

Agenda Item: ID#17-1325 (4:30 P.M.#2)

Date: 10/26/17

FRESNO CITY COUNCIL



Supplemental Information Packet

Agenda Related Item(s) – ID#17-1325 (4:30 P.M.#2)

Contents of Supplement:

1. Exhibit Y: PowerPoint Presentation

REC'D OCT 25 '17 PM 4:17
FRESNO CITY CLERK

HEARING - To consider the adoption of the Southwest Fresno Specific Plan and related Final Program Environmental Impact Report (FPEIR), State Clearinghouse (SHC) # 2017031012. The following applications have been filed by the Fresno City Council and pertain to approximately 3,255 acres in the DA-1 South Development Area:

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.

Southwest Fresno Specific Plan



Fresno City Council
October 26, 2017

Intro

- Background
- Community Engagement
- Plan Overview
- Implementation Priorities
- Public Comment on the Plan
- Environmental Impact Report
- Minor Corrections and Correspondence
- Findings/Recommendation





Background



What is a Specific Plan?

-  **Refine the General Plan for a specific geographic area**
-  **Regulate land use**
-  **Bring together detailed policies and regulations for a focused development scheme.**



Origins

 Community led
refinement of the
General Plan

 Funding

 Consultants





Community Engagement



Community Engagement

 **Steering Committee Meetings (17)**



 **Community Workshops (6)**

 **Topic Group Meetings (10)**

 **Community Office**



 **Community Conversations (3)**



Planning Process



Phase 1: Draft Preferred Alternative

 Land Use Map & Guiding Principles

 Community

Involvement:

- 3 Community Workshops
- 10 Topic Group Meetings
- 12 Steering Committee Meetings

Phase 2: Draft Specific Plan

 Plan Objective, Policies and Priorities

 Community

Involvement:

- 3 Community Workshops
- 5 Steering Committee Meetings
- 3 Community Conversations

Outreach Methods



Email



USPS Mailers



Flyers at community centers and churches



Radio spots



Newspaper advertisements



Community Networks



Website



BORRADOR PLAN ESPECÍFICO DE SUROESTE DE FRESNO

¡Reserve la Fecha!

Les invitamos a una serie de reuniones para conversar sobre el Borrador Plan Específico para el Suroeste de Fresno

Reunión Comunitaria: Ven a aprender sobre el Plan Específico
miércoles, el 17 de mayo 5:30 pm - 7:00 pm

Lugar: **Gaston Middle School
Multipurpose Room
1100 E Church Avenue
Fresno, CA 93706**

**Inicio del periodo de comentario pública de 30 días*

¿No puede asistir a la reunión o tiene más preguntas?
Asista a una conversación comunitaria sobre el Plan Específico:

Conversación Comunitaria: Con el énfasis en el uso de suelo y transporte
sábado, el 3 de junio, 2017 9:00 am - 11:00 am

Conversación Comunitaria: Con el énfasis en infraestructura y parques
jueves, el 8 de junio, 2017 5:30 pm - 7:00 pm

Conversación Comunitaria: Con el énfasis en la implementación
lunes, el 12 de junio, 2017 5:30 pm - 7:00 pm

Lugar: **Centro Comunitario Mary Ella Brown Center
(Ivy Center) Old Library Room
1044 E Annadale Ave
Fresno, CA 93706**

Regístrate y traducción se proporcionará

Para información sobre el Plan Específico o como obtener una copia,
Visita a: www.fresno.gov/southwestplan Contactarse con:
Email: SouthwestComments@Fresno.gov Sophia Pagoulatos, Planning Manager
Teléfono: (559) 621-8180 (559) 621-8062 | Sophia.Pagoulatos@fresno.gov

Este proyecto es financiado por la Ciudad de Fresno y el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos.

El salón de eventos es accesible por silla de ruedas. Si necesita ayuda para participar, por favor comuníquese con Sophia Pagoulatos con tres días de anticipación.



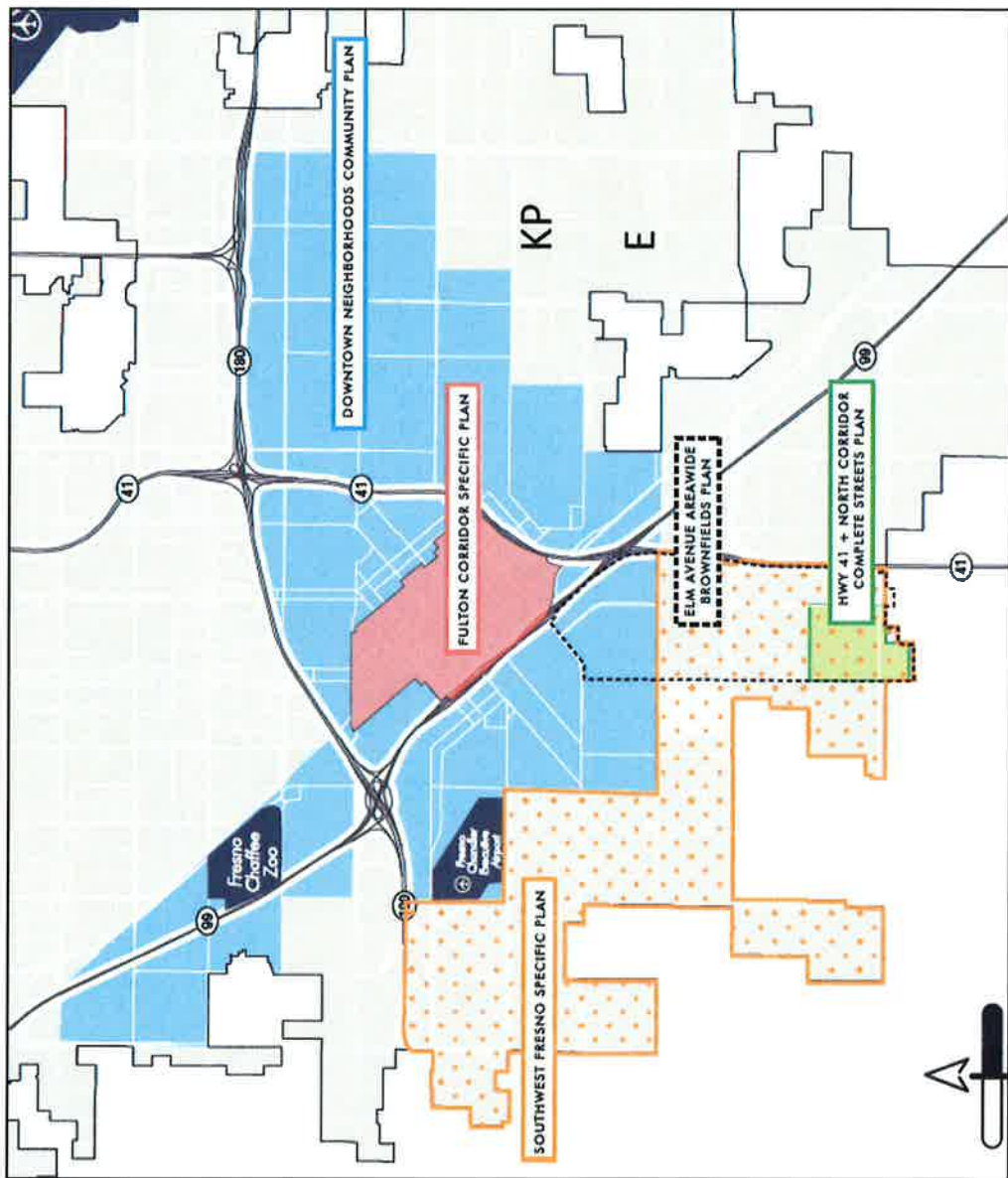


Plan Overview





Plan Area



Guiding Principles



-  **Housing:** Provide a mix of high quality housing types with emphasis on single family housing and home ownership
-  **Retail:** Provide more options, such as clothing and department stores, restaurants, grocery
-  **Parks:** Refine standards to include usable parks; improve existing parks to include better amenities.
-  **Jobs/Economic Development:** Provide educational opportunities, job training, and attraction of clean higher paying jobs
-  **Transportation:** Provide safer and more connected streets for vehicles, pedestrians and cyclists; re-route truck traffic
-  **Industrial:** Locate new industrial development outside of Southwest Fresno

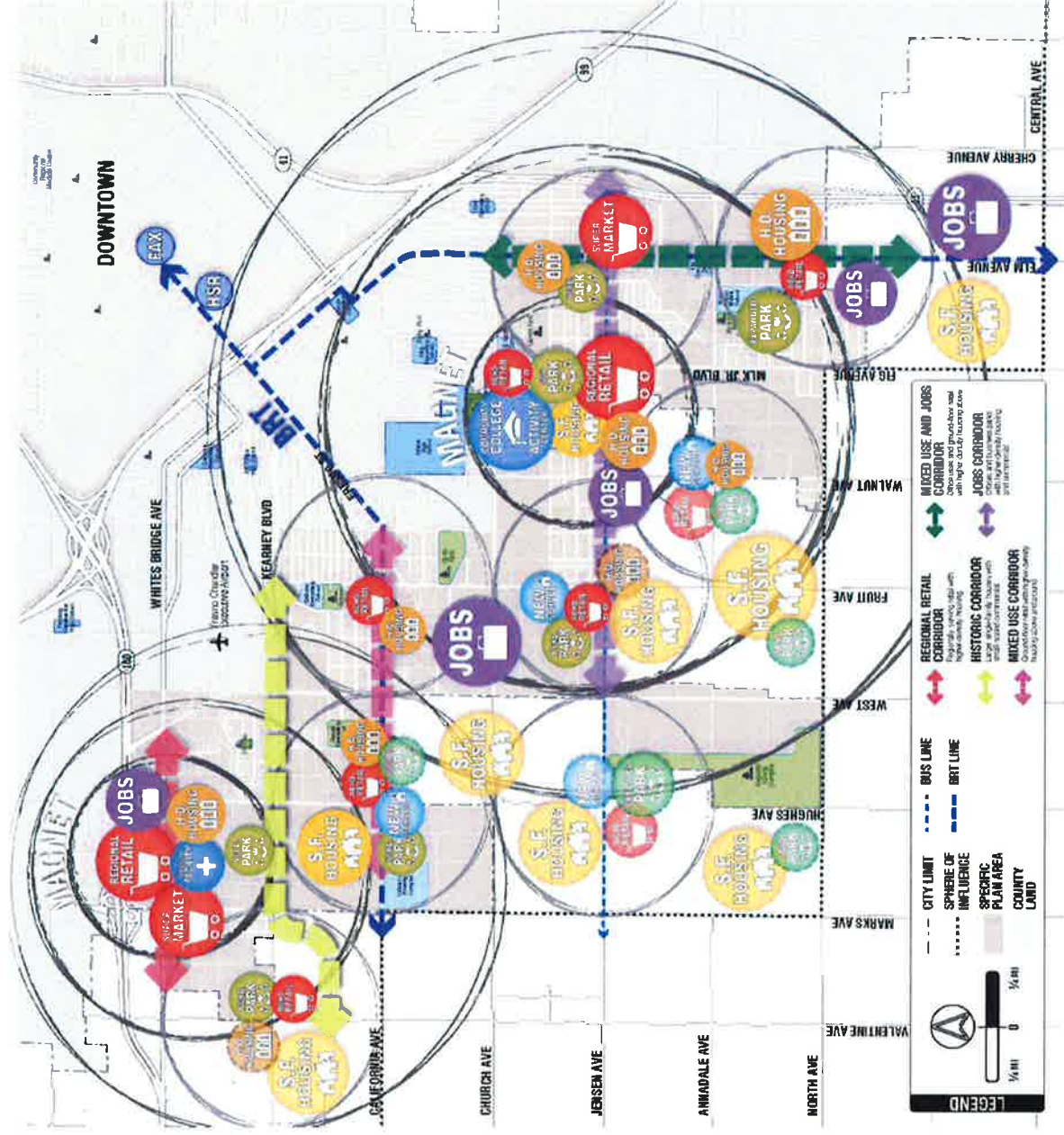


Land Use Vision

Complete Neighborhoods

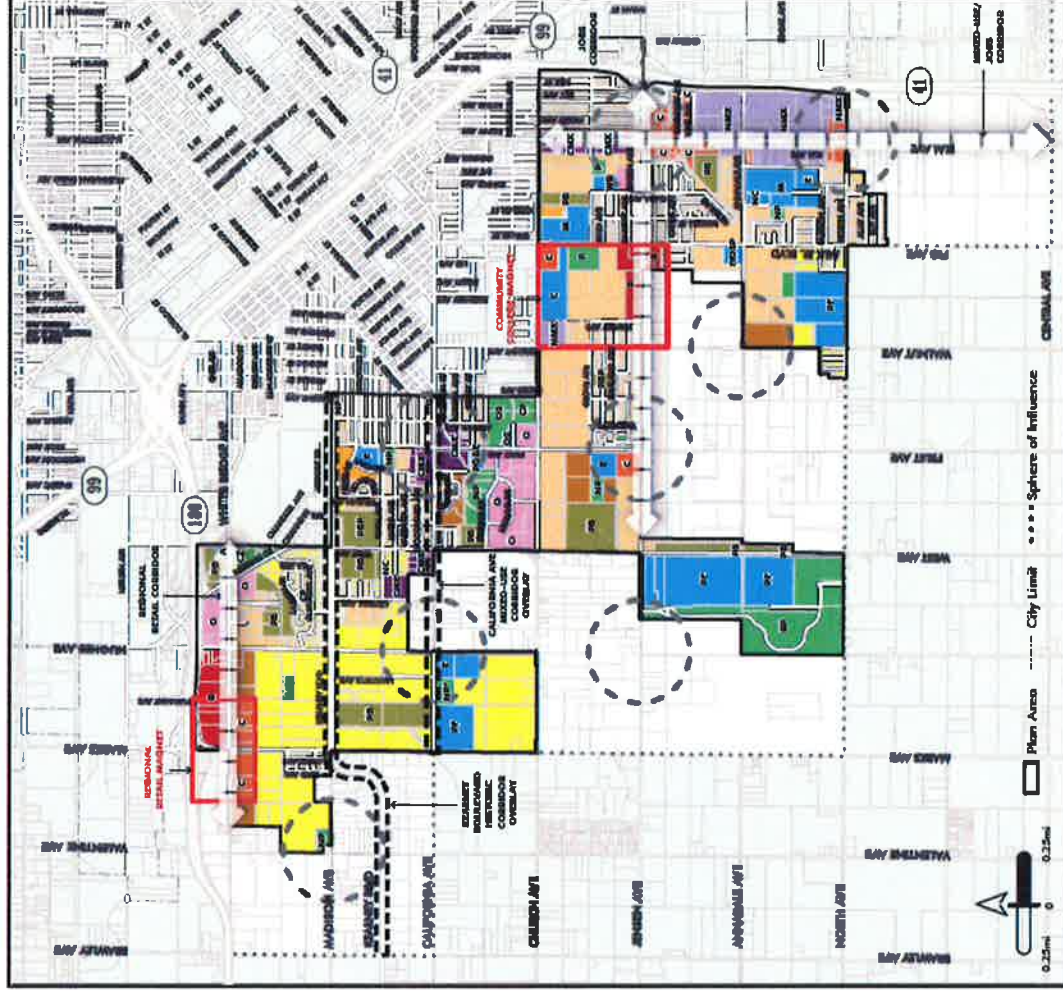
Magnet Cores

Corridors



Land Use Diagram

- Complete Neighborhoods
- Magnet Cores
- Corridors



Corridors



 Whites Bridge Avenue: Regional Retail

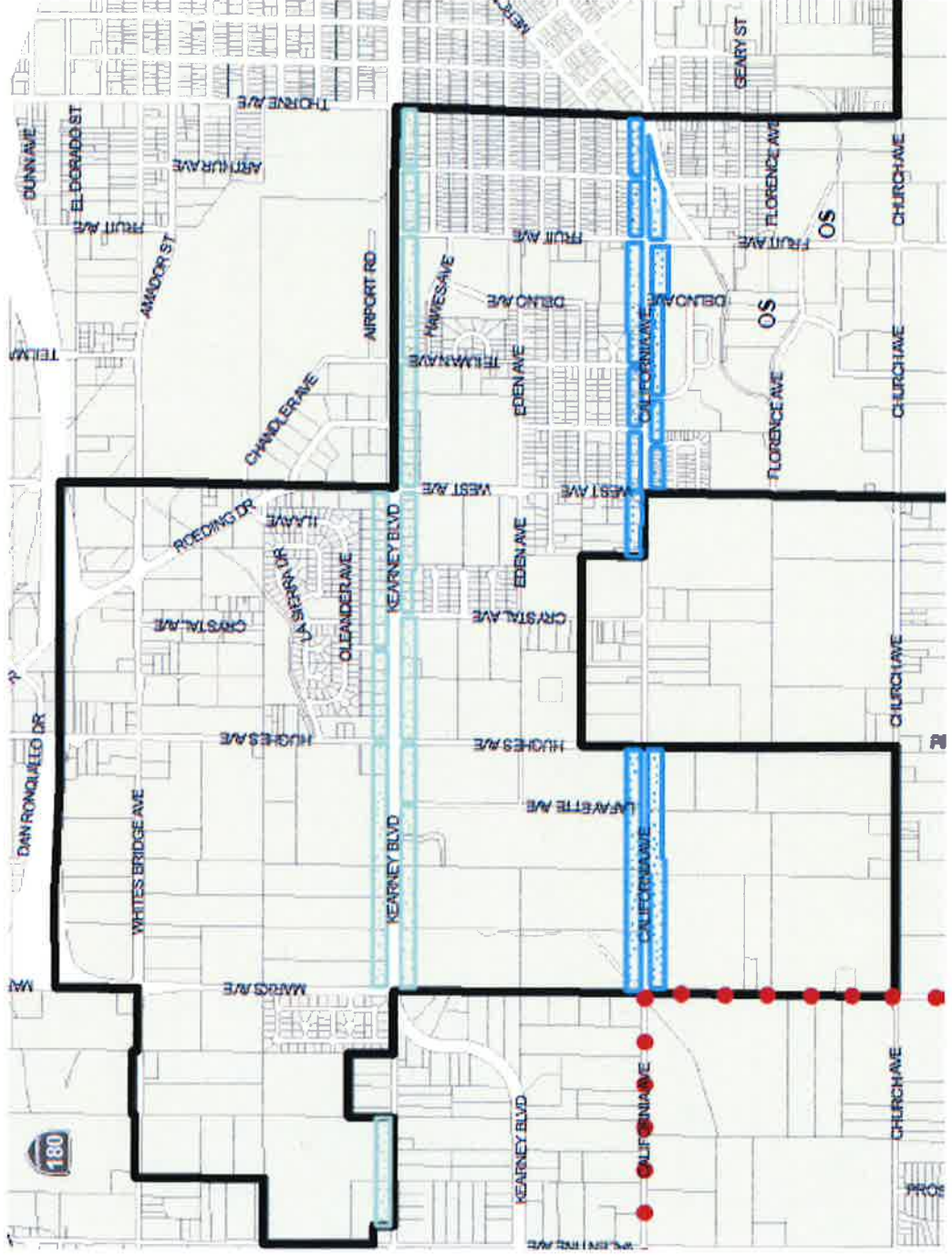
 Jensen Avenue: Jobs

 Elm Avenue: Mixed Use/Jobs

 Kearney Boulevard: Historic

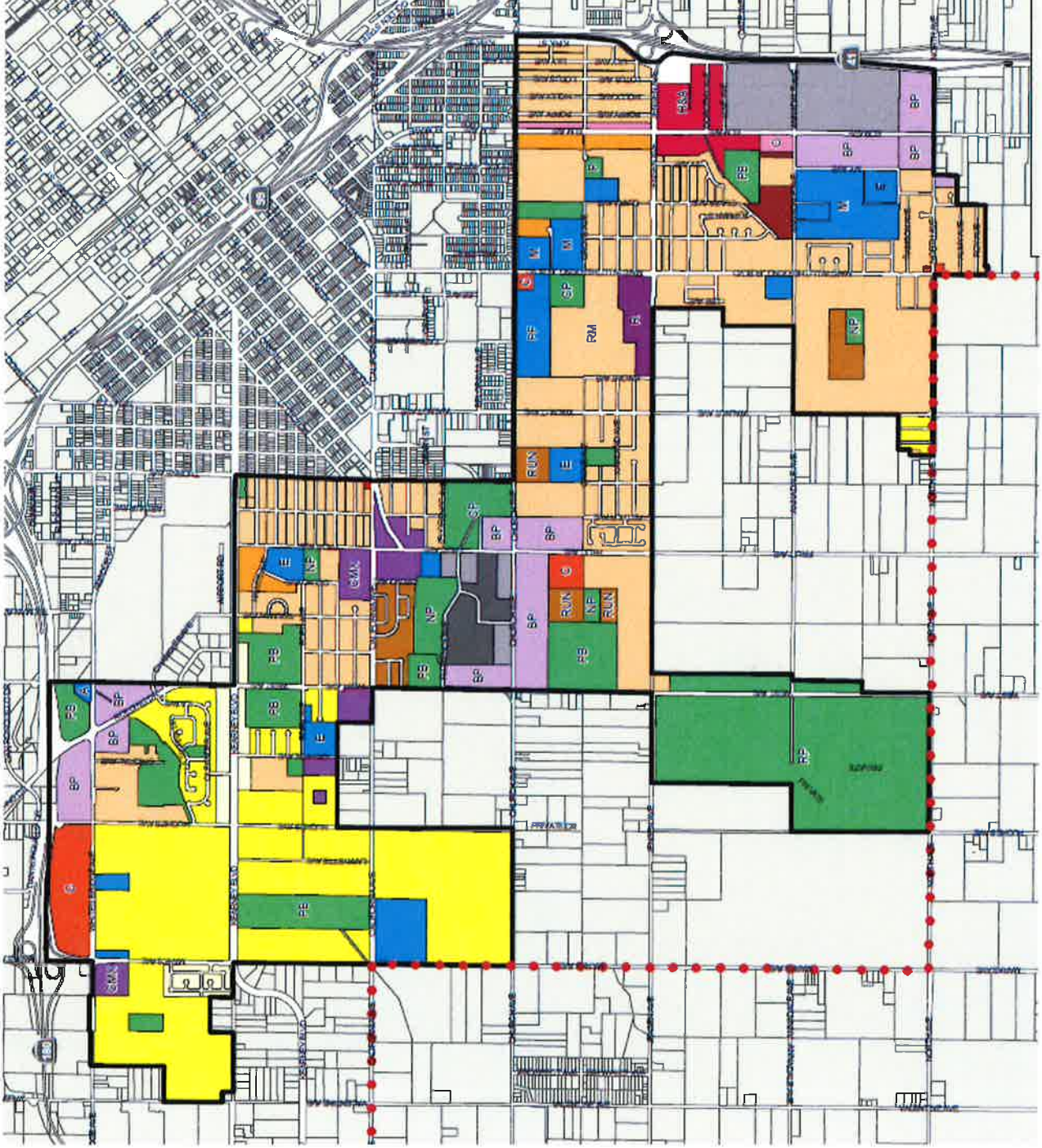
 California Avenue: Mixed Use/Transit

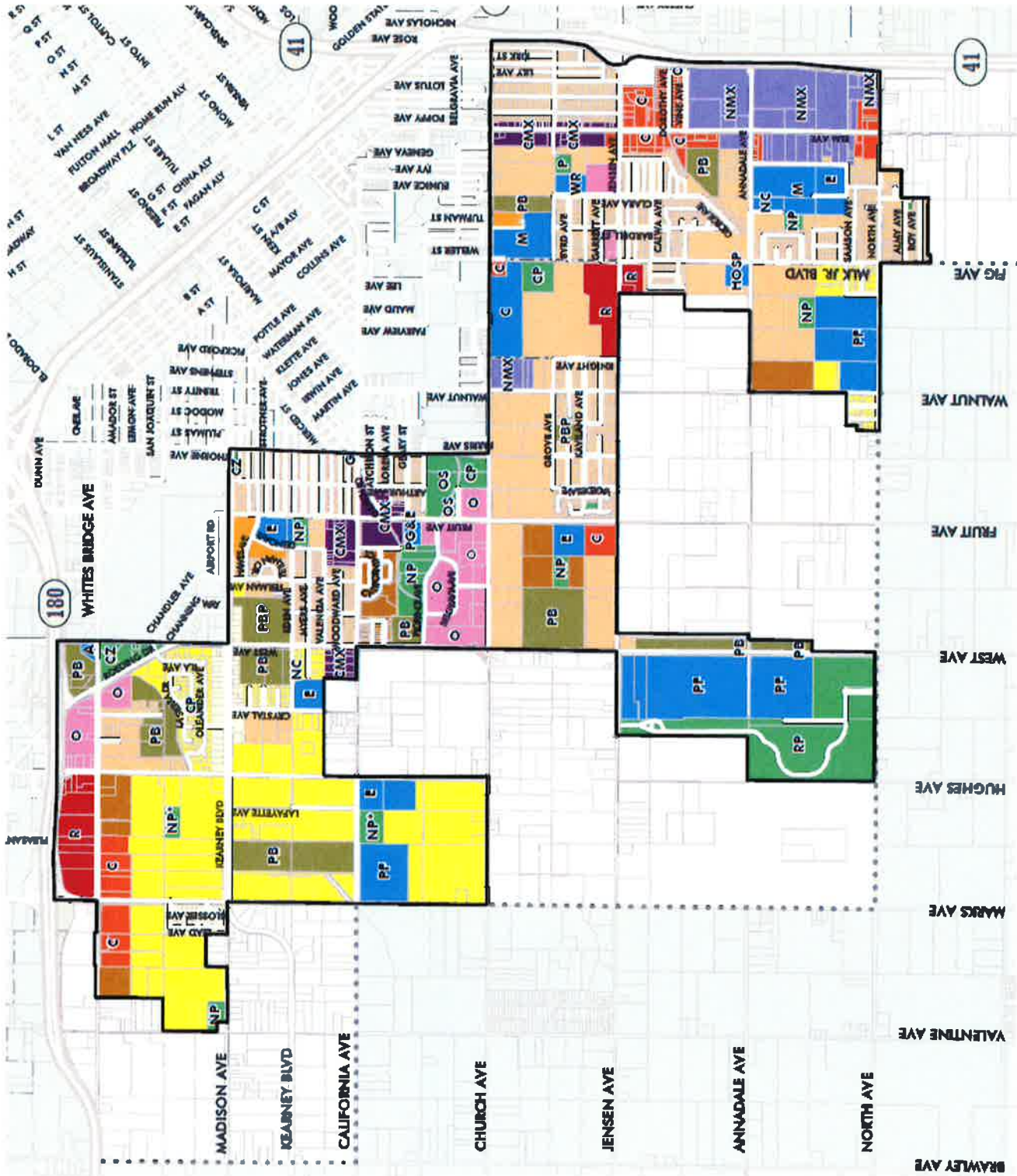
Overlays





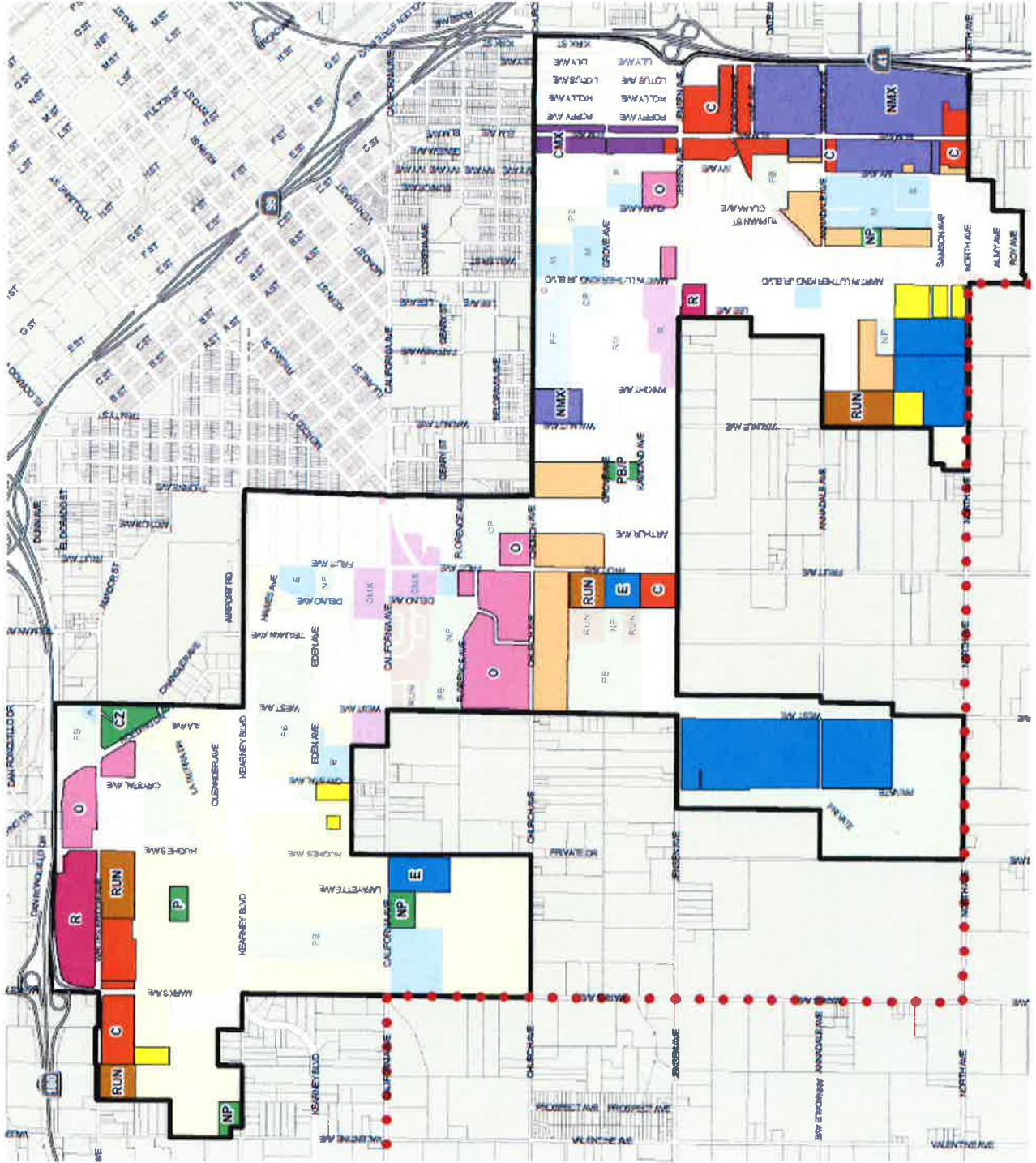
Existing General Plan Land Use

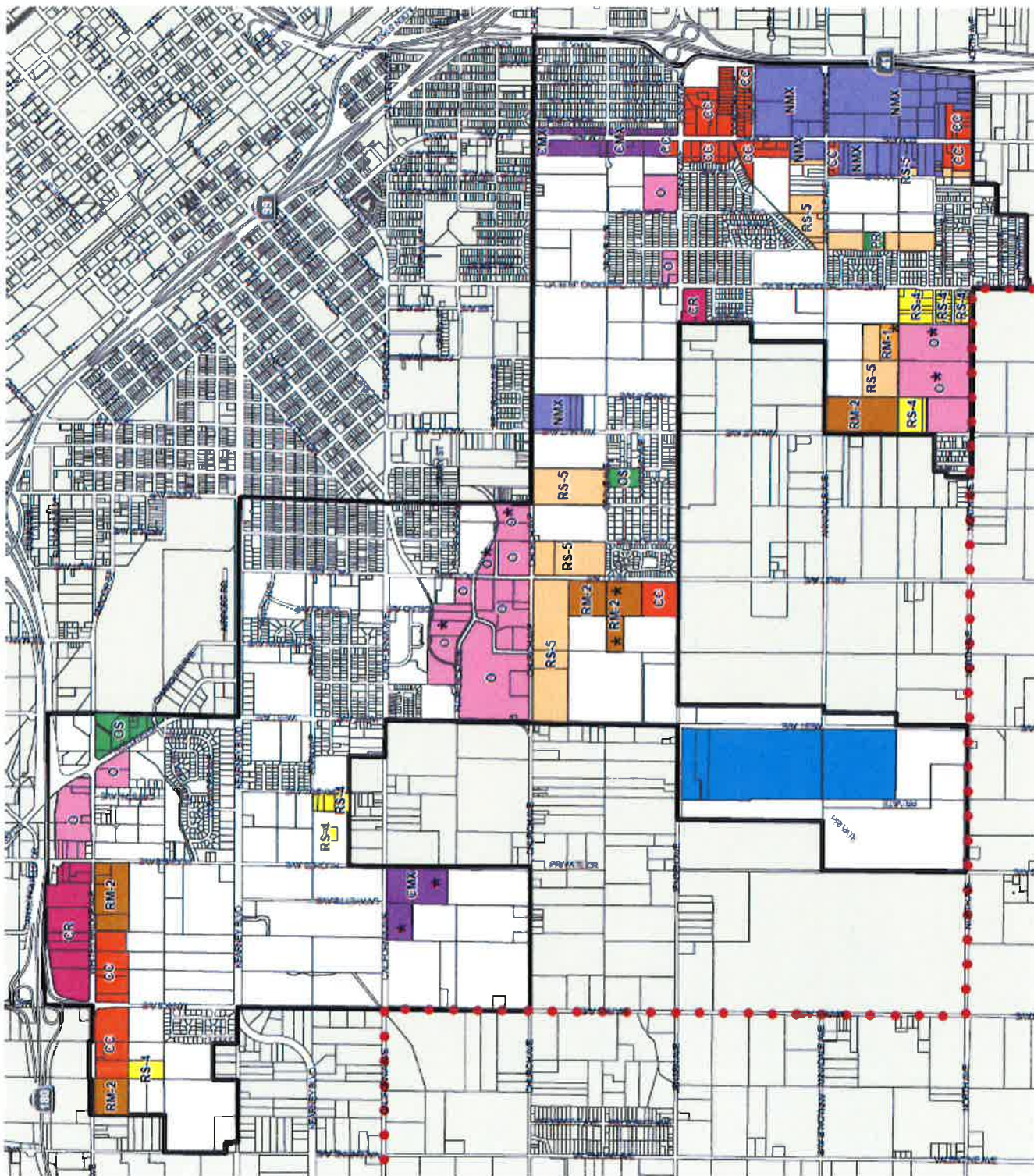






Proposed Land Use Changes





Land Use Comparison



Relative to the Fresno General Plan:

-  **Limits New Industrial Development**
-  **Includes More Office Land Use**
-  **Includes More Single Family Land Use**
-  **Includes Less Multi-Family Land Use**
-  **Similar amount of Mixed-Use and Commercial Uses along Corridors**

Industrial Land Use

- 146 acres in plan area
- 7,255 acres in city limits, of which
- 2,149 acres are vacant





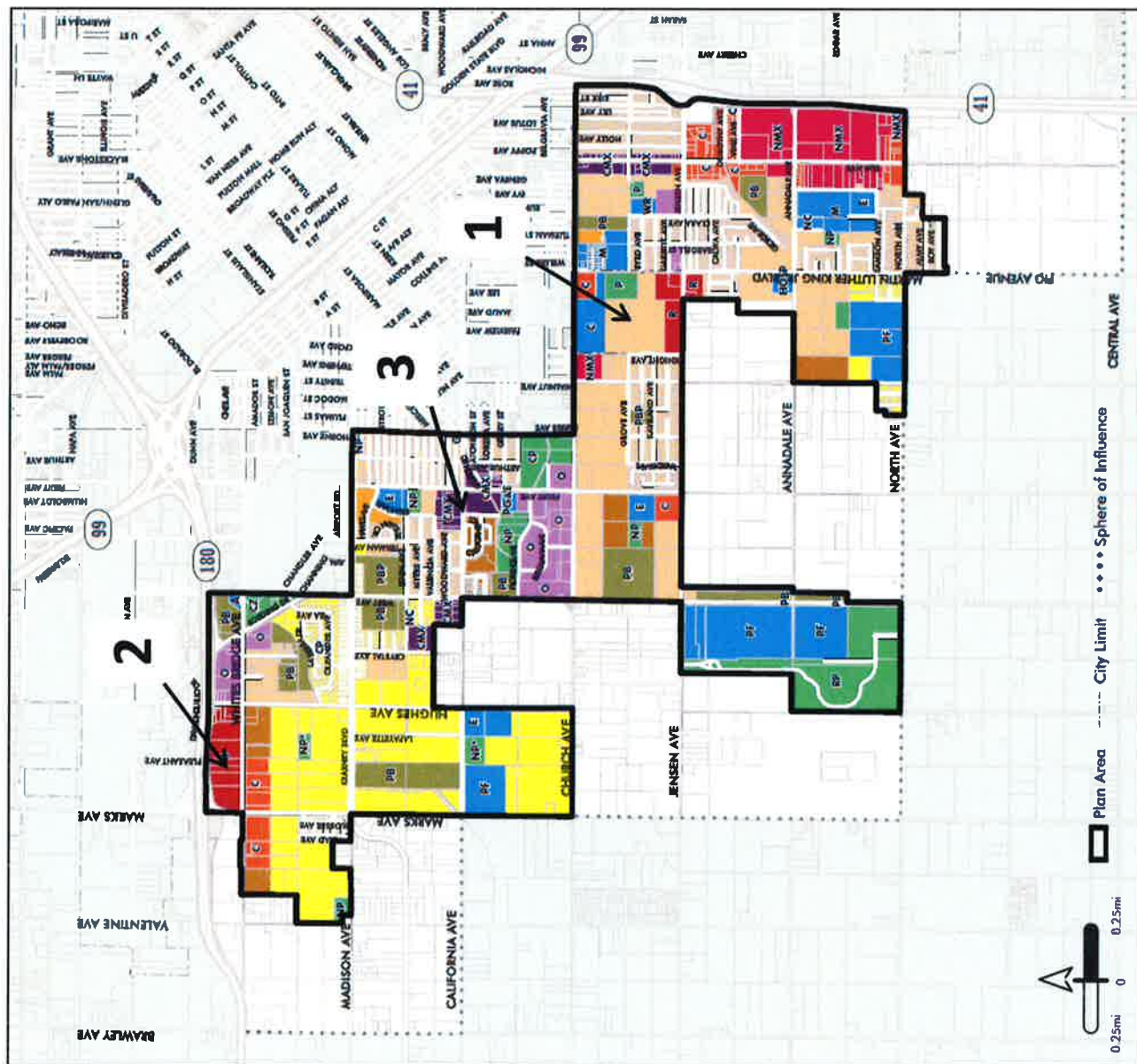
Plan Priorities





Priority Projects

1. **MLK Magnet Core: Community College Campus, Parks and Trails**
2. **Marks & Whitesbridge Magnet Core**
3. **California Avenue BRT Corridor**
 - **Grocery Store or Food Coop**
 - **Employment Training and Career Development Center**
 - **Local Workforce Policy**
 - **Specific Plan Oversight Committee**
 - **Anti-Displacement Strategy**

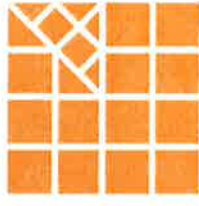




Public Comment



May 2017 Public Draft Comments



 Industrial Compatibility Assessment

 Clean Transportation

 Truck Routes

 Street Design

 Parks Classification and Acreage

 School Planning

 Eminent Domain

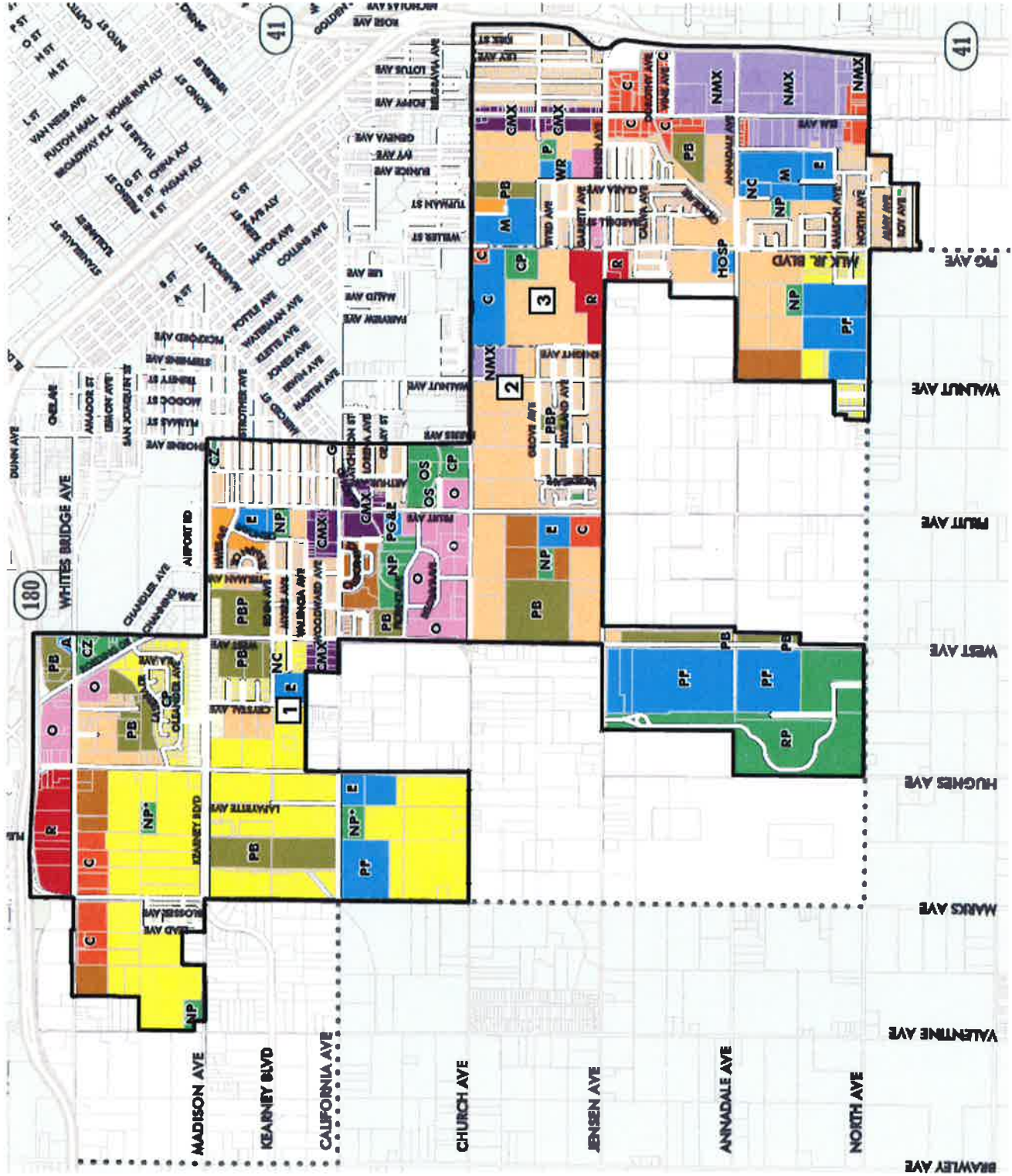
 Retail

 Implementation

October 2017 Redline Draft



-  Revisions to the May Draft voted on by the Steering Committee in response to comments
-  Revisions to the May Draft recommended by city staff to respond to EIR comments
-  Technical revisions to the Draft Plan in response to other public comments, or to improve clarity, update information, and correct typos.





Environmental Analysis



Environmental Impact Report



-  Program Level, Tiered from the MEIR
-  Notice of Preparation: February 28, 2017
-  Public Scoping Meeting: March 1, 2017
-  Circulation of Draft EIR: Aug 9 – Sept 25, 2017
-  16 Comments Received
-  Final EIR Released on October 13, 2017

Impact Areas Analyzed



 Aesthetics	 Hyd/Water Quality
 Agriculture	 Land Use/Planning
 Air Quality	 Noise
 Biological	 Population/Housing
 Cultural/Tribal	 Public Services/Rec
 Geology/Soils	 Transportation/Traffic
 GHG Emissions	 Utilities/Service
 Hazards	 Systems

Significant and Unavoidable Impacts



-  Aesthetics
-  Agricultural Resources
-  Air Quality
-  Greenhouse Gas Emissions
-  Noise
-  Traffic

See Exhibit N, Draft Findings of Fact and Statement of Overriding Considerations



Minor Corrections & Correspondence



Minor Corrections



FPEIR:

 Page 3-12 amends a paragraph in Section 4.7 (GHG) of the Draft PEIR-it states amendment is to page 4.7-28 when actually it amends page 4.7- 27

Correspondence



-  Jeff Roberts: Land Use Change Requests
-  Jim Federico: Land Use Change Request
-  Venise Curry: Plan Text Change Request
-  Grecia Elenes: FPEIR concern, Plan Text Change Request
-  Thomas Barth, FPEIR concern about school planning

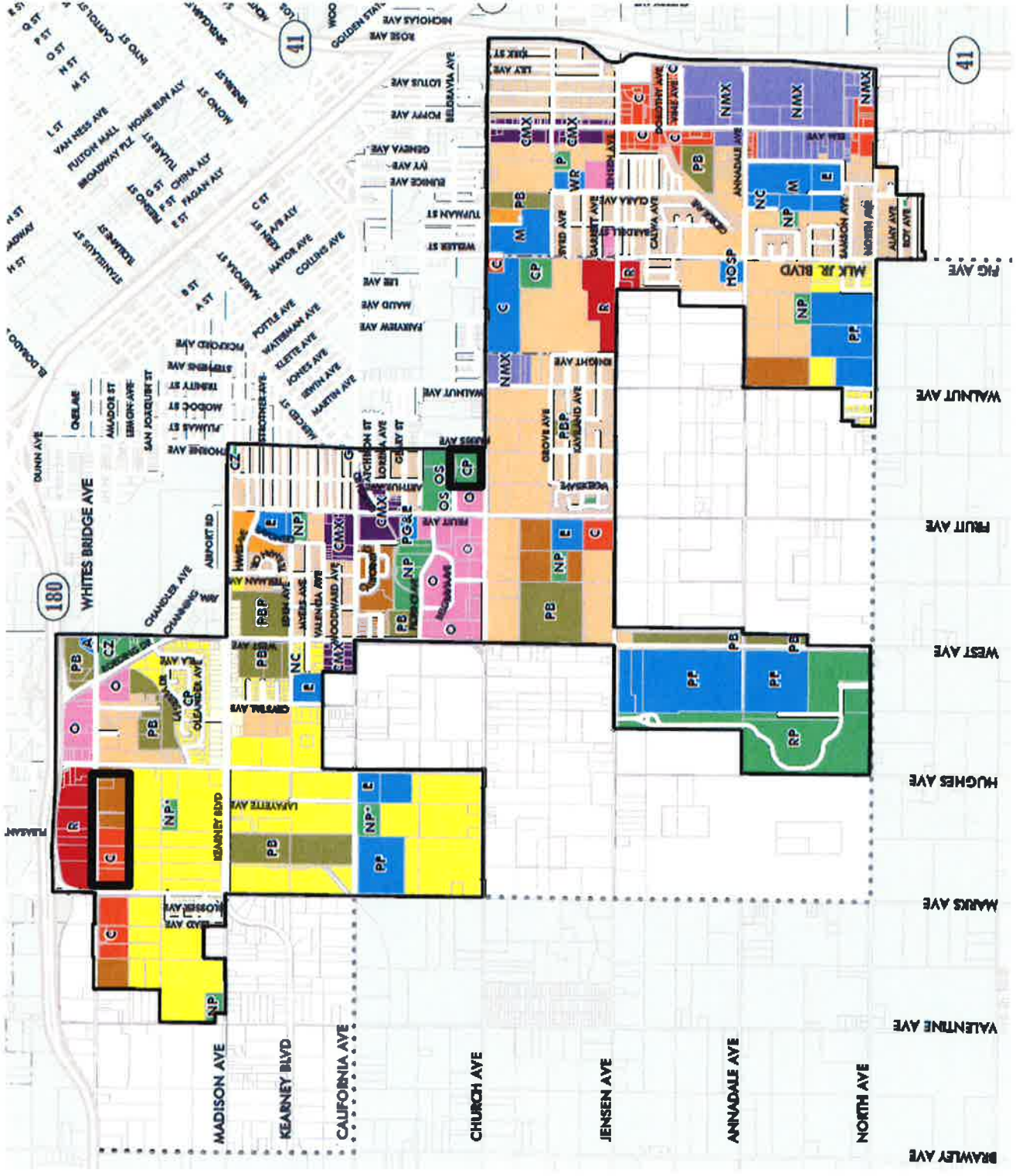
Change Requests- Land Use



1. **South side of Whitesbridge, between Marks and Hughes Avenues: Change 16 +/- ac of Community Commercial and 13 ac of Urban Neighborhood to Medium Low Density**
2. **South of California Avenue between Marks and Hughes Avenues: Change 25 +/- acres of Dual Designation Commercial Mixed Use to Medium Low Density Residential Use**
3. **North side of Church Avenue between Fruit and Thorne: Change 8 +/- acres of Dual Designation Office to Medium Density Residential**



Proposed Land Use



Change Requests – Plan Text



 Public Facilities Chapter, page 6-11, Policy PF-1.3: Delete portion of redline that reads “ with Hyde Park being a high priority.”

 Public Facilities Chapter, page 6-13, Policy PF 7.4: Establish a workforce policy to encourage Business and City programs in the Plan Area to prioritize hiring Plan Area residents in the 93706 zip code, consistent with applicable laws.

Planning Commission



-  The Planning Commission held a public hearing on October 18, 2017
-  13 members of the public spoke in support and 5 spoke in opposition
-  Planning Commission considered all correspondence and change requests
-  Recommended approval of staff recommendation plus the land use change requests by a 7-0 vote.



Findings



Fresno Municipal Code



Consistency with the General Plan goals and policies

- **Economic Development, Urban Form, Mobility and Transportation, Parks, Open Space and Schools, and Healthy Communities, and Housing Element**

Consistency with the Development Code

- **Plan relies on the Development Code for implementation** and adds two zoning overlays designed to promote and protect the public health, safety, peace comfort and general welfare along Kearney Boulevard and California Avenue

Government Code Findings



Government Code Section 65863 – Housing Element Findings:

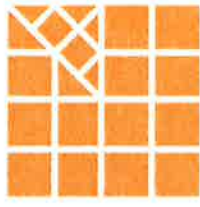
The dwelling unit capacities on housing element sites would change as follows with adoption of the Plan:

- **16-30** du/ac: net loss of 27 units of capacity
- **12-16** du/ac: net loss of 3 units of capacity
- **0-12** du/ac: net loss of 460 units of capacity

However, surplus capacity exists in those categories of the sites inventory. Therefore:

- **1.** The reduction is consistent with the adopted General Plan; and
- **2.** The remaining sites identified in the housing element are adequate to accommodate the jurisdictions share of the Regional Housing Need (RHNA)

Airport Land Use Commission



 Found the proposed Plan consistent with the Fresno Chandler Executive Airport Land Use Compatibility Plan on October 2, 2017





Recommendation





Recommendation-Environmental

1. Resolution-Certifying Final Program
Environmental Impact Report (PEIR SCH No.
2017031012) :
 - **ADOPT Findings of Fact:**
 - **ADOPT the Statement of Overriding Considerations:**
 - **APPROVE a Mitigation Monitoring and Reporting Program:**

Recommendation- Plan Amendments



2. **ADOPT RESOLUTION Approving Plan Amendment Application No. A-17-013 repealing the Edison Community Plan;**
3. **ADOPT RESOLUTION Approving Plan Amendment Application No. A-17-14 which proposes to adopt the October 2017 Redline Draft and accompanying technical map changes, of the Southwest Fresno Specific Plan (Figure 3-2), and changes recommended by Planning Commission;**
4. **ADOPT RESOLUTION Approving Plan Amendment Application No. A-17-15 which proposes to update the Land Use Map (Figure LU-1) and the Dual Designation Map (Figure LU-2) of the Fresno General Plan to incorporate the land use changes proposed in the Southwest Fresno Specific Plan and changes recommended by Planning Commission; and to correspondingly amend the Fresno Chandler Airport Plans;**

Recommendations- Text Amendment and Rezones



5. ADOPT BILL (for introduction) Approving Text Amendment Application No. TA-17-08 which proposes amendments to the Citywide Development Code (Fresno Municipal Code Chapter 15) to incorporate the Kearney Boulevard Historic Corridor (KB) Overlay District and the California Avenue Transit Corridor (CA) Overlay District;
6. ADOPT BILL Approving Rezone Application No. R-17-17 which proposes to apply the Kearney Boulevard Historic Corridor (KB) Overlay District to approximately 50.65 acres and to apply the California Avenue Transit Corridor (CA) Overlay District to approximately 40 acres;
7. ADOPT BILL Approving Rezone Application No. R-17-18 which proposes to rezone approximately 910 acres of property within the Southwest Fresno Specific Plan Area to be consistent with the planned land use including changes recommended by Planning Commission;
8. ADOPT RESOLUTION Authorizing DARM Director to update and make corrections to specific plan.



Questions?