

Exhibit G  
Text Amendment T-17-08  
Establishing Overlays

## Proposed Text Amendment for the Southwest Fresno Specific Plan.

### 15-1612      **Kearney Boulevard Historic Corridor (KB) Overlay District**

- A.     **Purpose.** The Kearney Boulevard Historic Corridor (KB) Overlay District is intended to preserve and enhance the historic character of Kearney Boulevard.
- B.     **Use Regulations.** Those uses permitted in the Base District, subject to the limitations and conditions set forth therein.
- C.     **Development Standards.** Development Standards shall be as required by the Base District, except as follows:
  - 1.     **Front Setback.** The front setback for new structures shall not be greater than 110 percent nor less than 90 percent of the average of the actual front setbacks of all residential structures on the blockface. The following exceptions shall apply:
    - a.       In no instance shall the front setback be less than 10 feet.
    - b.       In no instance shall the setback for a new structure be less than the setback of an adjacent structure which is a designated historic resource.
  - 2.     **Building Orientation and Pedestrian Access.** All new structures (excluding accessory structures) shall be oriented toward Kearney Boulevard with front doors facing the street, and a paved path no less than five feet in width shall be provided from the sidewalk to the front door.
  - 3.     **Fences, Walls, and Hedges.**
    - a.       *Height.* Front yard fences shall be a maximum of 3 feet in height.
    - b.       *Materials and Opacity.* Front yard fences shall be constructed in one of the following manners:
      - 1.       Wrought iron or tubular steel with no more than 20% opacity;  
or
      - 2.       Wooden pickets with no more than 50% opacity.
  - 4.     **Street Trees and Landscaping.**
    - a.       *Retention of Existing Landscaping.*
      - 1.       Existing palm trees, eucalyptus trees, and oleander bushes shall be retained unless they are determined by the Review Authority to be a demonstrable health or safety threat, in which case they shall be replaced with a tree or bush of the same species.
      - 2.       Notwithstanding Section 15-2308-C-3, the removal of eucalyptus trees shall require a Tree Removal Permit within the KB Overlay District.
    - b.       *New Development.* Any activity which requires a Development Permit, Planned Development Permit, or Development Agreement shall plant

new palm trees, eucalyptus trees, and oleander bushes along Kearney Boulevard to the full extent necessary to continue and match the historic tree pattern along the entirety of the project's Kearney Boulevard frontage.

5. **Frontage Road.** All development shall continue the historic configuration of the boulevard with frontage roads on either side separated by planted side medians.

#### **15-1613 California Avenue Transit Corridor (CA) Overlay District**

- A. **Purpose.** The California Avenue Transit Corridor (CA) Overlay District is intended to create a safe, convenient, and comfortable pedestrian environment along the residential sections of the California Avenue transit corridor.
- B. **Use Regulations.** Those uses permitted in the Base District, subject to the limitations and conditions set forth therein.
- C. **Development Standards.** Development Standards shall be as required by the Base District, except as follows:
  1. **Building Orientation and Pedestrian Access.** All new structures (excluding accessory structures) shall be oriented toward California Avenue with front doors facing the street, and a paved path no less than five feet in width shall be provided from the sidewalk to the front door.
  2. **Fences, Walls, and Hedges.**
    - a. **Height.** Front yard fences shall be a maximum of 3 feet in height.
    - b. **Materials and Opacity.** Front yard fences shall be constructed in one of the following manners:
      1. Wrought iron or tubular steel with no more than 20% opacity;  
or
      2. Wooden pickets with no more than 50% opacity.
    - c. **Walls.** In no instance shall a wall be permitted within the required front yard setback or any other space which lies between residential structures and California Avenue.