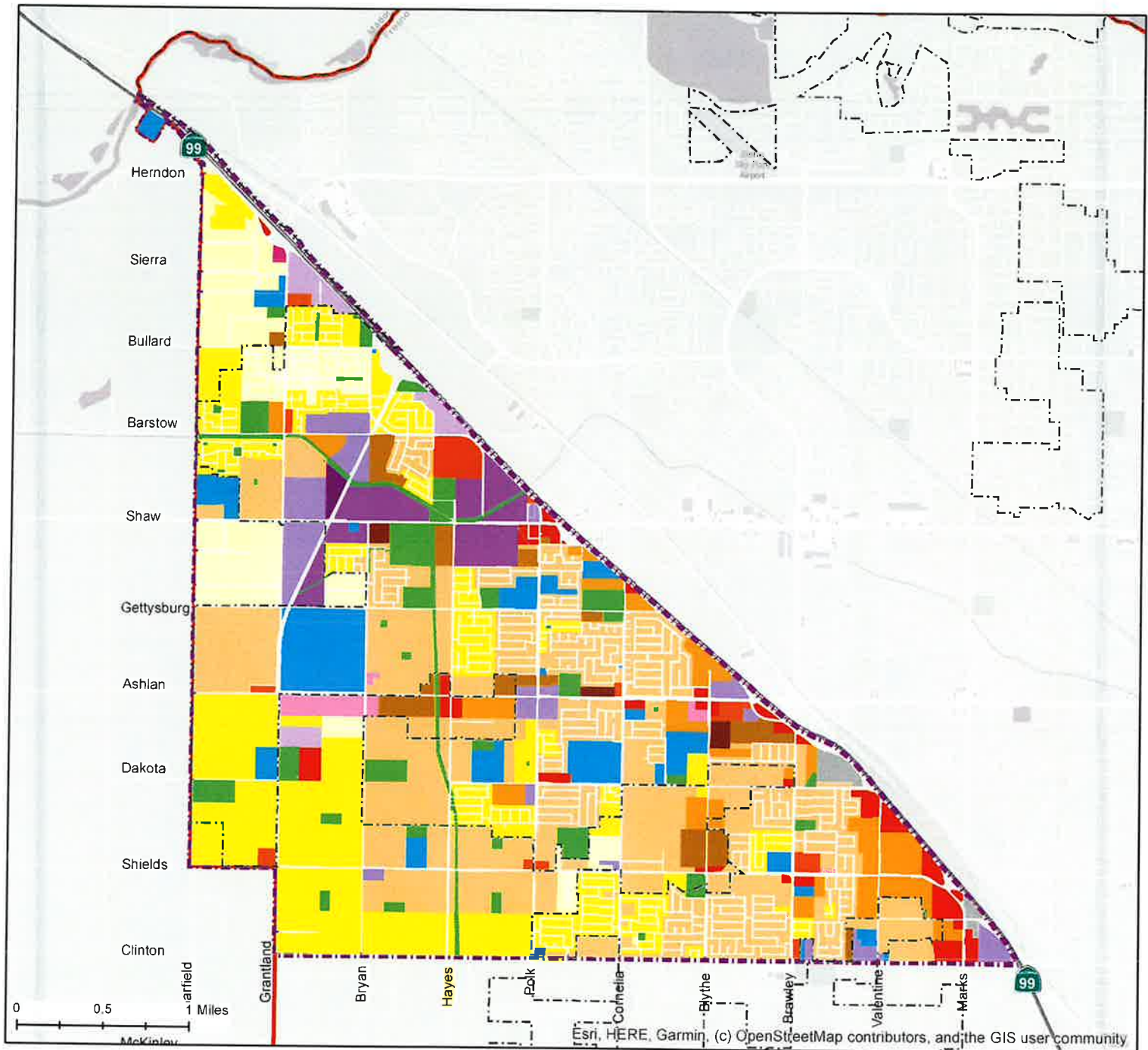
- Attachment 1: Proposed Planned Land Use Map

**Attachment 1:
Plan Amendment P22-01352
West Area Neighborhoods Specific Plan
Proposed Planned Land Use Map**



West Area Neighborhoods Specific Plan Planned Land Use

Planning & Development Department



Legend

City Limits

West Area Neighborhoods Specific Plan

Sphere of Influence

RESIDENTIAL

Low Density (1-3.5 D.U./acre)

Medium Low Density (3.5-6 D.U./acre)

Medium Density (5.0-12 D.U./acre)

Medium High Density (12-16 D.U./acre)

Urban Neighborhood (16-30 D.U./acre)

High Density (30-45 D.U./acre)

COMMERCIAL

Community

Recreation

General

Regional

EMPLOYMENT

Office

Business Park

Light Industrial

MIXED USE

Neighborhood Mixed Use

Corridor/Center Mixed Use

Regional Mixed Use

OPEN SPACE

Community Park

Neighborhood Park

Open Space

Park

Ponding Basin

PUBLIC FACILITIES

Public/Quasi-public Facility

Special School

Elementary School

Elementary & High School

High School

Church

Fire Station

Disclaimer:

This map is believed to be an accurate representation of the City of Fresno GIS data, however we make no warranties either expressed or implied for correctness of this data.

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13924**

The Fresno City Planning Commission at its regular meeting on October 1, 2025 adopted the following resolution relating to Plan Amendment Application No. P22-01353.

WHEREAS, the Fresno General Plan includes general goals, policies, and objectives that apply to the City of Fresno as a whole; and,

WHEREAS, residents of the West Area have identified several issues that require a more specific approach; and,

WHEREAS, in 2018, an 11-member Steering Committee was appointed by the Council representatives of District 1, 2, and 3 to offer guidance and review during the development of the West Area Neighborhoods Specific Plan, pertaining to approximately 7,077 acres in the DA-1 West Development Area; and,

WHEREAS, the Steering Committee met 17 times during the period between April 25, 2018 and April 7, 2022, following Brown Act procedures, to consider issues raised by themselves and community members and to deliberate on potential land use related solutions; and,

WHEREAS, in addition to Steering Committee meetings, there were 20 community meetings, 11 tabling events, three surveys, and 14 presentations to other committees which provided opportunities to share information with and receive information from members of the public during the development of the Specific Plan; and,

WHEREAS, on June 27, 2019, by Resolution No. 2019-140, pursuant to Fresno Municipal Code Section 15-4902-B, the Fresno City Council initiated the West Area Neighborhoods Specific Plan based on the Draft Land Use Map and initiated amendments to the Fresno General Plan and repeal or amendment of the West Area Community Plan and Highway City Neighborhood Specific Plan; and,

WHEREAS, on April 25, 2021, the City released a Public Draft of the West Area Neighborhoods Specific Plan for a 125-day public comment period; and,

WHEREAS, on April 25, 2022 the City released a Revised Public Draft and Comprehensive Redline Summary of the Plan which incorporated changes recommended by the Steering Committee in response to comments on the Public Draft, changes recommended by City staff in response to comments on the Environmental Impact Report, and technical revisions to improve clarity, update outdated information and correct typographical errors; and

WHEREAS, on July 7, 2022 the City released the Planning Commission Draft and updated Comprehensive Redline Summary of the Plan which incorporated additional

changes recommended individually by City staff and the District 1 Project Review Committee to provide additional clarity and protections regarding Specific Plan changes, the Herndon Canal Class I trail, and the Highway City Neighborhood Specific Plan; and

WHEREAS prior to the City Council hearing, staff was directed to incorporate substantial changes related to the planned land use map, causing a need to update the associated Environmental Impact Report; and

WHEREAS an updated Recirculated Public Review Draft was released on March 12, 2025 for a 47-day review period ending on April 28, 2025; and

WHEREAS City staff made changes in response to comments on the Recirculated Draft Environmental Impact Report, and released the Planning Commission Draft on September 19, 2025; and

WHEREAS, the Fresno City Council has initiated Plan Amendment Application No. P22-01351 to repeal the West Area Community Plan and a portion of the Highway City Neighborhood Specific Plan, Plan Amendment Application No. P22-01352 to adopt the West Area Neighborhood Specific Plan; and,

WHEREAS, the Planning and Development Director has initiated Plan Amendment Application No. P22-01353 to update the Fresno General Plan Planned Land Use Map (Figure LU-1) and Dual Designation Diagram (Figure LU-2), and Rezone Application No. P22-01353 to rezone approximately 958 acres of property within the West Area Neighborhoods Specific Plan area; and,

WHEREAS, on October 1, 2025, the Fresno City Planning Commission held a duly noticed public hearing to consider Plan Amendment and Rezone Application No. P22-01353, and related Plan Amendment Application Nos. P22-01351 and P22-01352, and the associated Final Environmental Impact Report (FEIR), receive public testimony, and consider the Planning and Development Department's report recommending approval of the proposed Plan Amendment; and,

WHEREAS, at the hearing 13 persons spoke in favor of the applications, three spoke in opposition of particular land use changes, and one spoke in support of the applications but in opposition to a particular land use change; and,

WHEREAS, the Fresno City Planning Commission reviewed the FEIR prepared for this Plan Amendment, SCH No. 2019069117; and,

WHEREAS, the Planning Commission took action to recommend approval of the subject applications and for the City Council to review and consider the requested land use changes; and,

NOW, THEREFORE, BE IT RESOLVED by the Fresno City Planning Commission, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

1. The Commission finds in accordance with its own judgment that the FEIR SCH No. 2019069117, was completed in compliance with the California Environmental Quality Act (CEQA). The FEIR found that the project will have significant environmental impacts which have not been mitigated to a level below significant. Therefore, it has been determined that a Statement of Overriding Considerations, as required by CEQA Guidelines Section 15903 is appropriate. It has been further determined that a Mitigation Monitoring and Reporting Program, as required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097, is also appropriate. Accordingly, the Commission recommends that the Council review and certify the FEIR, adopt a Mitigation Monitoring and Reporting Program, and consider an appropriate Statement of Overriding Considerations.
2. The Commission finds in accordance with its own judgment that the proposed Plan Amendment complies with Government Code Section 65863 related to the Housing Element, as it is consistent with the Fresno General Plan and the sites remaining in the Housing Element are adequate to accommodate the City's share of the Regional Housing Needs Allocation.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Plan Amendment No. P22-01353, which proposes to amend the Fresno General Plan Planned Land Use Map (Figure LU-1) and Dual Designation Diagram (Figure LU-2) to incorporate the land use changed proposed in the West Area Neighborhoods Specific Plan, as shown in Attachment 1, be approved.

Planning Commission Resolution No. 13924
Plan Amendment Application No. P22-01353
October 1, 2025
Page 4

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion from Commissioner Calandra seconded by Commissioner Lyday.

VOTING: Ayes - Calandra, Lyday, Bray (Vice Chair), Criner, and Vang (Chair)
 Noes - None
 Not Voting -
 Absent - Diaz and Shergill (recused)

Dated: October 1, 2025



JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13934
Plan Amendment Ap. No. P22-01353
Initiated by the Fresno City Council
Action: Recommend Approval

Attachment:

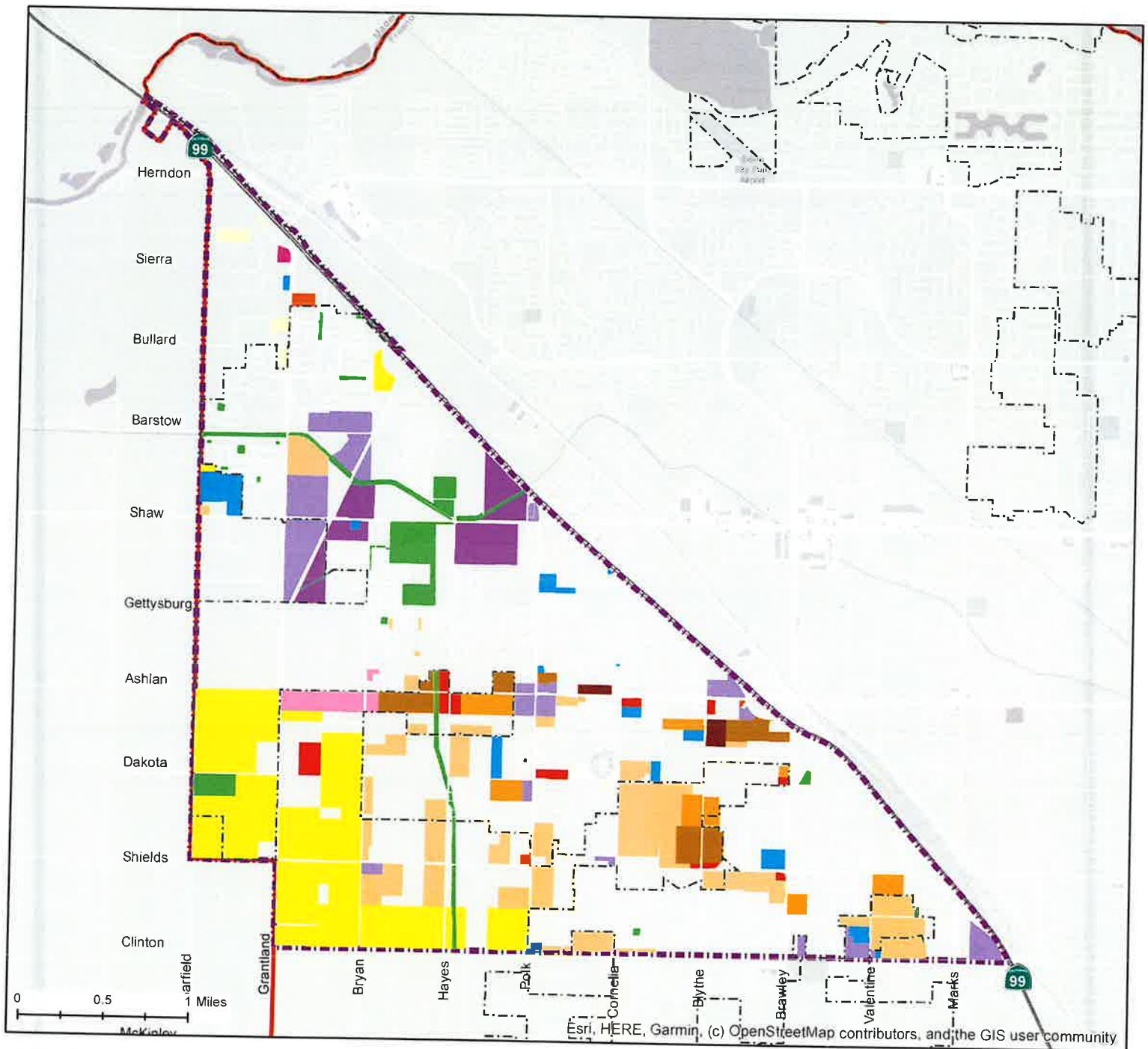
- Attachment 1: Proposed Changes to the General Plan Planned Land Use Map and Dual Designation Diagram

Attachment 1:
Plan Amendment P22-01353 Proposed Changes to
the General Plan Planned Land Use Map (Figure
LU-1) and Dual Designation Map (Figure LU-2)



Proposed Changes to the General Plan Planned Land Use Map (Figure LU-1)

Planning & Development Department



Legend

City Limits

West Area Neighborhoods Specific Plan

Sphere of Influence

RESIDENTIAL

Low Density (1-3.5 D.U./acre)

Medium Low Density (3.5-6 D.U./acre)

Medium Density (5.0-12 D.U./acre)

Medium High Density (12-16 D.U./acre)

Urban Neighborhood (16-30 D.U./acre)

High Density (30-45 D.U./acre)

COMMERCIAL

Community

General

Regional

EMPLOYMENT

Office

MIXED USE

Neighborhood Mixed Use

Corridor/Center Mixed Use

OPEN SPACE

Community Park

Neighborhood Park

Open Space

Park

Ponding Basin

PUBLIC FACILITIES

Public/Quasi-public Facility

Elementary School

Church

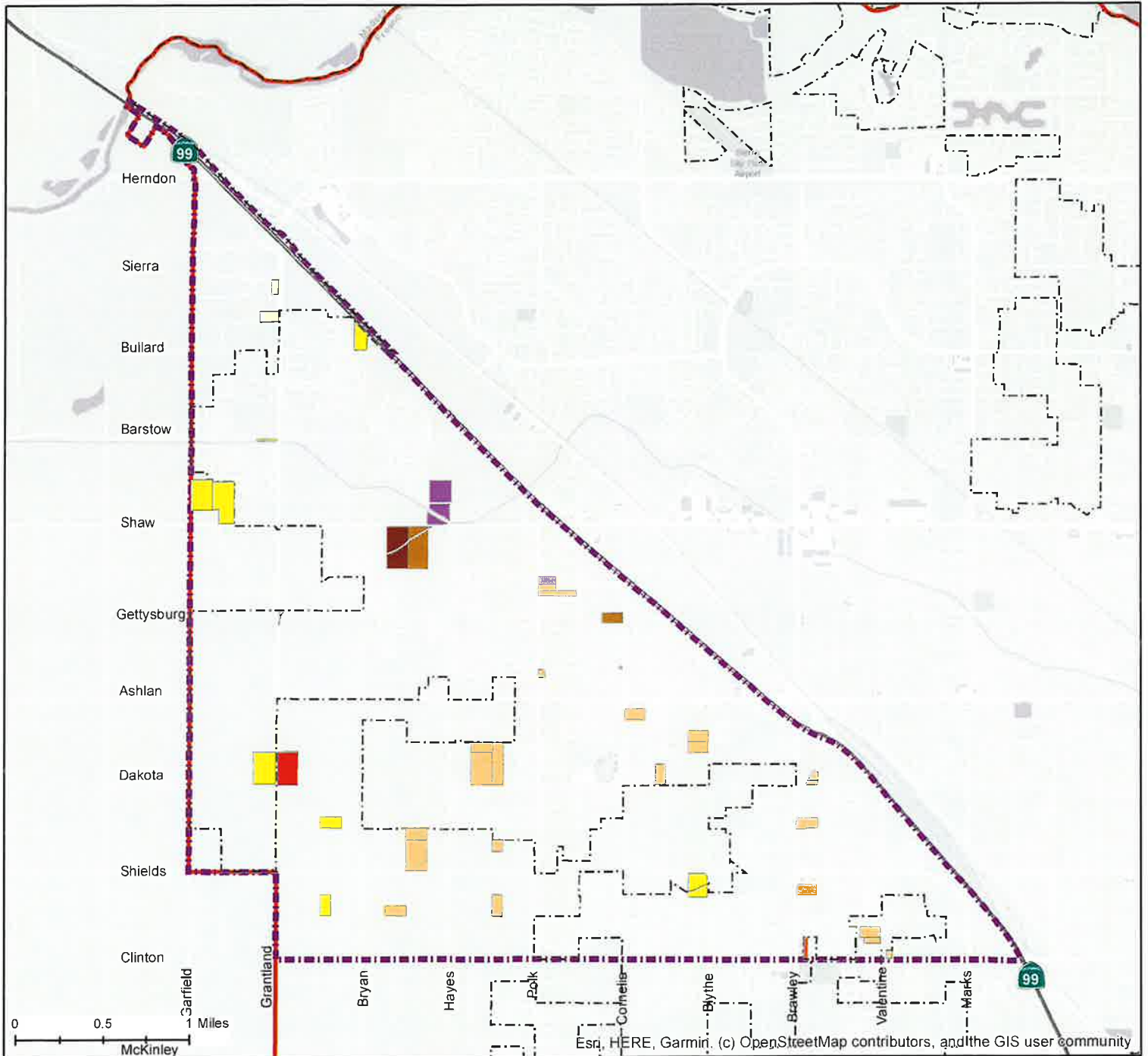
Fire Station

Disclaimer:
This map is believed to be an accurate representation of the City of Fresno GIS data, however we make no warranties either expressed or implied for correctness of this data.



Proposed Changes to the General Plan Dual Designation Diagram (Figure LU-2)

Planning & Development Department



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Legend

RESIDENTIAL

- Residential - High Density
- Residential - Urban Neighborhood
- Residential - Medium Density
- Residential - Medium Low Density
- Residential - Low Density
- Residential - Medium High Density

COMMERCIAL

- Commercial - General
- Commercial - Community

MIXED-USE

- Mixed-Use - Corridor/Center
- Mixed-Use - Neighborhood

- West Area Neighborhoods Specific Plan
- City Limits
- Sphere of Influence

Disclaimer:
This map is believed to be an accurate representation of the City of Fresno GIS data, however we make no warranties either expressed or implied for correctness of this data.

FRESNO CITY PLANNING COMMISSION

RESOLUTION NO. 13925

The Fresno City Planning Commission at its regular meeting on October 1, 2025 adopted the following resolution relating to Rezone Application No. P22-01353.

WHEREAS, the Fresno General Plan includes general goals, policies, and objectives that apply to the City of Fresno as a whole; and,

WHEREAS, residents of the West Area have identified several issues that require a more specific approach; and,

WHEREAS, in 2018, an 11-member Steering Committee was appointed by the Council representatives of District 1, 2, and 3 to offer guidance and review during the development of the West Area Neighborhoods Specific Plan, pertaining to approximately 7,077 acres in the DA-1 West Development Area; and,

WHEREAS, the Steering Committee met 17 times during the period between April 25, 2018 and April 7, 2022, following Brown Act procedures, to consider issues raised by themselves and community members and to deliberate on potential land use related solutions; and,

WHEREAS, in addition to Steering Committee meetings, there were 20 community meetings, 11 tabling events, three surveys, and 14 presentations to other committees which provided opportunities to share information with and receive information from members of the public during the development of the Specific Plan; and,

WHEREAS, on June 27, 2019, by Resolution No. 2019-140, pursuant to Fresno Municipal Code Section 15-4902-B, the Fresno City Council initiated the West Area Neighborhoods Specific Plan based on the Draft Land Use Map and initiated amendments to the Fresno General Plan and repeal or amendment of the West Area Community Plan and Highway City Neighborhood Specific Plan; and,

WHEREAS, on April 25, 2021, the City released a Public Draft of the West Area Neighborhoods Specific Plan for a 125-day public comment period; and,

WHEREAS, on April 25, 2022 the City released a Revised Public Draft and Comprehensive Redline Summary of the Plan which incorporated changes recommended by the Steering Committee in response to comments on the Public Draft, changes recommended by City staff in response to comments on the Environmental Impact Report, and technical revisions to improve clarity, update outdated information and correct typographical errors; and

WHEREAS, on July 7, 2022 the City released the Planning Commission Draft and updated Comprehensive Redline Summary of the Plan which incorporated additional

changes recommended individually by City staff and the District 1 Project Review Committee to provide additional clarity and protections regarding Specific Plan changes, the Herndon Canal Class I trail, and the Highway City Neighborhood Specific Plan; and

WHEREAS prior to the City Council hearing, staff was directed to incorporate substantial changes related to the planned land use map, causing a need to update the associated Environmental Impact Report; and

WHEREAS an updated Recirculated Public Review Draft was released on March 12, 2025 for a 47-day review period ending on April 28, 2025; and

WHEREAS City staff made changes in response to comments on the Recirculated Draft Environmental Impact Report, and released the Planning Commission Draft on September 19, 2025; and

WHEREAS, the Fresno City Council has initiated Plan Amendment Application No. P22-01351 to repeal the West Area Community Plan and a portion of the Highway City Neighborhood Specific Plan, Plan Amendment Application No. P22-01352 to adopt the West Area Neighborhood Specific Plan; and,

WHEREAS, the Planning and Development Director has initiated Plan Amendment Application No. P22-01353 to update the Fresno General Plan Planned Land Use Map (Figure LU-1) and Dual Designation Diagram (Figure LU-2), and Rezone Application No. P22-01353 to rezone approximately 958 acres of property within the West Area Neighborhoods Specific Plan area; and,

WHEREAS, on October 1, 2025, the Fresno City Planning Commission held a duly noticed public hearing to consider Plan Amendment and Rezone Application No. P22-01353, and related Plan Amendment Application Nos. P22-01351 and P22-01352, and the associated Final Environmental Impact Report (FEIR), receive public testimony, and consider the Planning and Development Department's report recommending approval of the proposed Plan Amendment; and,

WHEREAS, at the hearing 13 persons spoke in favor of the applications, three spoke in opposition of particular land use changes, and one spoke in support of the applications but in opposition to a particular land use change; and,

WHEREAS, the Fresno City Planning Commission reviewed the FEIR prepared for this Plan Amendment, SCH No. 2019069117; and,

WHEREAS, the Planning Commission took action to recommend approval of the subject applications and for the City Council to review and consider the requested land use changes; and,

NOW, THEREFORE, BE IT RESOLVED by the Fresno City Planning Commission, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

3. The Commission finds in accordance with its own judgment that the FEIR SCH No. 2019069117, was completed in compliance with the California Environmental Quality Act (CEQA). The FEIR found that the project will have significant environmental impacts which have not been mitigated to a level below significant. Therefore, it has been determined that a Statement of Overriding Considerations, as required by CEQA Guidelines Section 15903 is appropriate. It has been further determined that a Mitigation Monitoring and Reporting Program, as required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097, is also appropriate. Accordingly, the Commission recommends that the Council review and certify the FEIR, adopt a Mitigation Monitoring and Reporting Program, and consider an appropriate Statement of Overriding Considerations.
4. The Commission finds in accordance with its own judgment that the proposed Plan Amendment complies with Government Code Section 65863 related to the Housing Element, as it is consistent with the Fresno General Plan and the sites remaining in the Housing Element are adequate to accommodate the City's share of the Regional Housing Needs Allocation.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Rezone Application No. P22-01353, which proposes to rezone approximately 958 acres within the West Area Neighborhoods Specific Plan area to be consistent with the proposed planned land uses, as shown in Attachment 1, be approved.

Planning Commission Resolution No. 13925
Rezone Application No. P22-01353
October 1, 2025
Page 4

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion from Commissioner Calandra seconded by Commissioner Lyday.

VOTING: Ayes - Calandra, Lyday, Bray (Vice Chair), Criner, and Vang (Chair)
Noes - None
Not Voting -
Absent - Diaz and Shergill (recused)

Dated: October 1, 2025



JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13925
Rezone Ap. No. P22-01353
Initiated by the Fresno City Council
Action: Recommend Approval

Attachment:

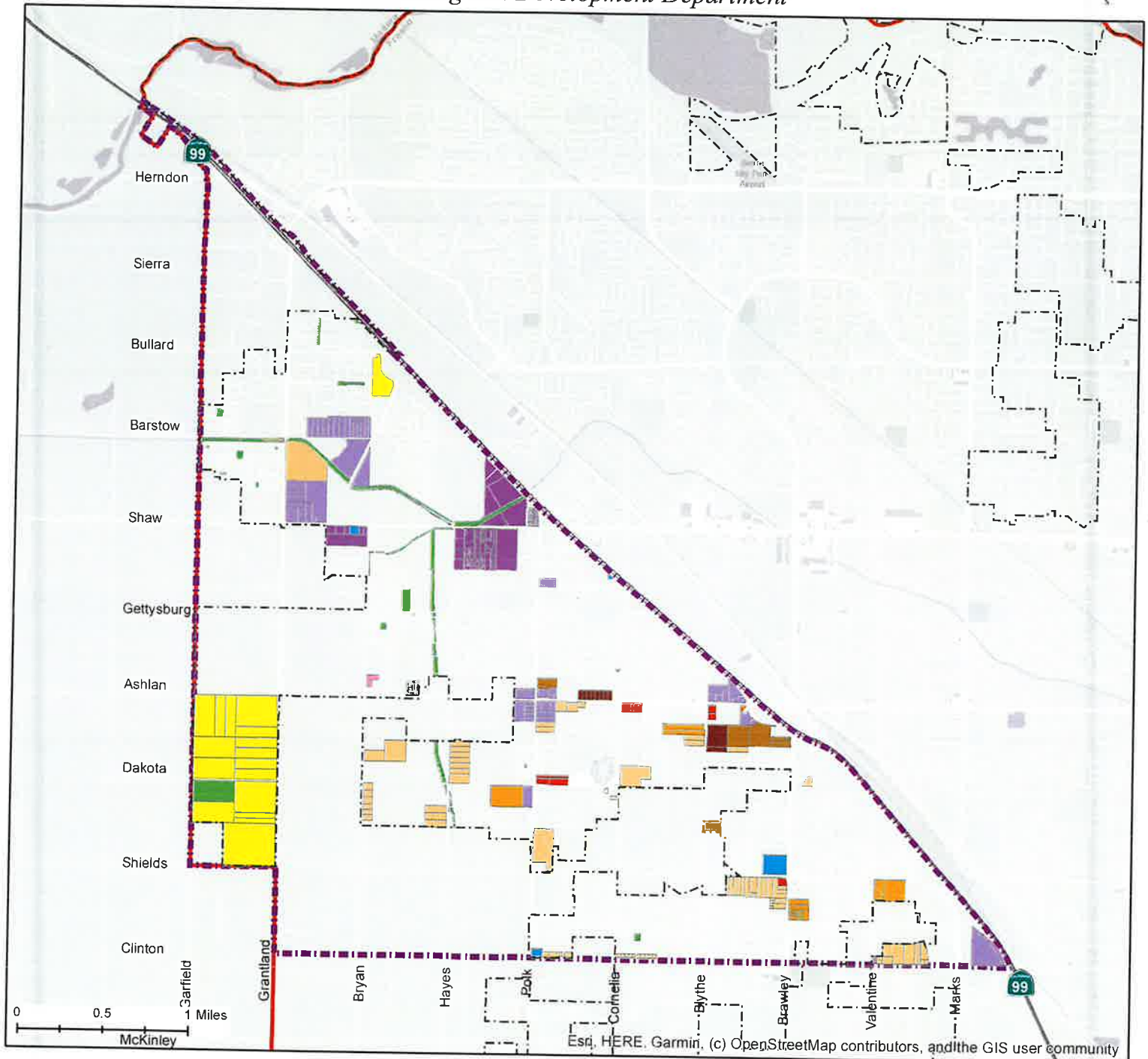
- Attachment 1: Proposed Changes to the Zoning Map

Attachment 1:
Plan Amendment P22-01353
West Area Neighborhoods Specific Plan
Proposed Changes to the Zoning Map



Proposed Changes to the Zoning Map

Planning and Development Department



Proposed Zoning Changes

RESIDENTIAL

- RS-3 - Residential Single-Family, Low Density
- RS-4 - Residential Single-Family, Medium Low Density
- RS-5 - Residential Single-Family, Medium Density
- RM-1 - Residential Multi-Family, Medium High Density
- RM-2 - Residential Multi-Family, Urban Neighborhood
- RM-3 - Residential Multi-Family, High Density

COMMERCIAL

- CC - Commercial Community
- CG - Commercial General

MIXED USE

- NMX - Neighborhood Mixed Use
- CMX - Corridor/Center Mixed Use

EMPLOYMENT

- O - Office

OPEN SPACE

- OS - Open Space
- PR - Park and Recreation

PUBLIC FACILITY

- PI - Public and Institutional

West Area Neighborhoods Specific Plan

City Limits

Sphere of Influence

Proposes to rezone 958.4 acres of zoning districts.

Disclaimer:
This map is believed to be an accurate representation of the City of Fresno GIS data, however we make no warranties either expressed or implied for correctness of this data.