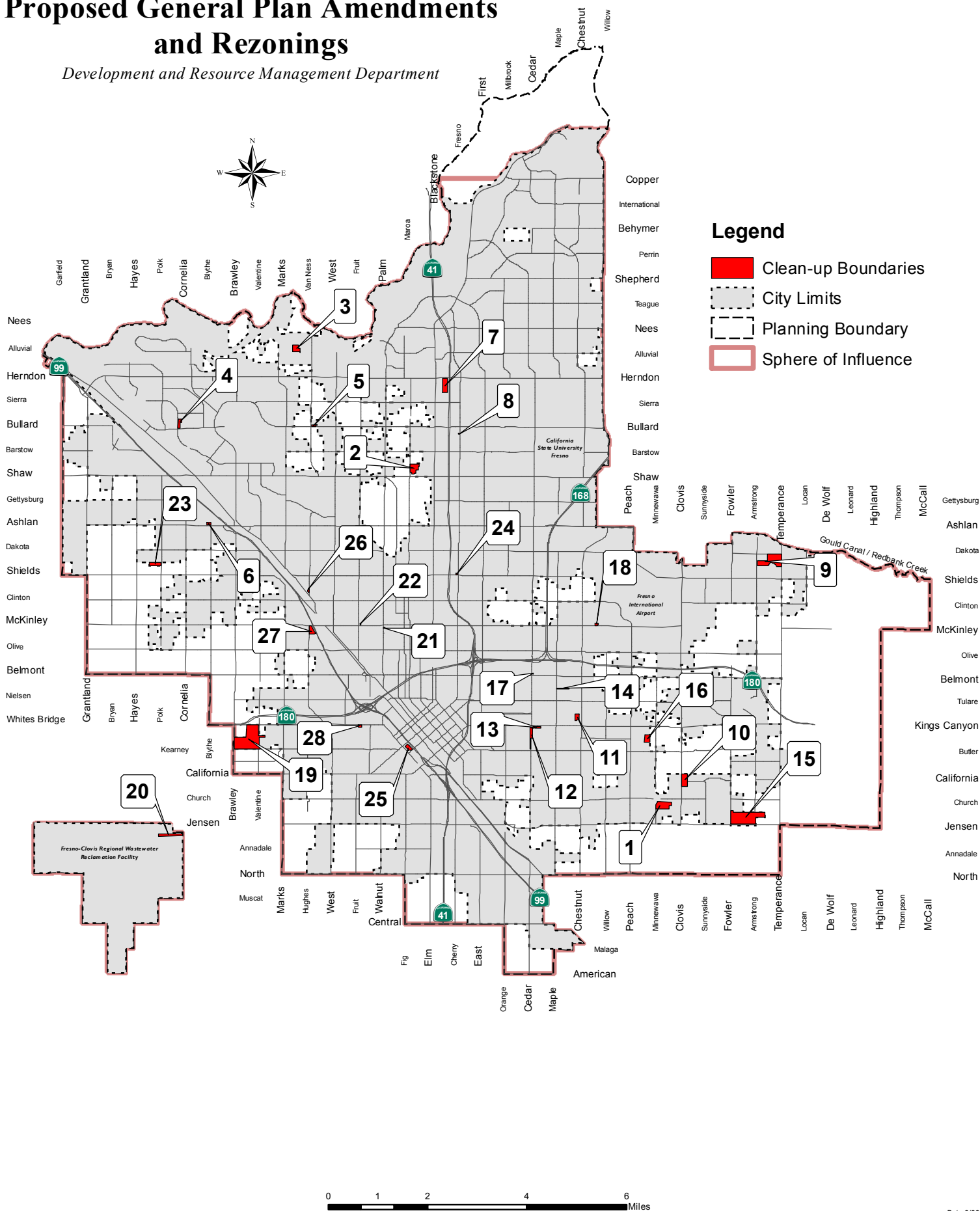


City of Fresno
Proposed General Plan Amendments
and Rezonings

Development and Resource Management Department



Plan Amendment Application No. 4-17-003 and Rezone Application No R-18-004 Table

#	Description	APN	City Council District	Zoning			General Plan Land Use			Acres	Staff Recommendation
				Past	Now	Request	Past	Now	Request		
1	Minnewawa Ave./ Church Ave.	Tract Map 5513: 48143105-07, 48143225-31, 48153101-18, 48153201-03, 48153301-33, 48153401-28, 48153501-22, and 48153601T	5	NA, New Annex-ation	NA, New Annex-ation	RS-4	NA, New Annex-ation	Medium High Density Residential	Medium Low Density Residential	18.92	Approve
2	Maroa Ave./ Shaw Ave.	41725104, 20-30, 34-58, 41725301-08, 41733102-05, 12, AND 15 - 17, 41733201-03,10-13, 15, 16T and 17, 41753001-08, 417250X1, and 417530XA	2	Some propertie s are R-1-C and R-2-A and some are NA, New Annex-ation	Some propertie s are CMX and some are NA, New Annex-ation	RS-5	Medium Density Residential	Corridor/ Center Mixed Use	Medium Density Residential	16.29	Approve
3	2626 W. Alluvial Ave.	50043021 and 24T	2	R-1-B R-A	PR CRC	RS-4	Open Space/ Commercial Recreation	Open Space/ Commercial Recreation	Medium Low Density Residential	11.84	Approve
4	Dante Ave./ Bullard Ave.	50613008S and 09S	2	R-3	RM-1	RM-2	Medium High Density Residential	Medium High Density Residential	Urban Neighborhood Residential	6.70	Approve
5	Van Ness Blvd./ Bullard Ave.	40609114, 31, and 32	2	NA, New Annex-ation	NA, New Annex-ation	RS-1	Low Density Residential	Low Density Residential	Low Density Residential	1.50	Approve
6	Ashlan Ave./ Blythe Ave.	51009036	1	C-6	RM-1	CG	Commercial General-Heavy	Medium High Density Residential	General Commercial	2.85	Approve
7	Herndon Ave./ State Route 41	40802201-20, 40802301-16, 40803201-18, 40803301-18, 40804301-10, 40804401-10 and 40806119T	6	R-A	CMX	RS-5	Medium Density Residential	Corridor/ Center Mixed Use	Medium Density Residential	17.94	Approve
8	5677 N. Fresno St.	418520X1, 38, and 39	4	R-P	RM-1	O	Medium High Density Residential	Medium High Density Residential	Office Employment	0.49	Approve
9	Dakota Ave./ Armstrong Ave.	31002089S, 31073102S, 31091101S-32S, 31091201S and 2S, 31091301S-23S, 31091401S-10S, 31091501S-10S, 31091601S-10S, and 31091701S-10S	4	R-A	RM-2	RS-4	Medium Density Residential	Urban Neighborhood Residential	Medium Low Density Residential	21.02	Approve
		31002085S and 88S	4	R-A	RS-5	RS-4	Medium Density Residential	Medium Density Residential	Medium Low Density Residential	28.11	
10	Clovis Ave./ California Ave.	31602201 and 31628036T	5	AE-20	CMX	RS-4	Medium Low Density Residential	Corridor/ Center Mixed Use	Medium Low Density Residential	17.23	Approve
11	Huntington Blvd./ Chestnut Ave.	46123302 - 07, 46123401, 02, 12 - 17, and 46130301	5	R-3 R-2 (1 lot) R-1 (1 lot)	RS-5	RM-2	Medium High Density Residential	Medium Density Residential	Urban Neighborhood Residential	5.76	Approve
12	Cedar Ave./ Kings Canyon Rd.	47006104, 47006215 and 16, 47006315, 47007129 - 41, 47014115, 47014215 and 16, 47014315 and 16, 47015127 - 34, 36, and 38 - 41, 47021308 and 13, 47021605 and 08, 47028304 and 07, and 47028604 and 13	5	R-1 R-2 (1 lot)	NMX	RS-5	Medium Density Residential	Neighborhood Mixed Use	Medium Density Residential	6.27	Approve
13	Kings Canyon Rd./ Chance Ave.	47007105, 06, and 29, 47007201, 24, 27, and 29, 47007301 and 19	5	C-6	RS-5	NMX	Commercial General-Heavy	Medium Density Residential	Neighborhood Mixed Use	2.77	Approve
14	McKenzie Ave. median islands between Maple Ave. and Sierra Vista Ave.	46016501T	7	R-1 C-5 (small corner at Maple)	RS-5	PR	None	Medium Density Residential	Open Space	1.63	Approve

				Zoning			General Plan Land Use					
#	Description	APN	City Council District	Past	Now	Request	Past	Now	Request	Acres	Staff Recommendation	
15	NE Corner of Jensen Ave. and Fowler Ave. – Sanger Unified School District property	31602232	5	NA, New Annex-ation	NA, New Annex-ation	PI	High Density Residential	Public Facility Middle and High School	Public Facility Middle and High School	19.00	Approve	
		31602233										
		31602229ST										
		31602231T										
		31602235T		NA, New Annex-ation	NA, New Annex-ation	PI	Medium Density Residential	Public Facility Middle and High School	Public Facility Middle and High School	59.71		
		31602259T		NA, New Annex-ation	NA, New Annex-ation	PI	Medium Density Residential	Public Facility Elementary School	Public Facility Elementary School	13.35		
16	Minnewawa Ave./ Butler Ave.	47209042 - 59, 47249101 - 17, and 47249201 - 08	5	R-1	PR	RS-4	Open Space	Open Space (Medium Low Density Residential Dual Designation Land Use)	Medium Low Density Residential and remove dual designation land use of Medium Low Density Residential	7.89	Approve	
17	4206 E. White Ave.	45430321	7	C-1	NMX	CC	Commercial General-Heavy	Medium Density Residential	Neighborhood Mixed Use	0.24	Approve	
18	4909 E. McKinley Ave.	49429109T	4	M-1-P	PI	CC	Public Facilities	Public Facilities	Community Commercial	1.49	Approve	
19	339 N. Brawley Ave. APNS are incorrect Annexation #1350 RO-06-20	32610076	3	NA, New Annex-ation	NA, New Annex-ation	RM-2	Urban Neighborhood Residential	Urban Neighborhood Residential	Urban Neighborhood Residential	18.38	Approve	
		32610039, 77 and 78		NA, New Annex-ation	NA, New Annex-ation	RS-5	Medium Density Residential	Medium Density Residential	Medium Density Residential	58.86		
		32610036		NA, New Annex-ation	NA, New Annex-ation	RS-4	Medium High Residential	Medium High Residential	Medium Low Residential	18.14		
		32610021		NA, New Annex-ation	NA, New Annex-ation	RS-4	Medium Low Residential	Medium Low Residential	Medium Low Residential	1.45		
		32610046		NA, New Annex-ation	NA, New Annex-ation	OS	Open Space - Neighborhood Park	Open Space - Neighborhood Park	Open Space - Neighborhood Park	0.73		
		32610038T		NA, New Annex-ation	NA, New Annex-ation	PI	Public Facilities - Elementary School	Public Facilities - Elementary School	Public Facilities - Elementary School	18.13		
20	Jenson Ave./ Cornelia Ave.	32703041T (southern portion) 32703038T (southern portion)	3	AE-20	PI	IH	Public Facilities - Waste Water Treatment Facility	Public Facilities - Waste Water Treatment Facility	Heavy Industrial Employment	13.65	Approve	
21	Palm Ave./ McKinley Ave.	45103104 - 06	1	C-5 (along Palm)	RS-5	CMS (along Palm)	Medium Density Residential	Medium Density Residential	Main Street Commercial (along Palm)	0.23	Approve	
				R-2 (along Ferger)	RS-5	RS-5 (along Ferger)	Medium Density Residential	Residential	Medium Density Residential (along Ferger)	0.23		
22	404 W. McKinley Ave.	44426119	1	C-P	RS-5	O	Medium Density Residential	Medium Density Residential	Office Employment	0.53	Approve	
23	Shields Ave./ Polk Ave. annexation	51102117 and 18	1	NA, Unincorp.	RS-4	RS-4	Medium Low Residential	Urban Neighborhood Residential	Medium Low Residential	9.84	Approve	
24	Shields Ave./ Fresno St.	43726416	7	CP	RS-5	O	Medium Density Residential	Medium Density Residential	Office Employment	0.65	Approve	
25	C St./ Tulare Ave.	46710502, 46710601 - 06, 46715207 and 08, 46715217, and 46715301 - 04	3	C-6	RS-5	NMX	Medium High Density Residential	Medium Density Residential	Neighborhood Mixed Use	4.40	Approve	
26	Hughes Ave./ Weber Ave.	44208217	1	R-P	RM-1	CC	Medium High Density Residential	Medium High Density Residential	Community Commercial	0.43	Approve	
		44208229		C-5	RM-1	CC	Medium High Density Residential	Medium High Density Residential	Community Commercial	0.78		
27	2041 W. McKinley Ave. and 1464 N. Hughes Ave.	44902015	3	M-1	RS-5	BP	Light Industrial	Medium Density Residential	Business Park Employment	5.42	Deny	
		44917001	3	C-M	RS-5	BP	General-Heavy Commercial	Medium Density Residential	Business Park Employment	4.16		
28	419 W. Whitesbridge Ave.	46411103, 04, and 11 - 14	3	C-6	RS-5	CG	Light Industrial	Medium Density Residential	General Commercial	2.18	Deny	

General Plan Text Amendment

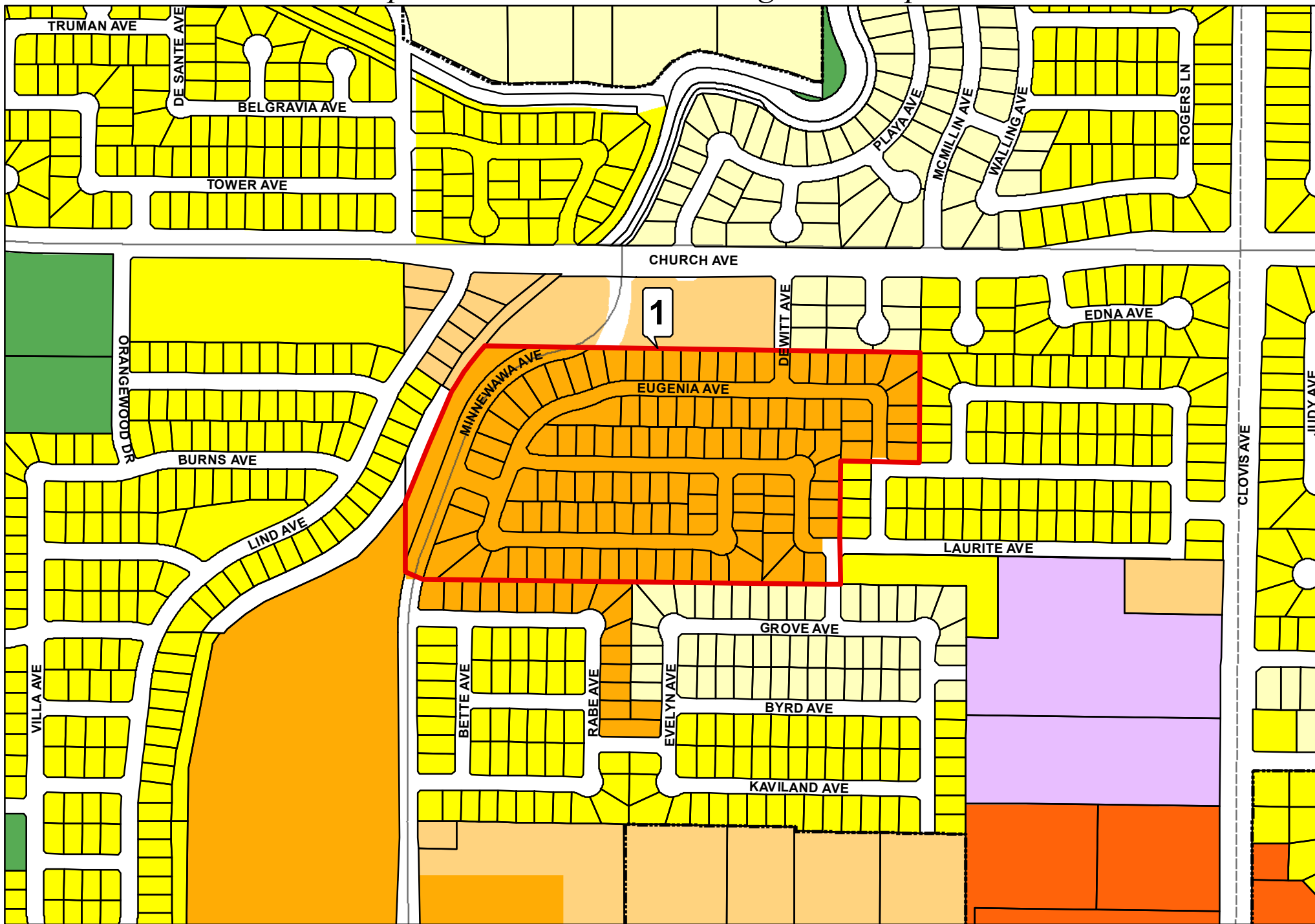
Policy RC-9-c Farmland Preservation Program.

In coordination with regional partners or independently, establish a Farmland Preservation Program. When Prime Farmland, Unique Farmland, or Farmland of Statewide Importance is converted to urban uses outside City limits, this program would require that the developer of such a project ~~permanently protect an equal amount of similar farmland elsewhere through easement.~~ [mitigate the loss of such farmland consistent with the requirements of CEQA. The Farmland Preservation Program shall provide several mitigation options that may include, but are not limited to the following: Restrictive Covenants or Deeds, In Lieu Fees, Mitigation Banks, Fee Title Acquisition, Conservation Easements, Land Use Regulation, or any other mitigation method that is in compliance with the requirements of CEQA. The Farmland Preservation Program may be modeled after some or all of the programs described by the California Council of Land Trusts.]



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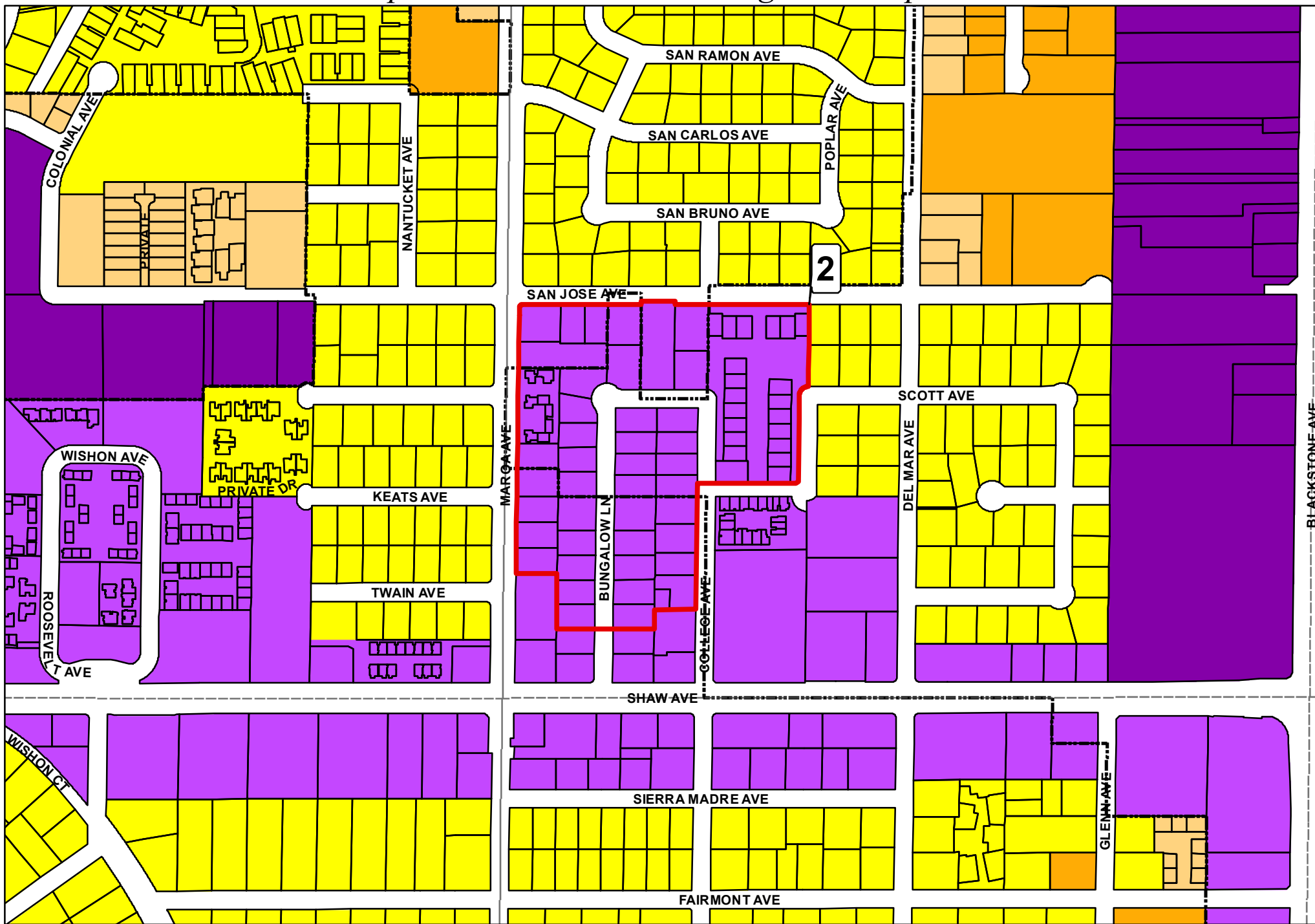
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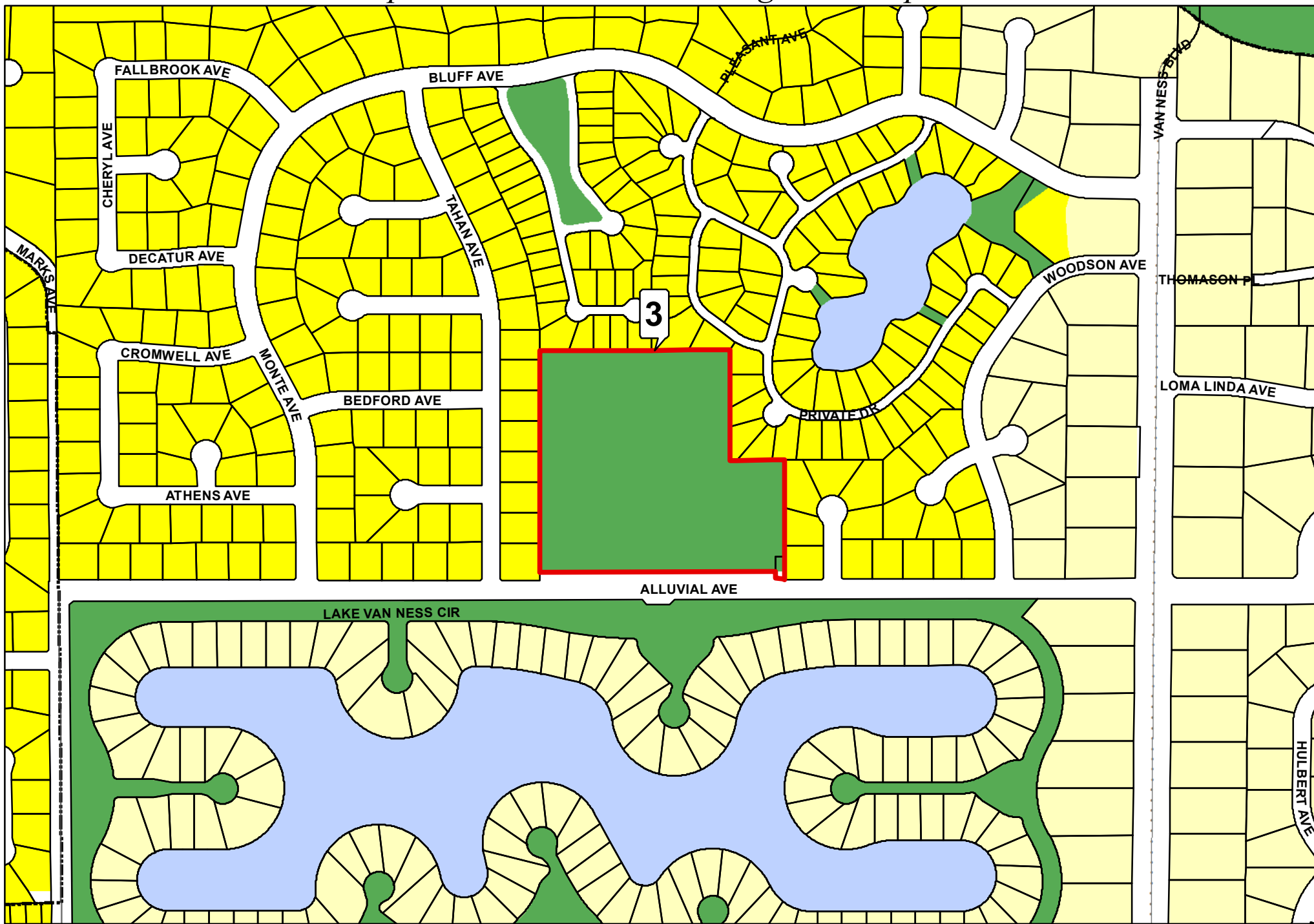
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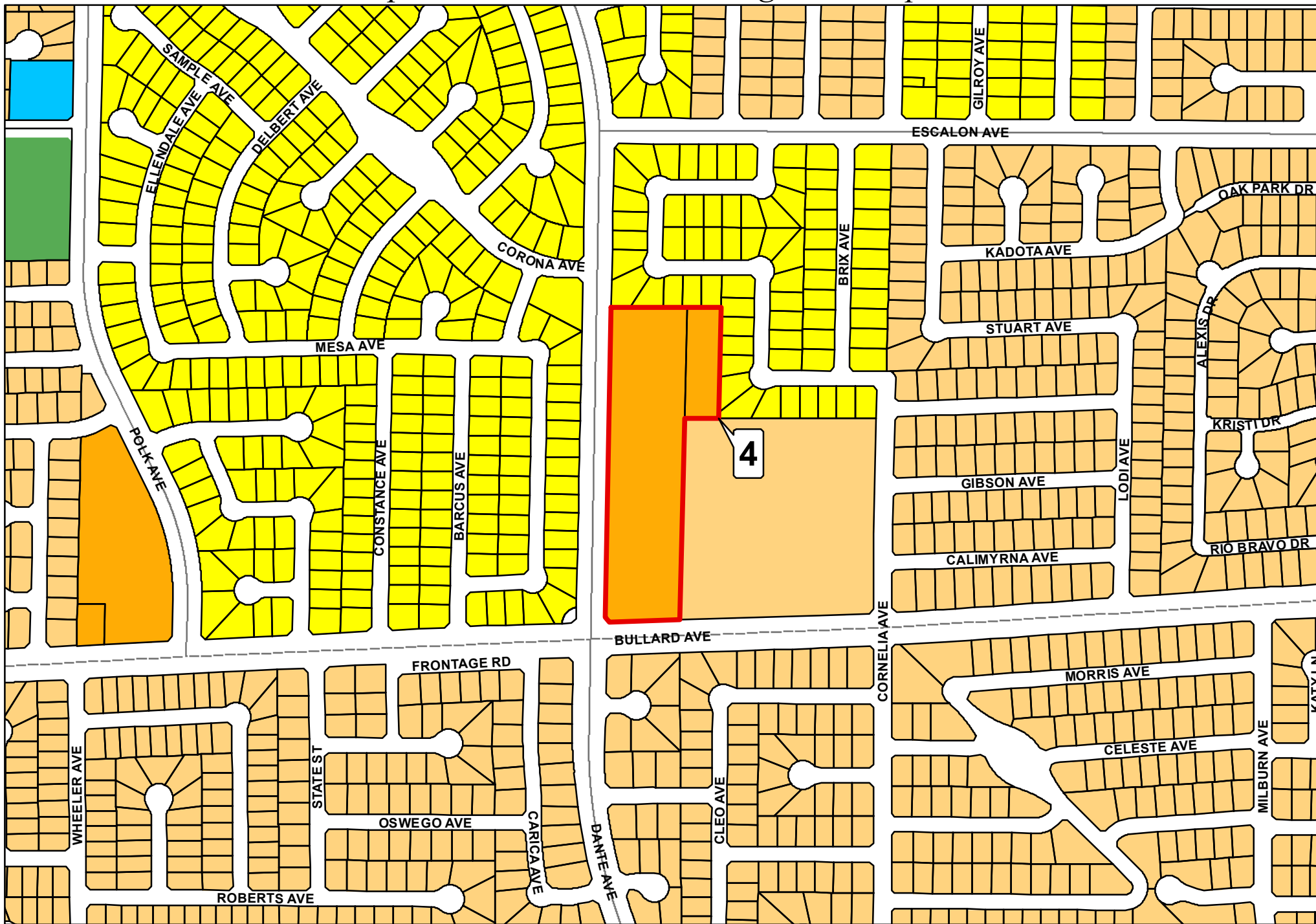
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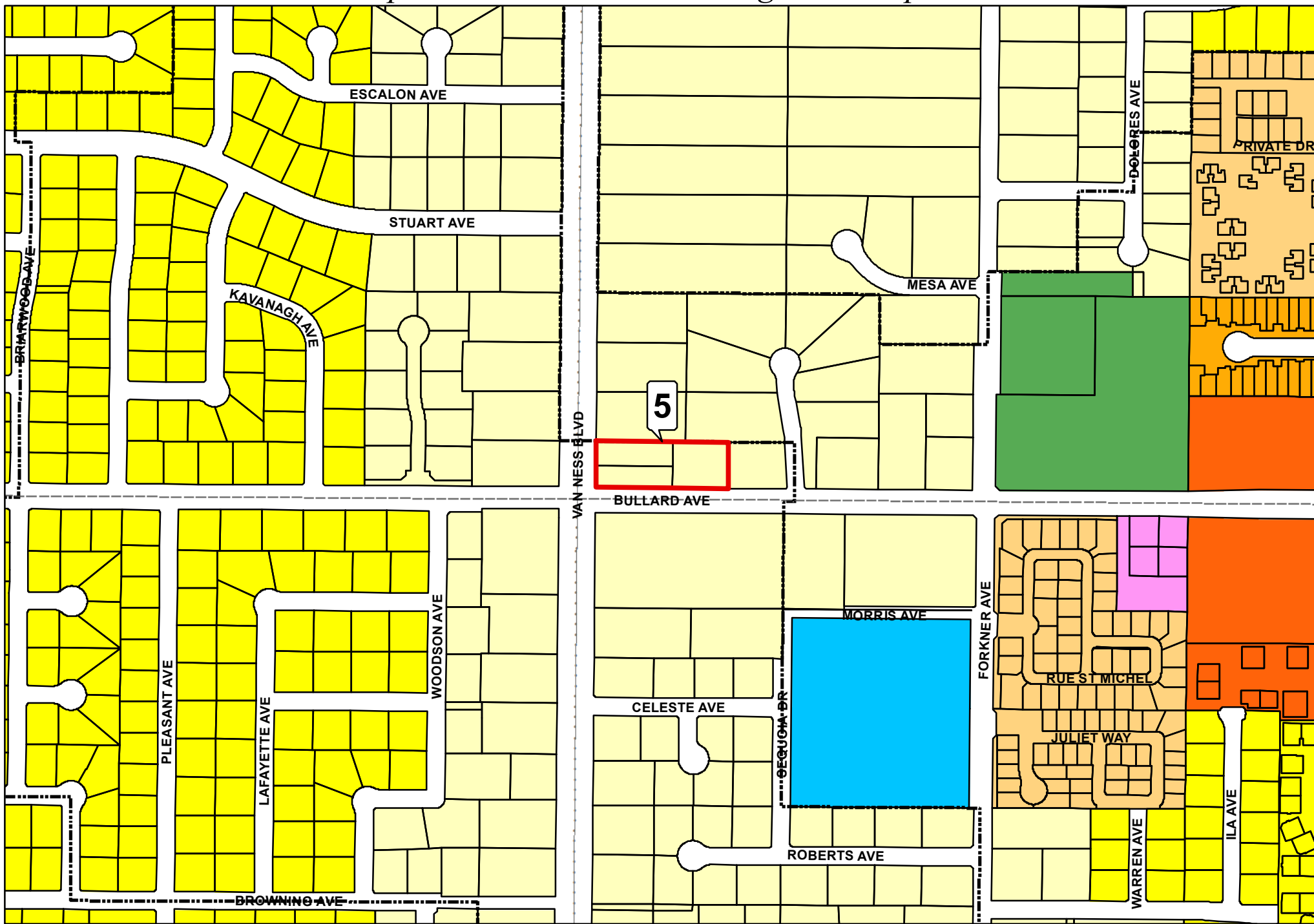
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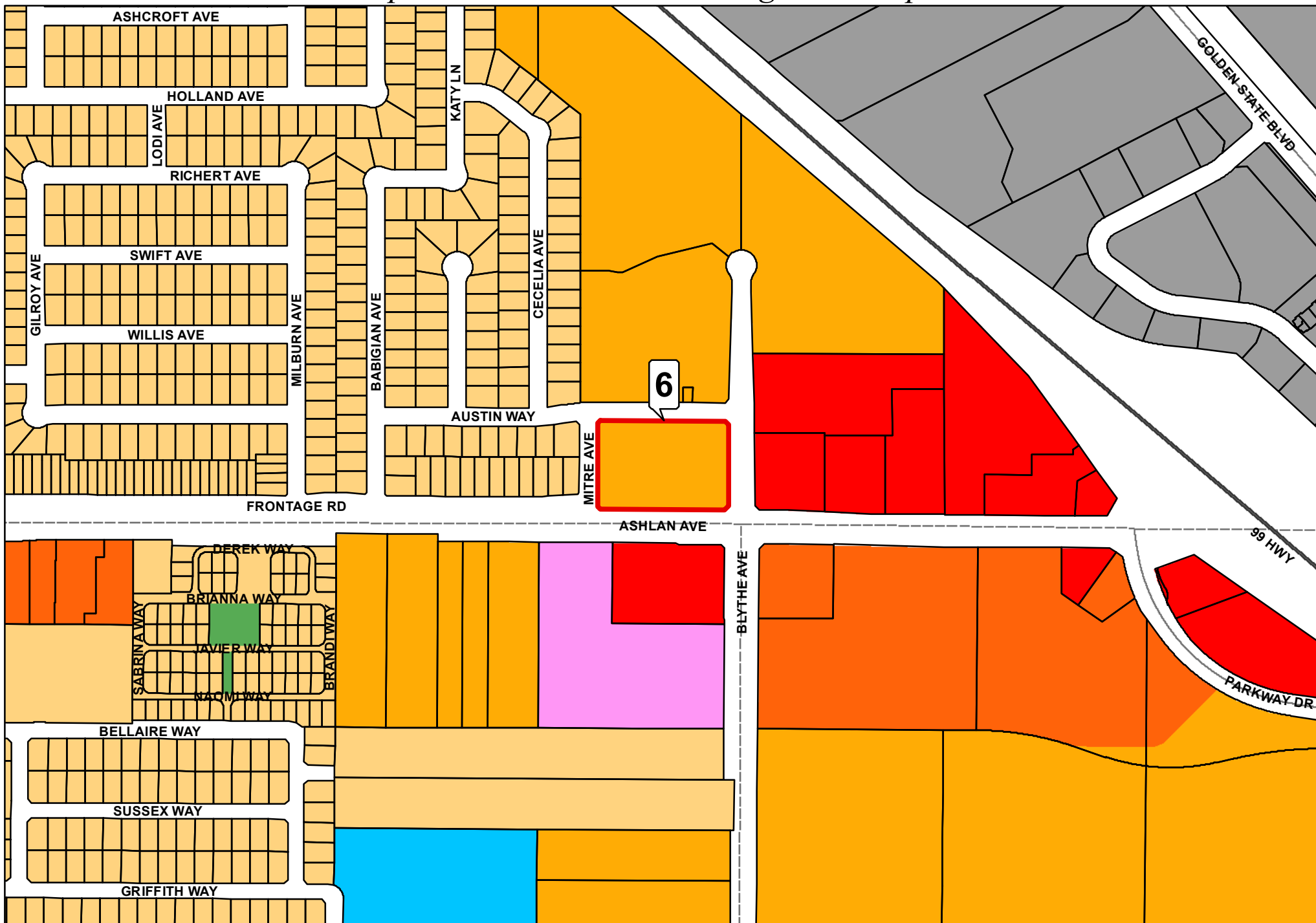
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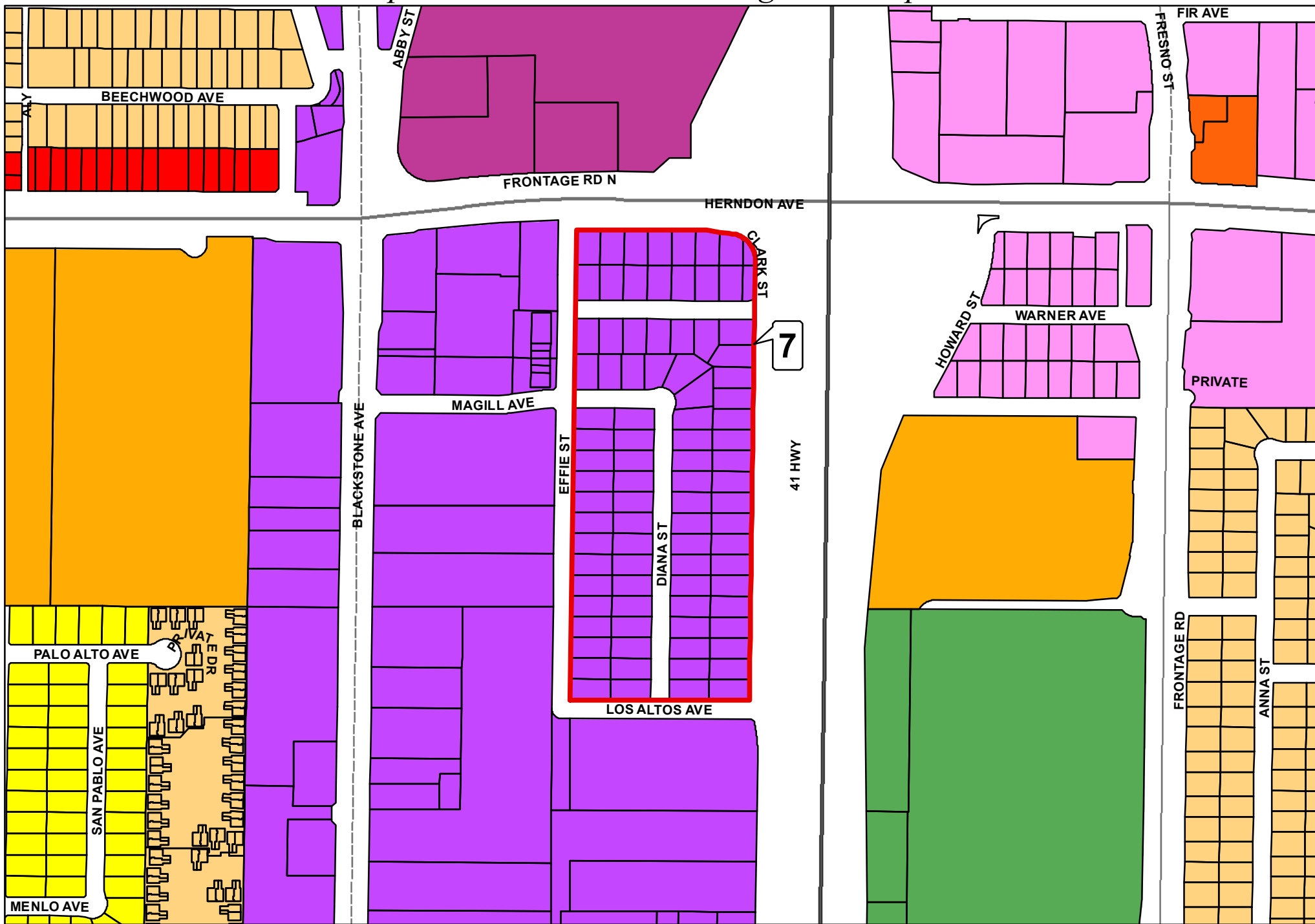
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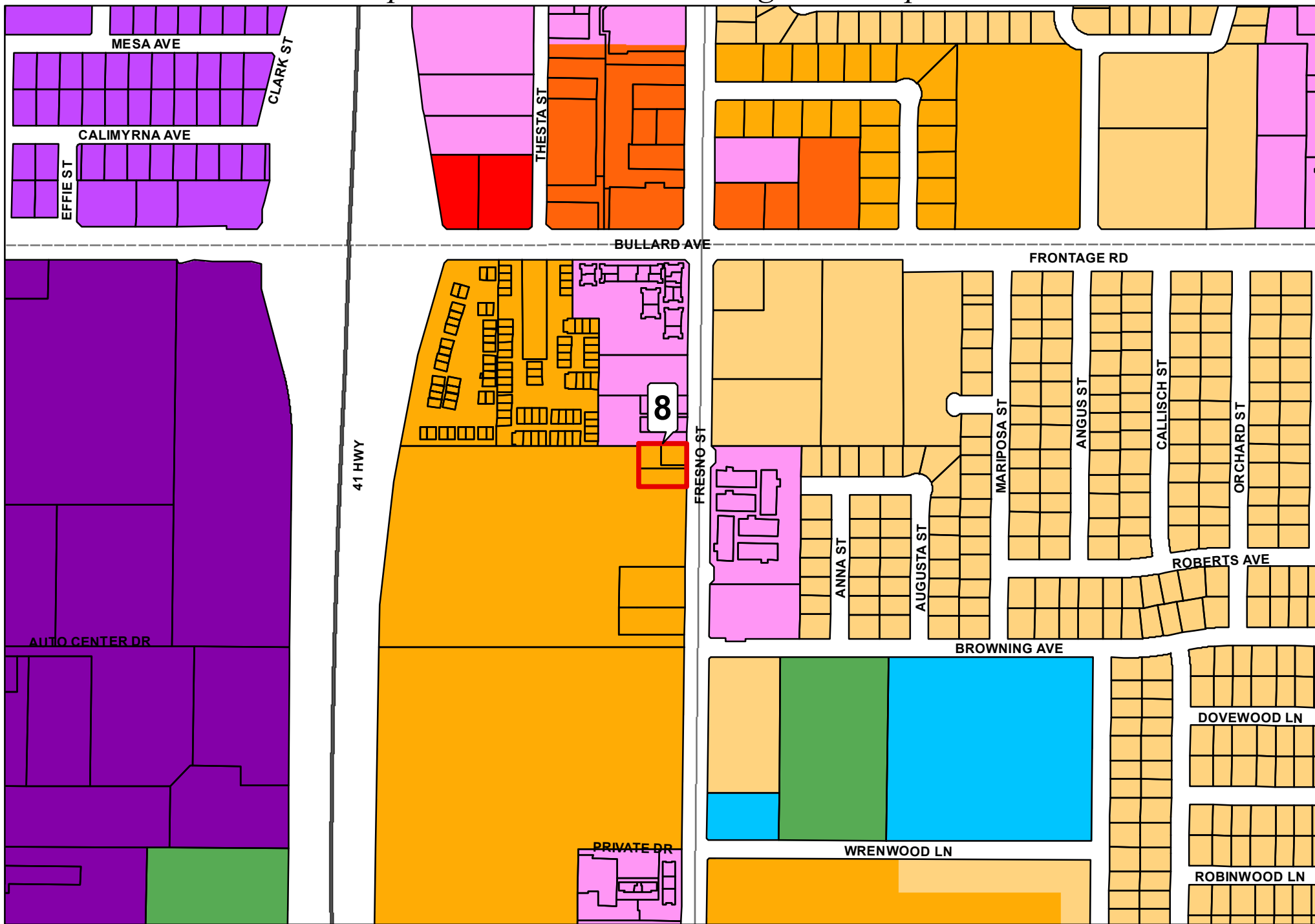
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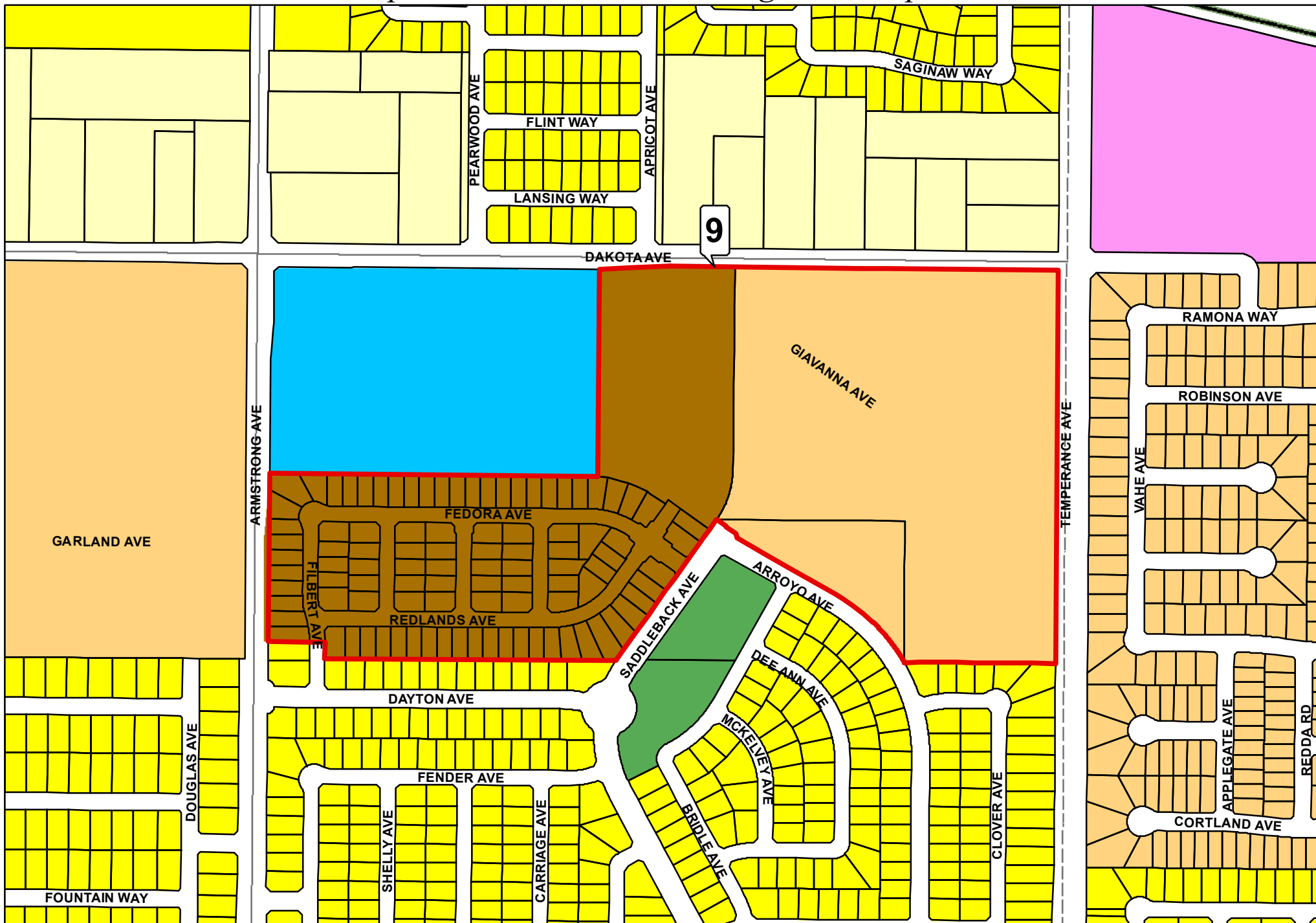
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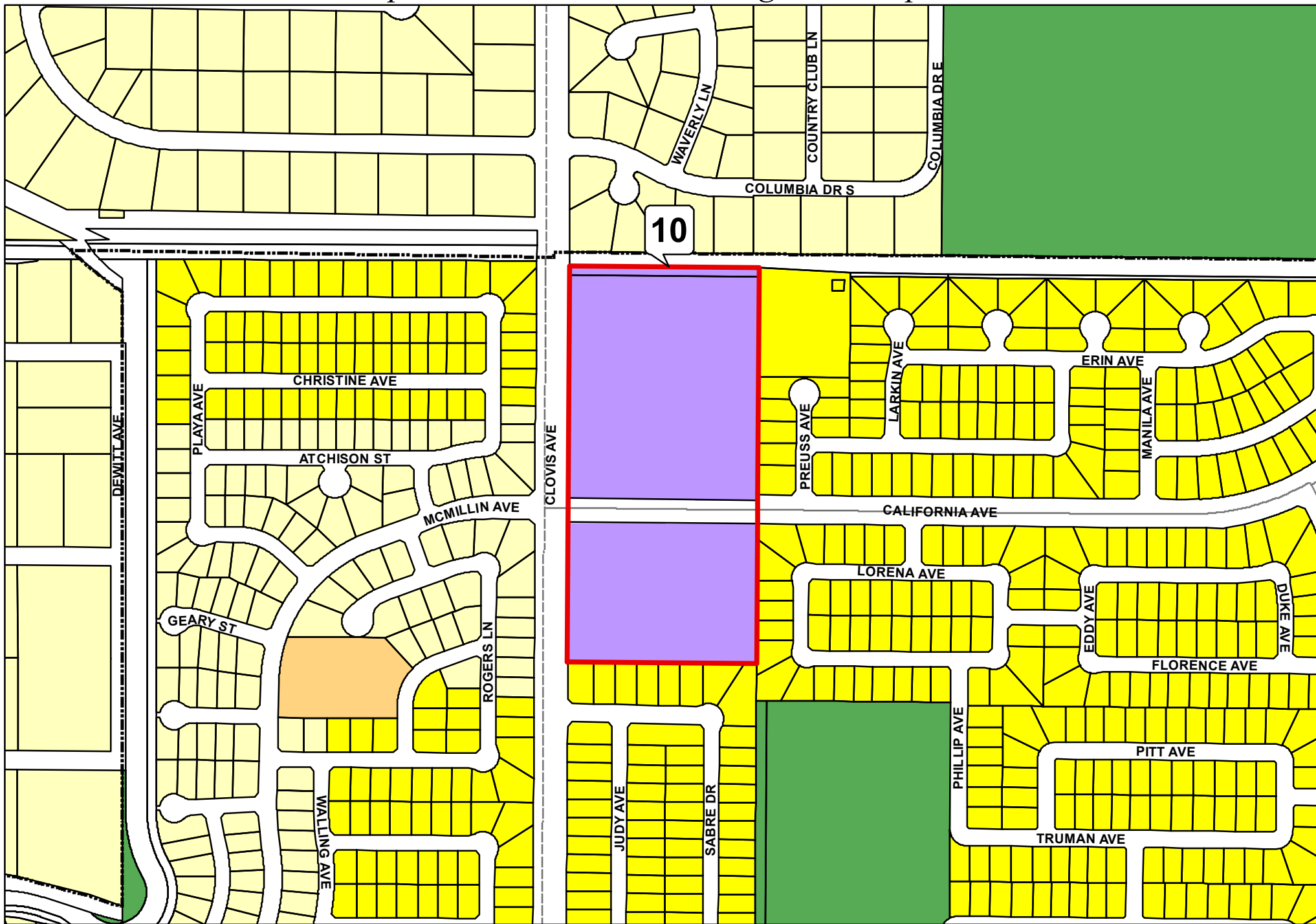
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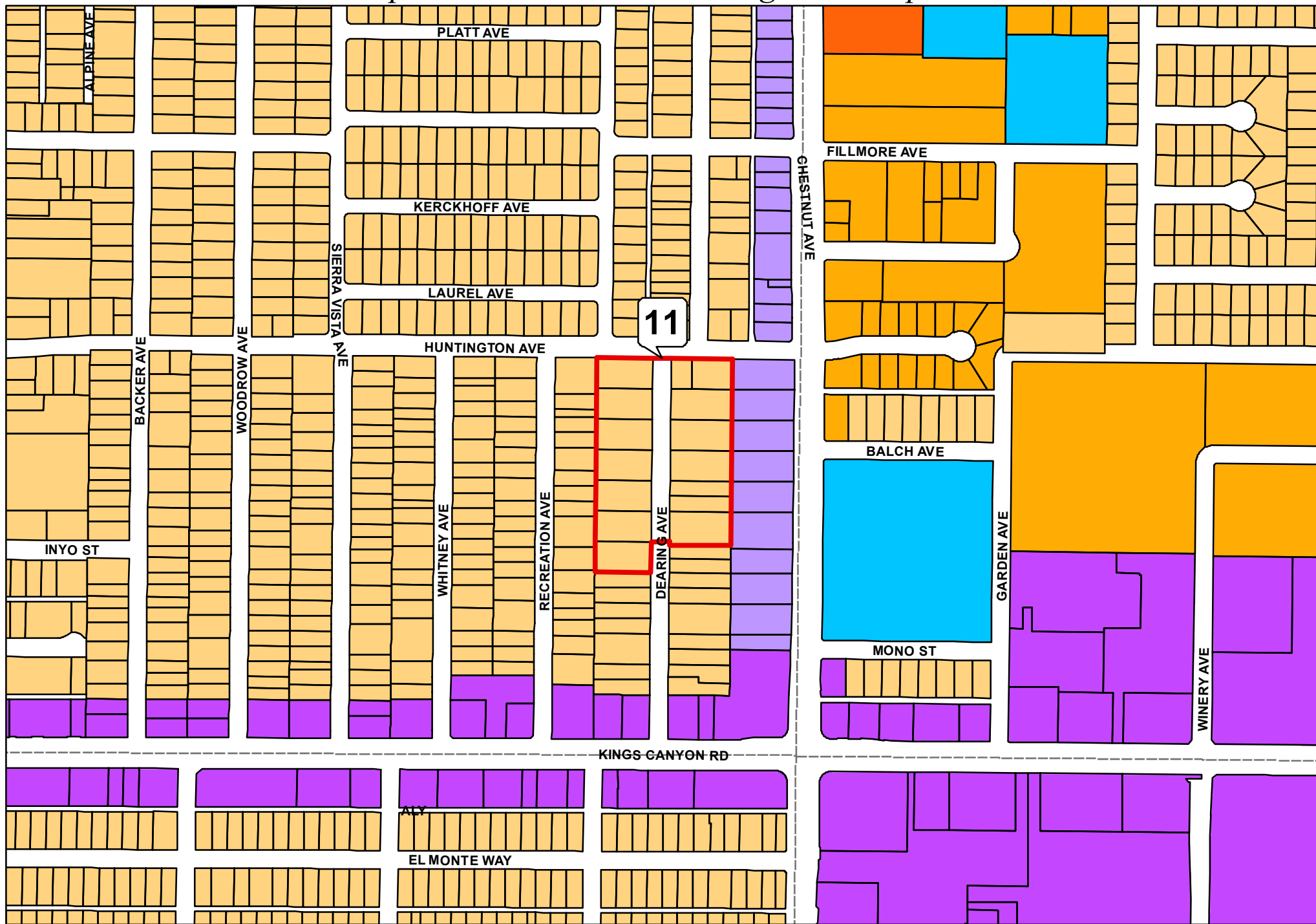
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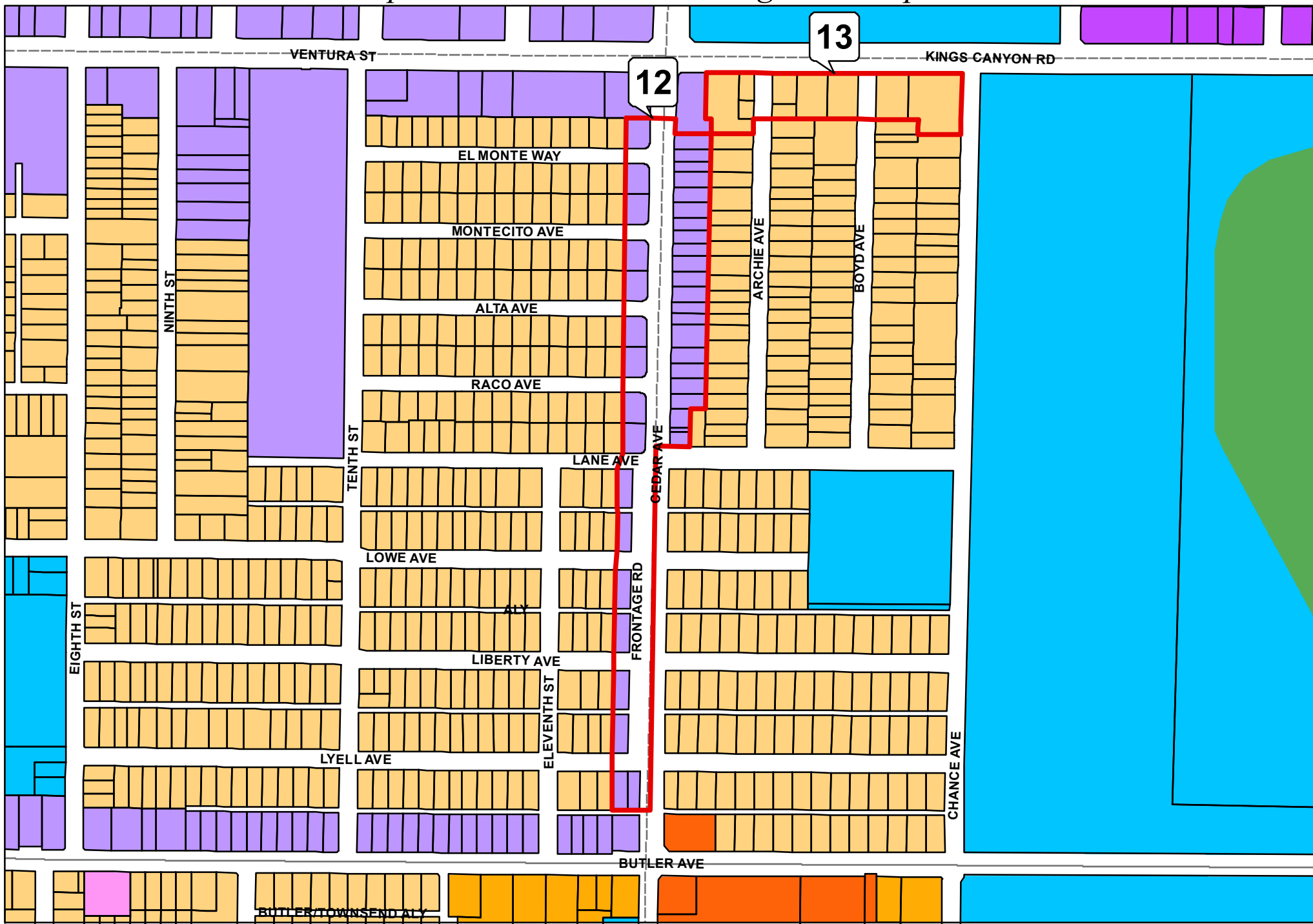
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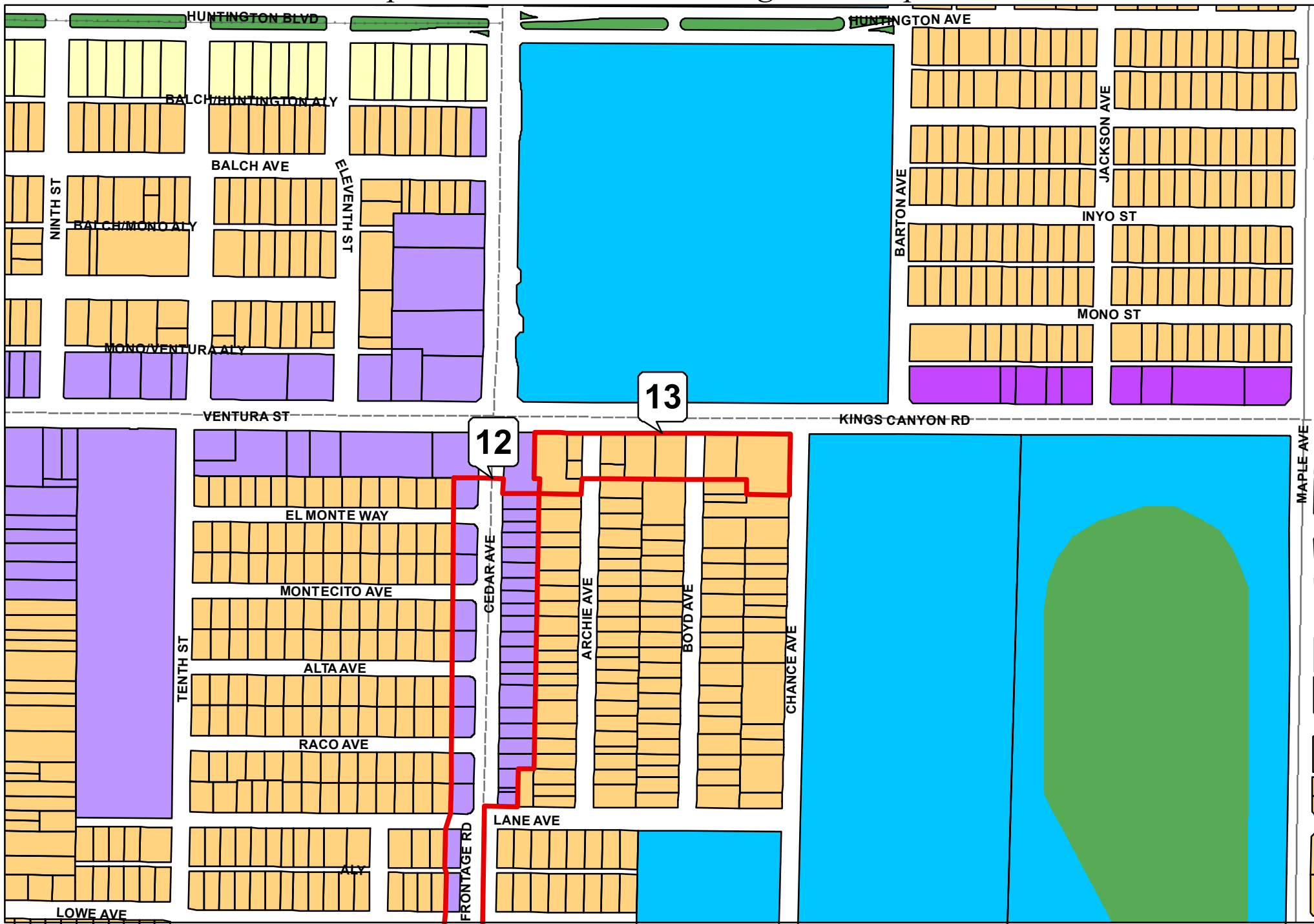
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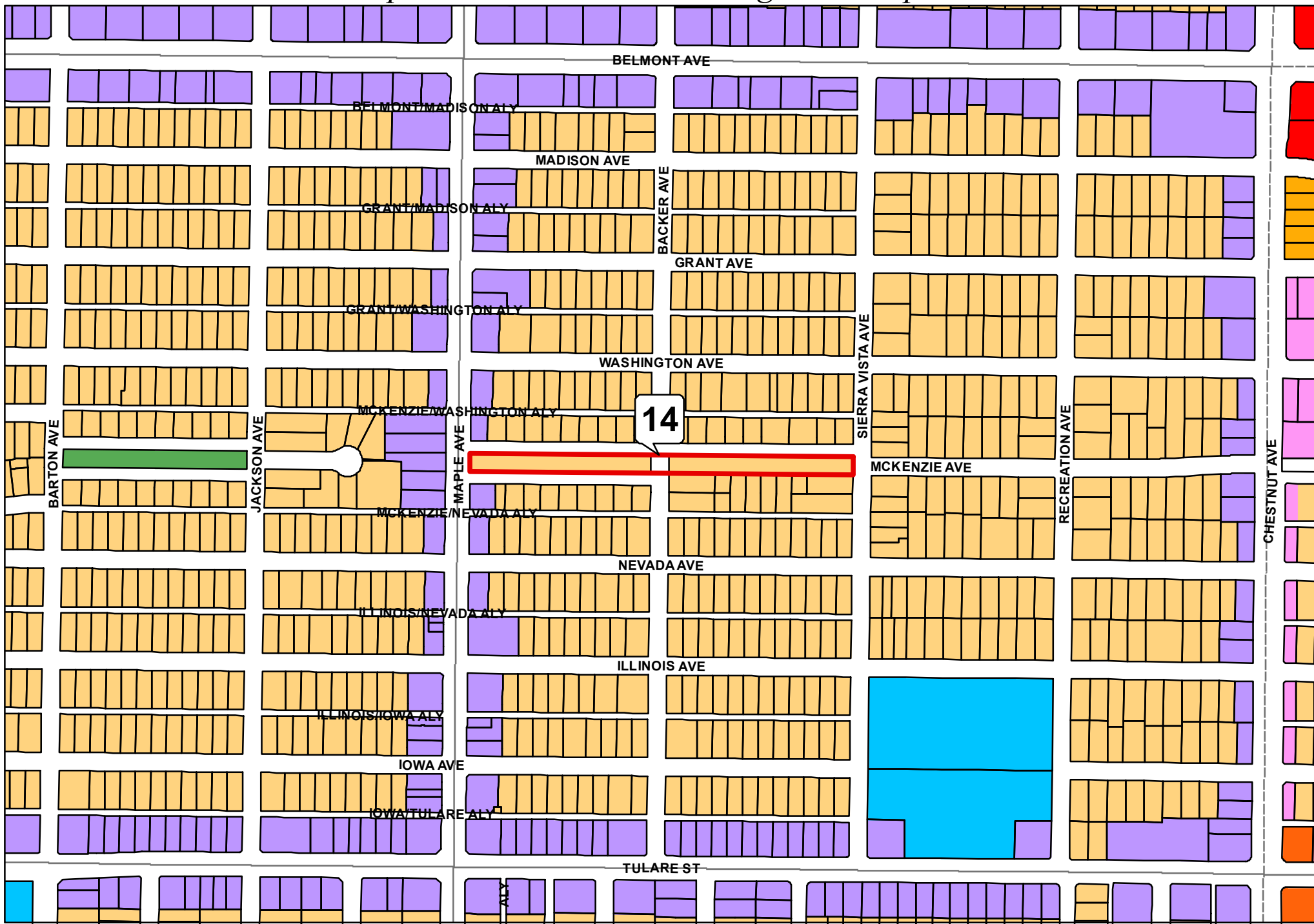
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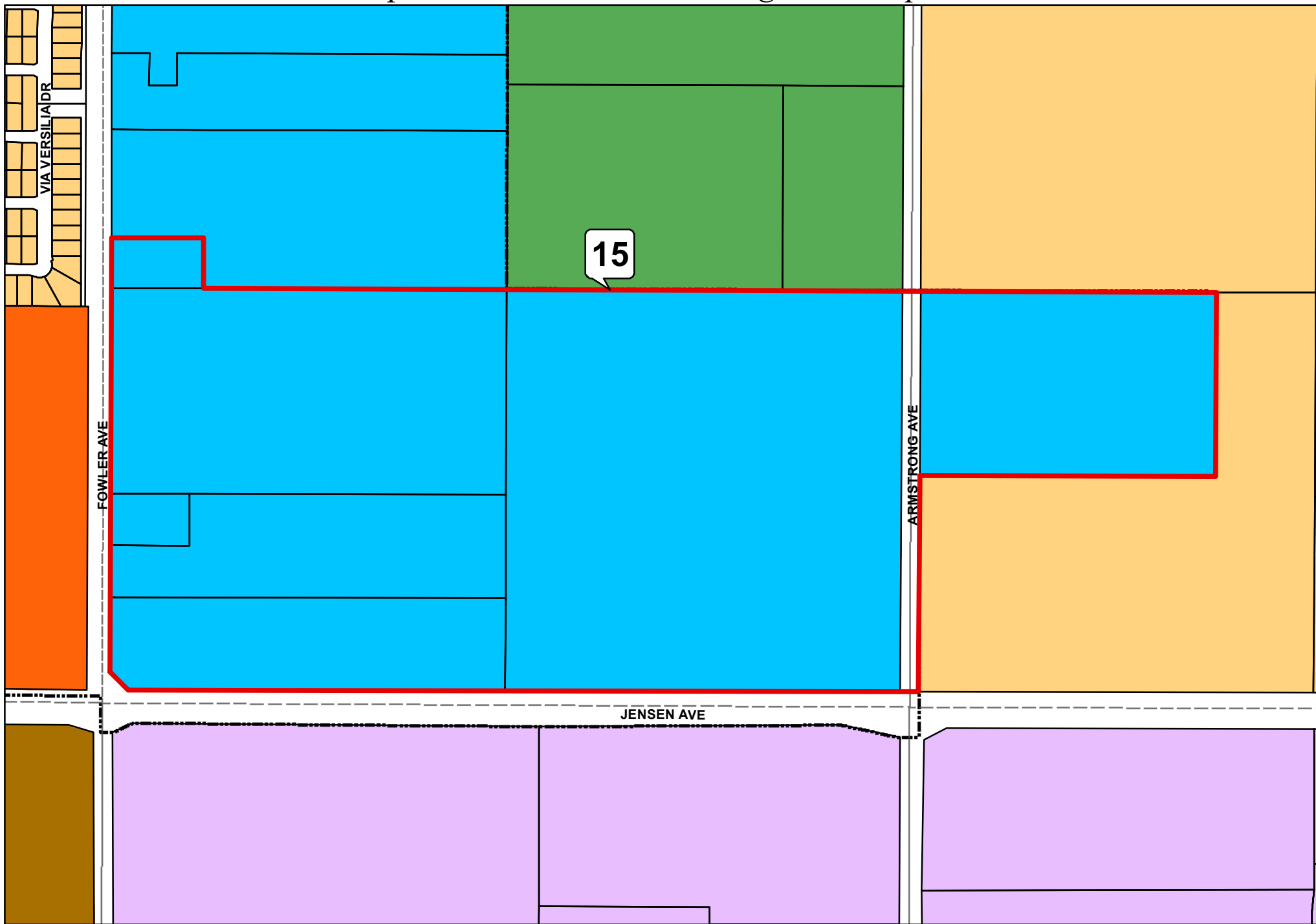
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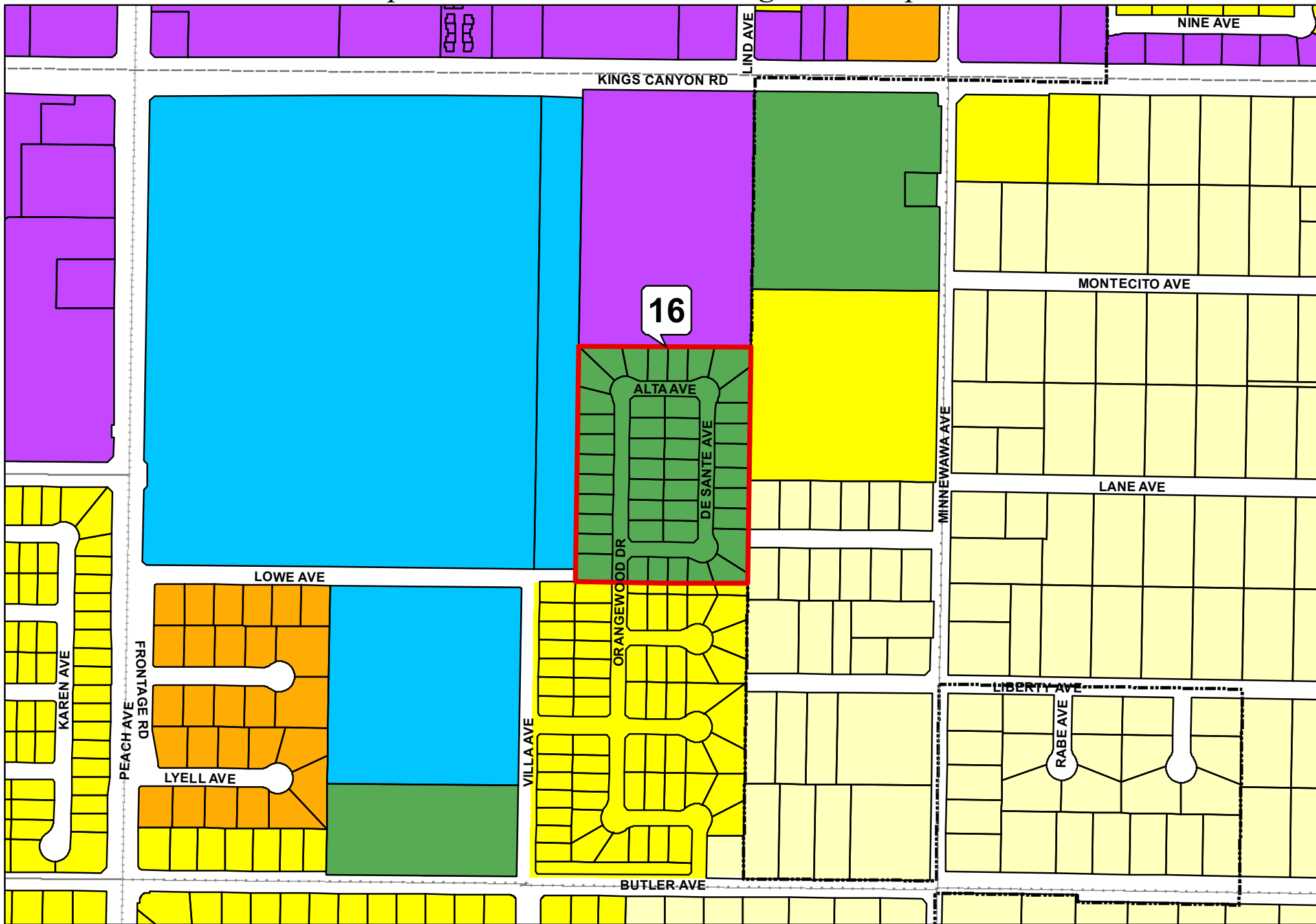
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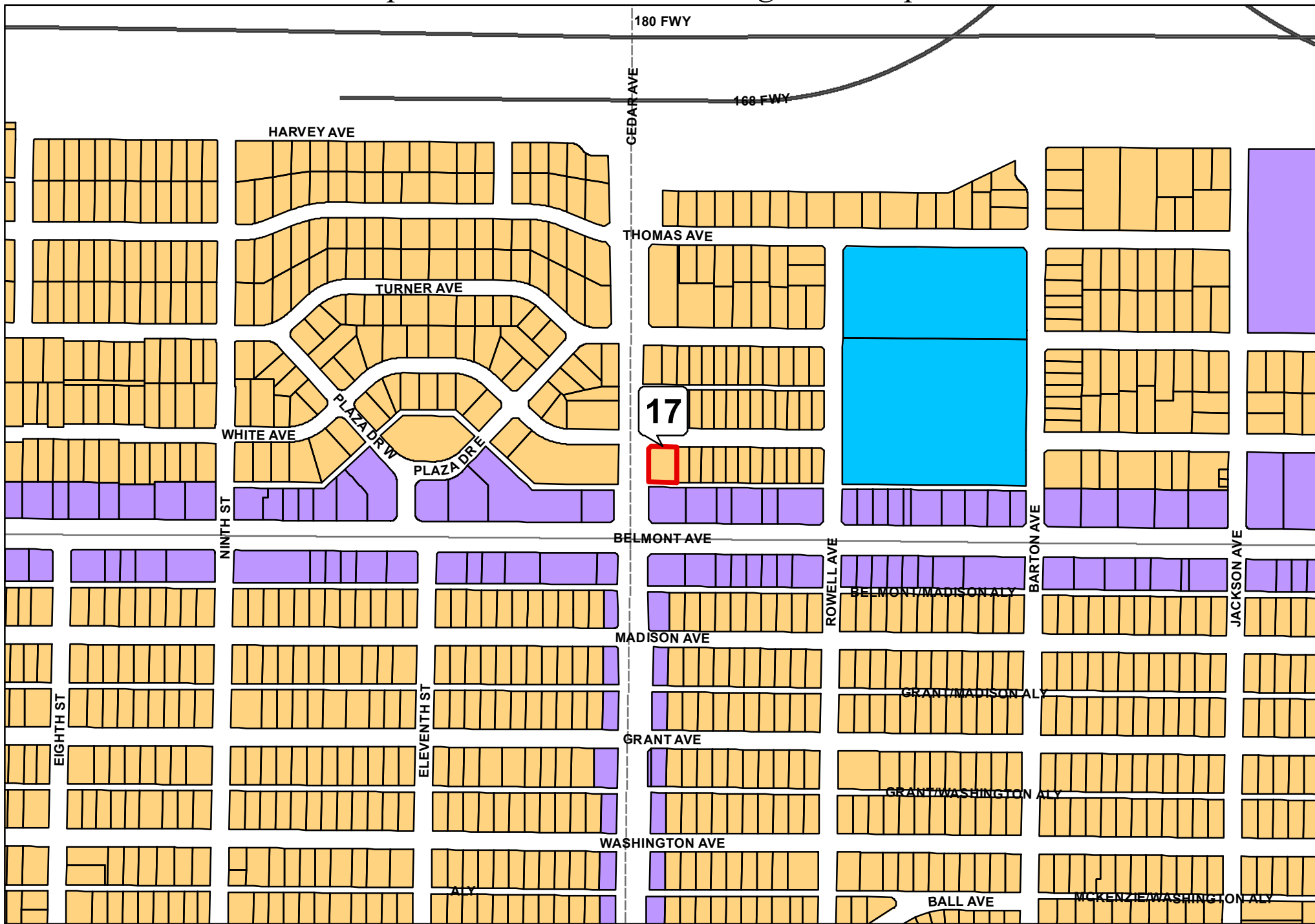
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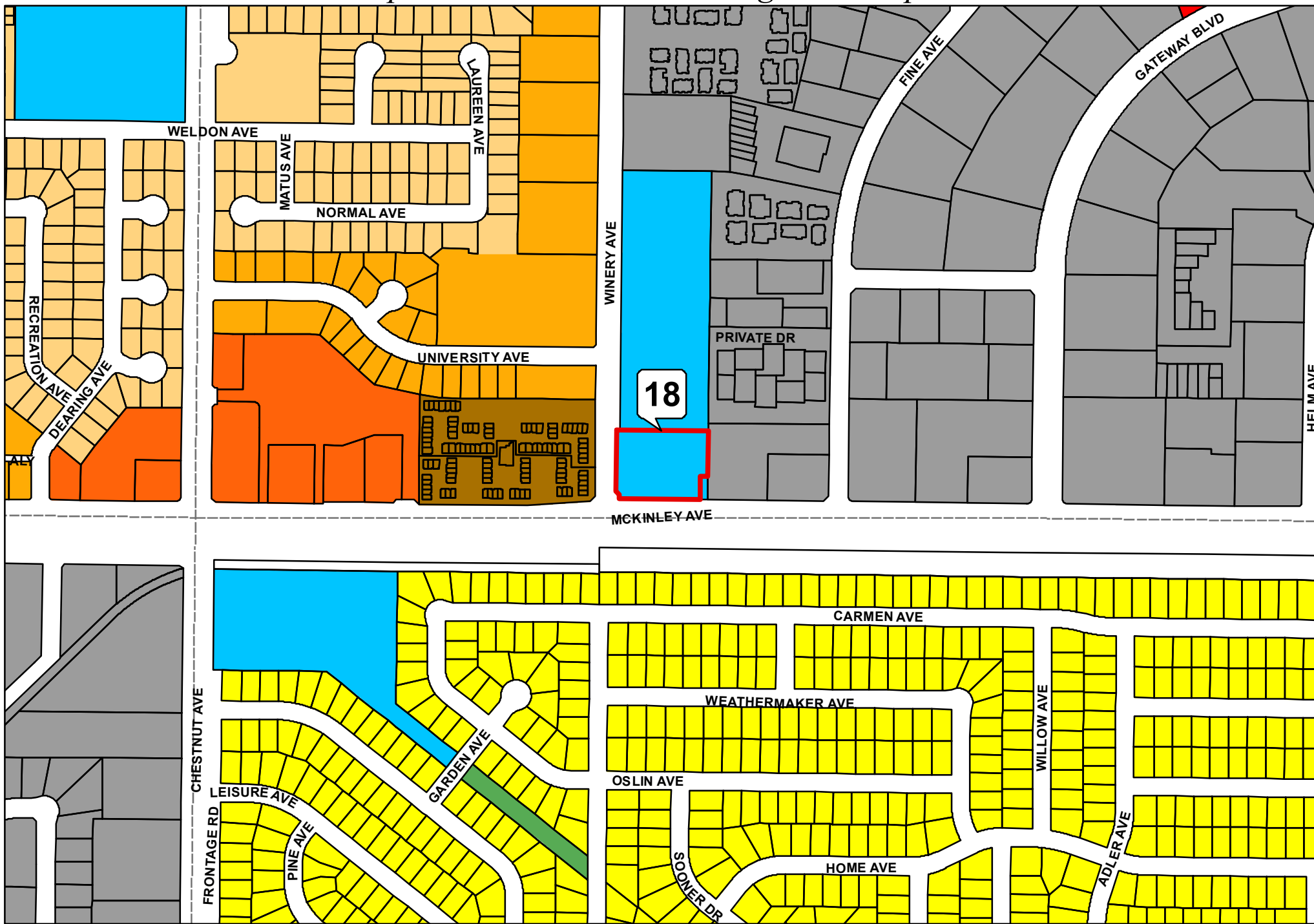
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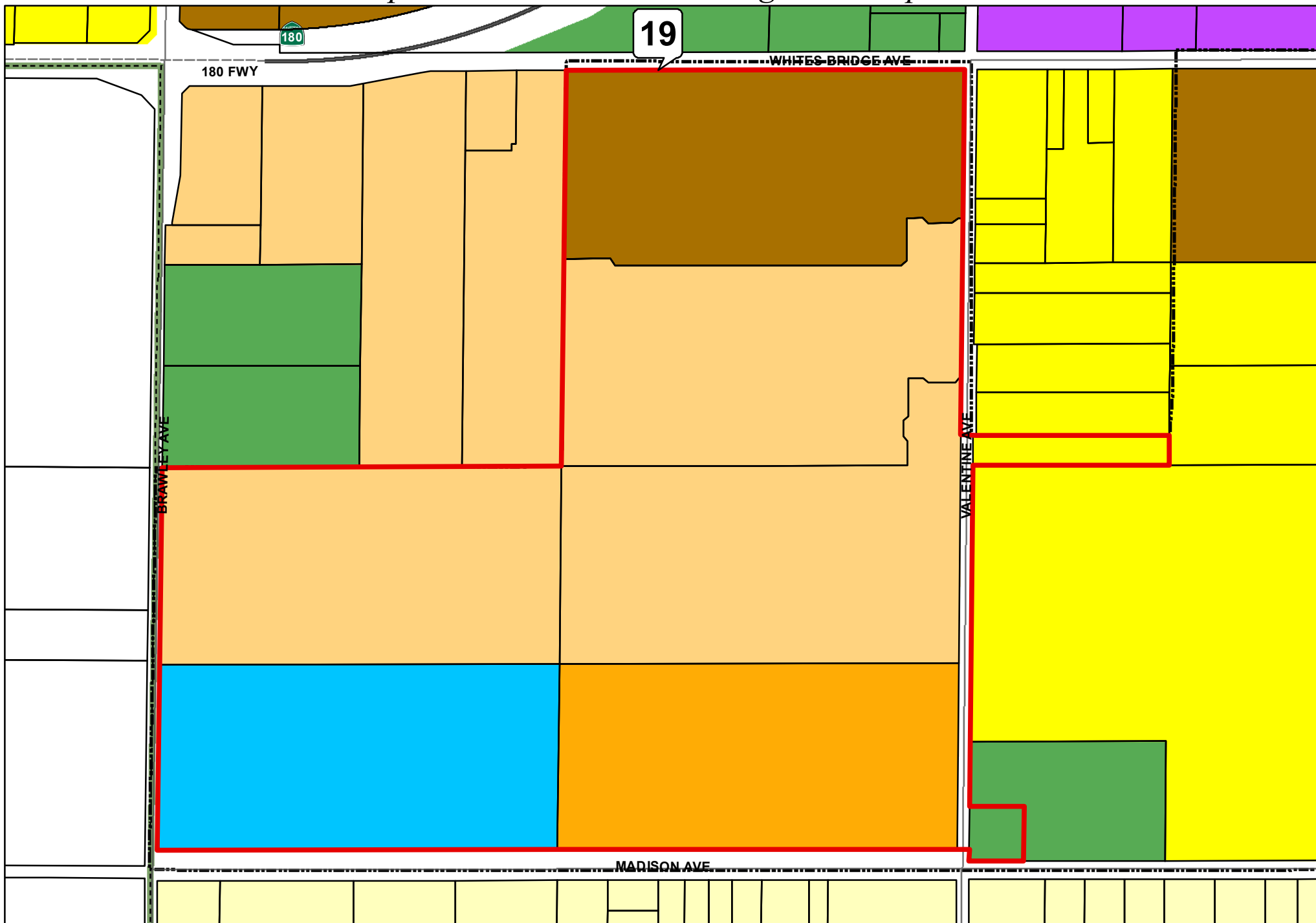
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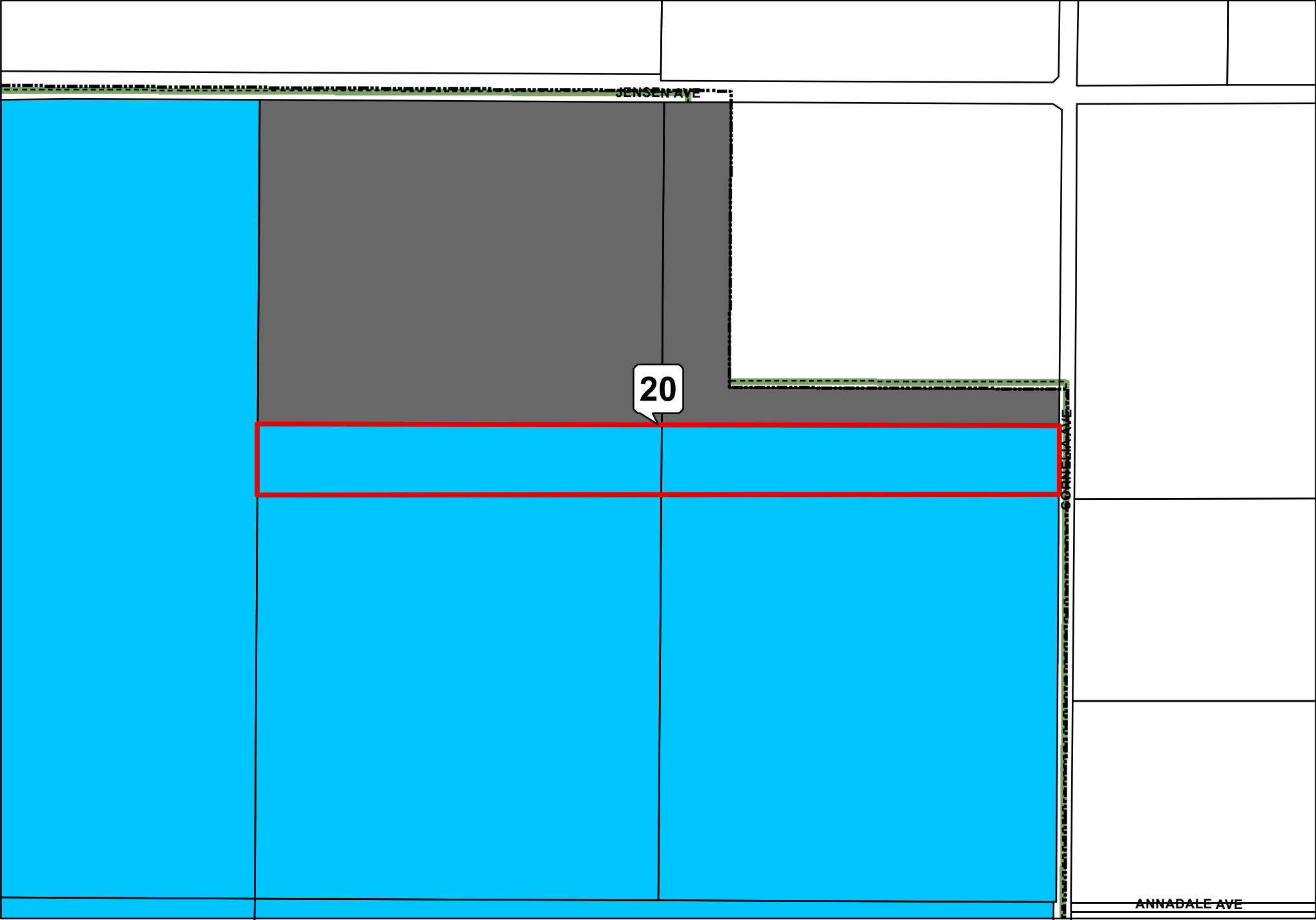
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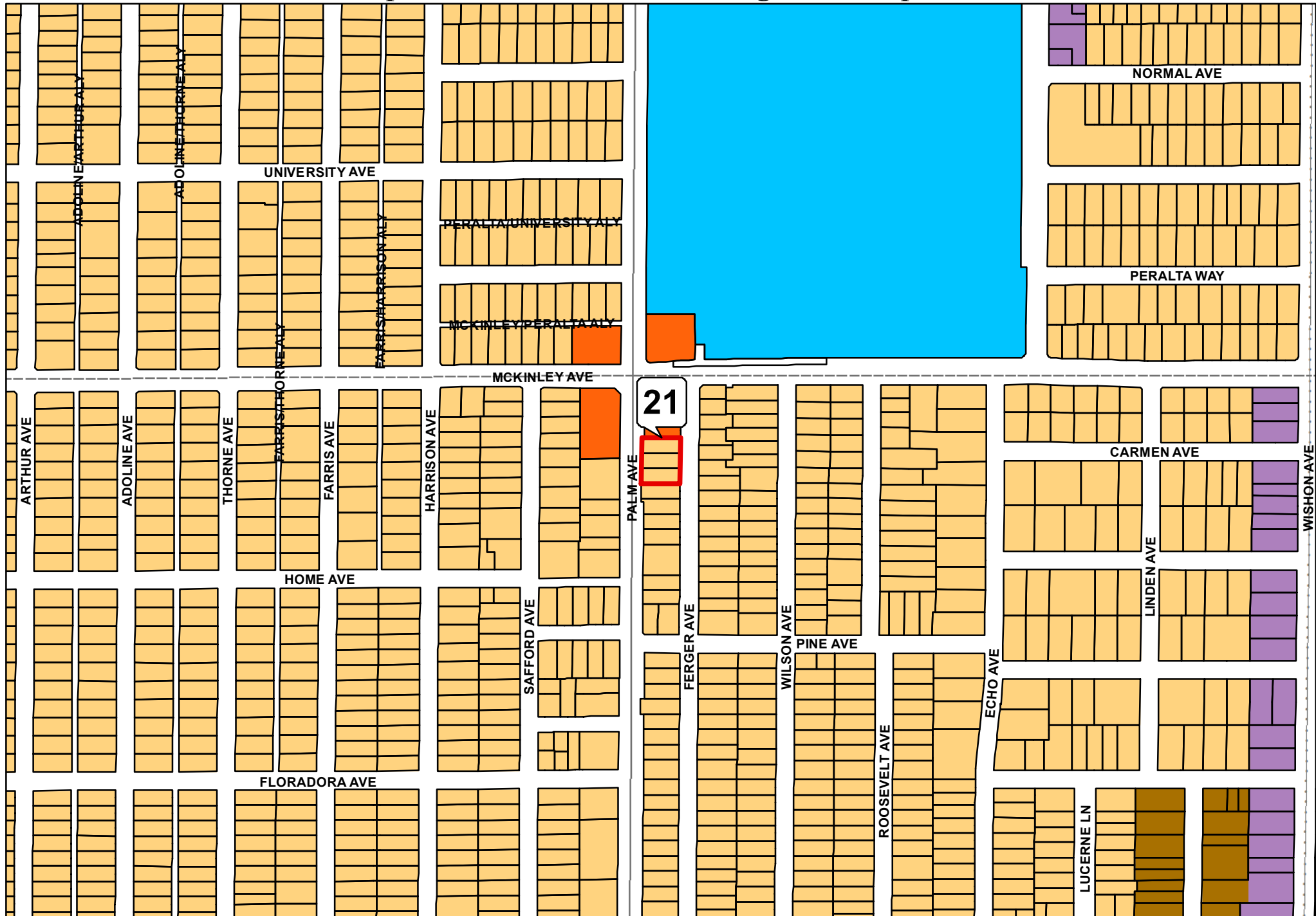
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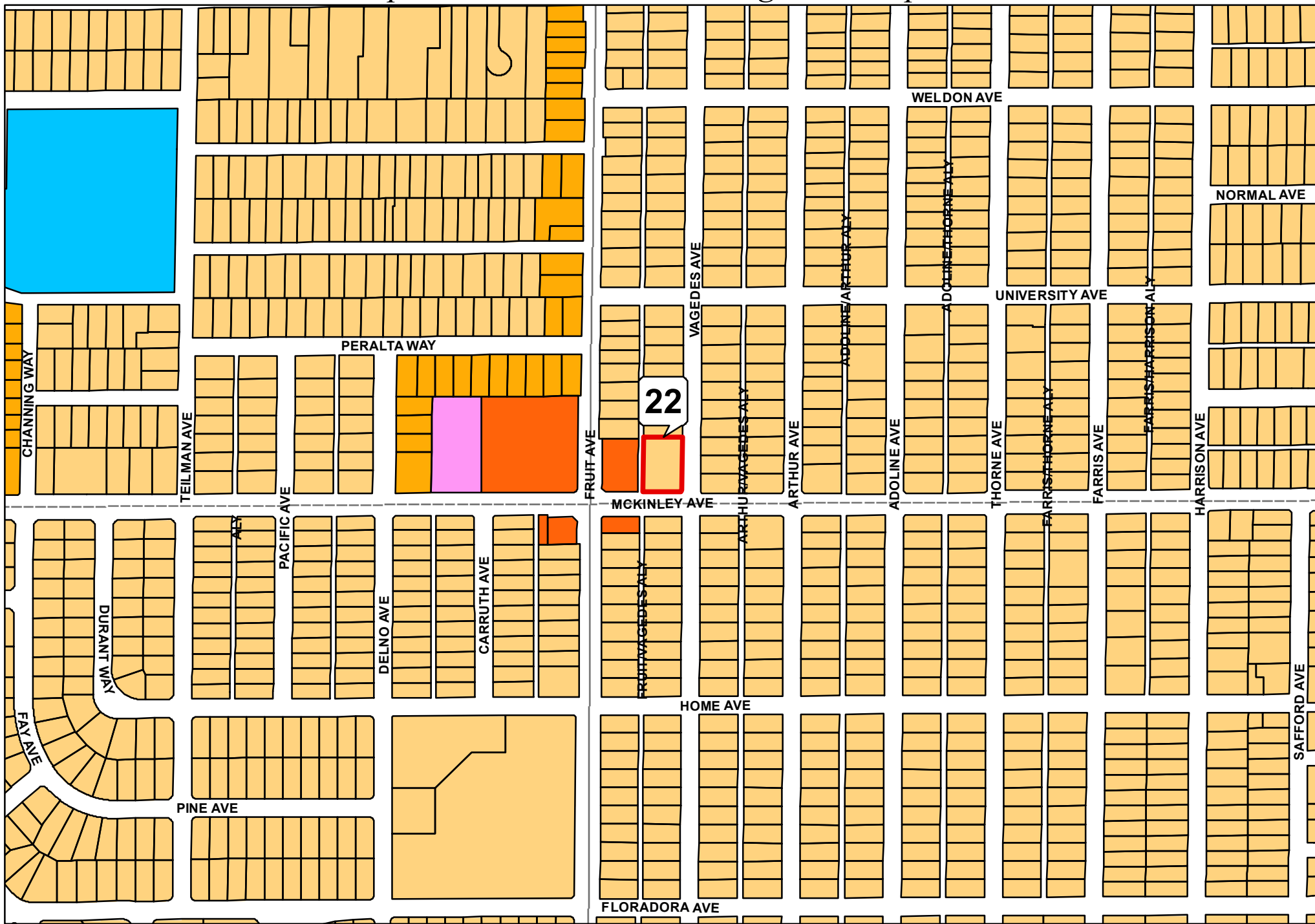
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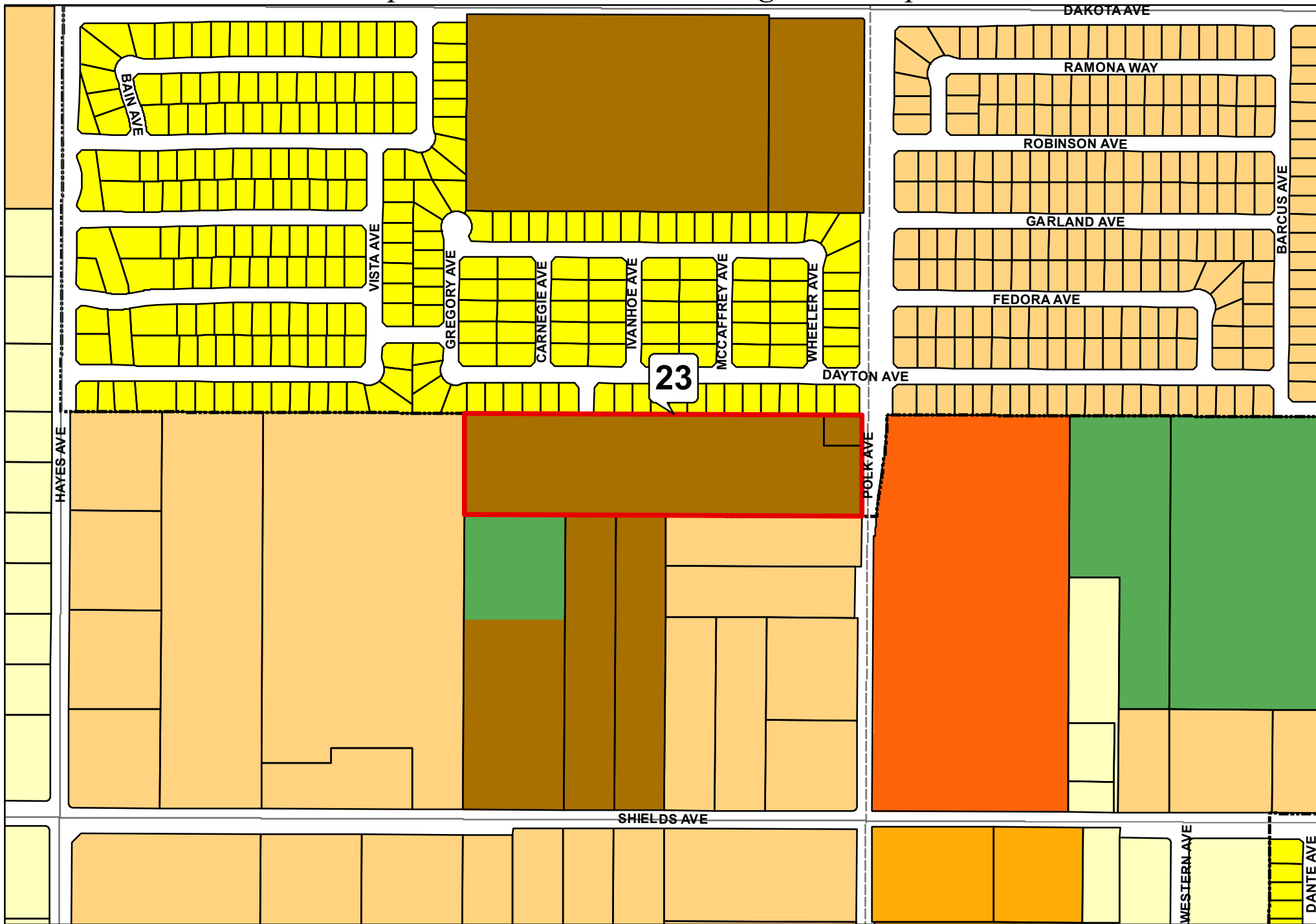
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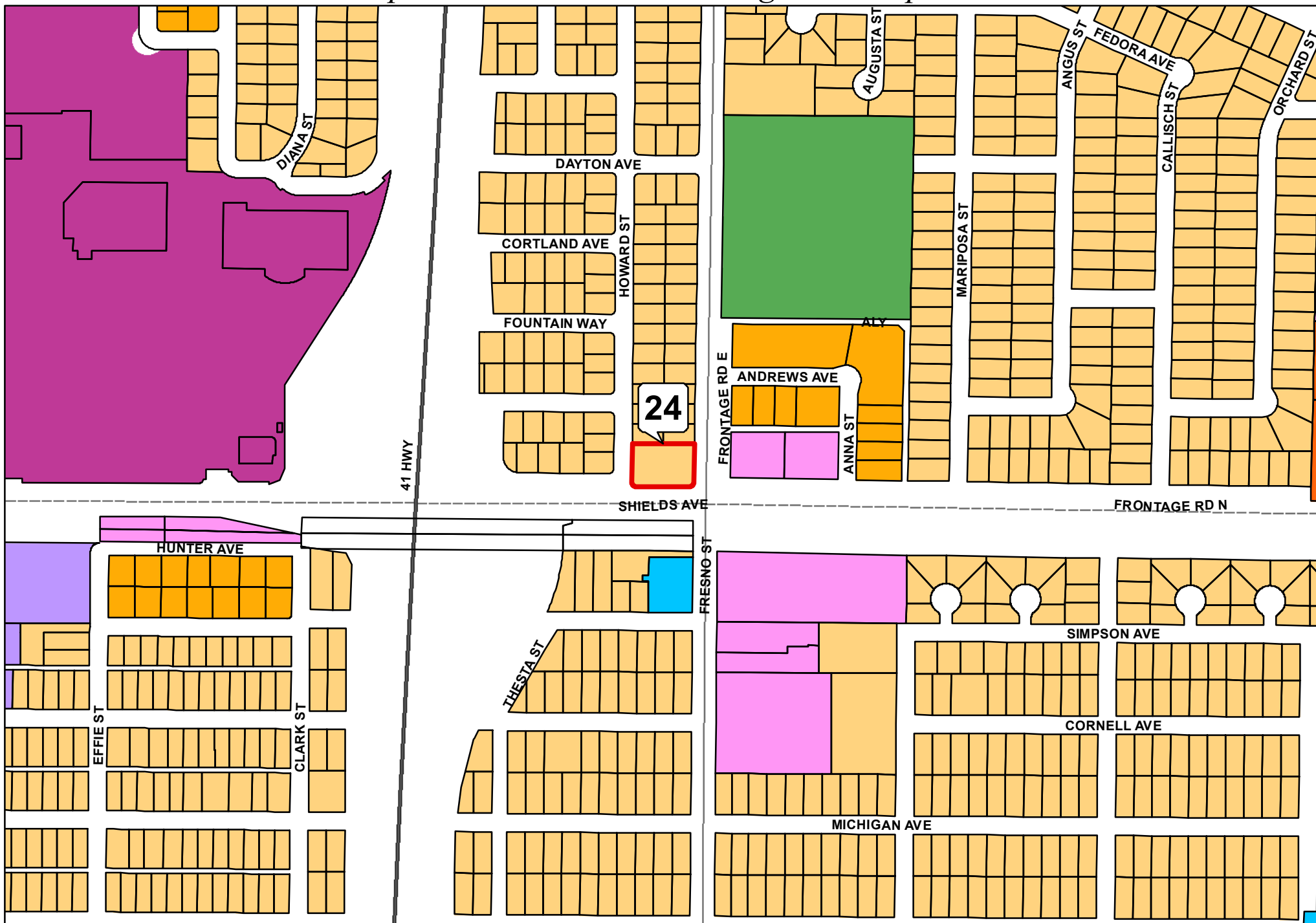
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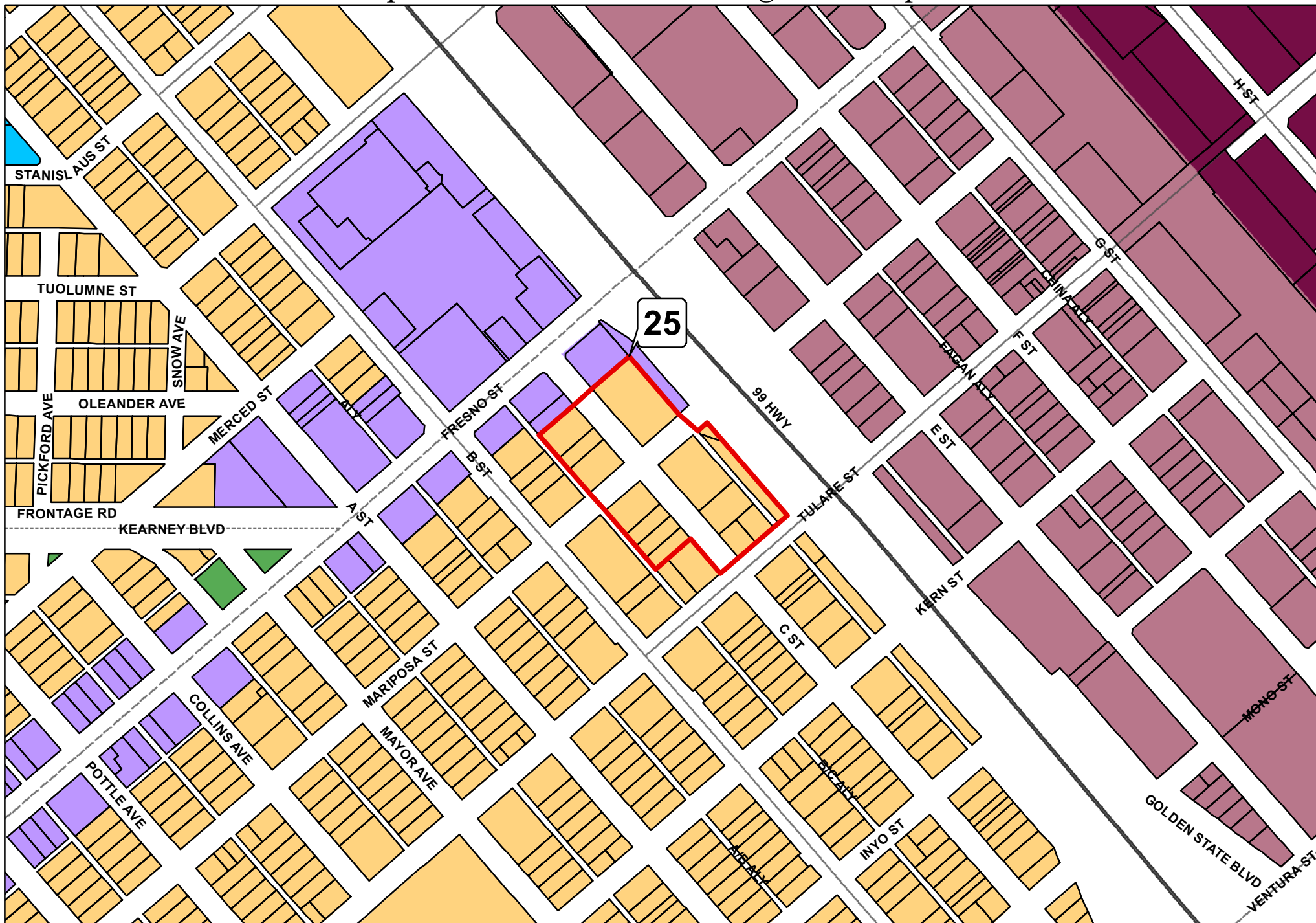
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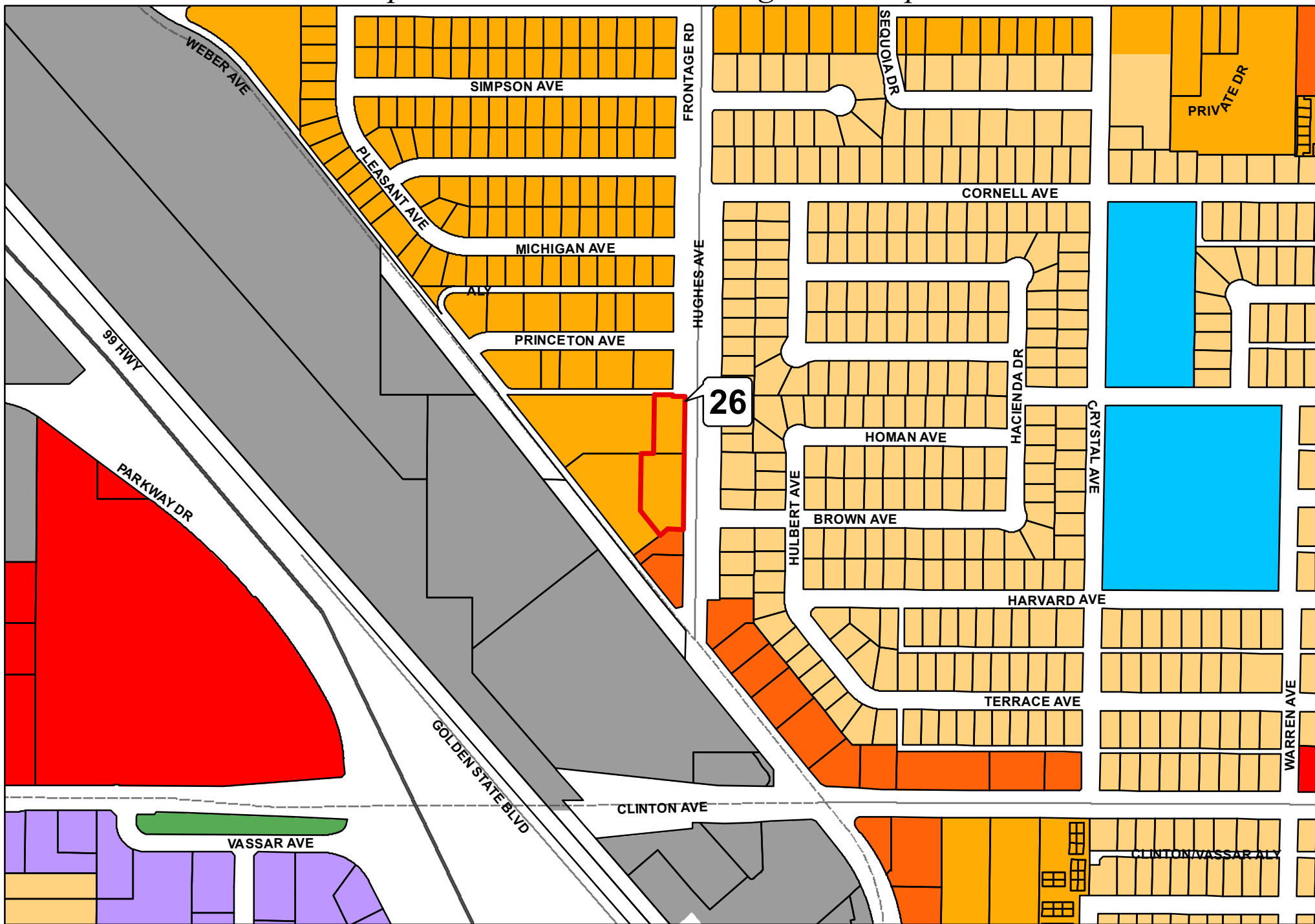
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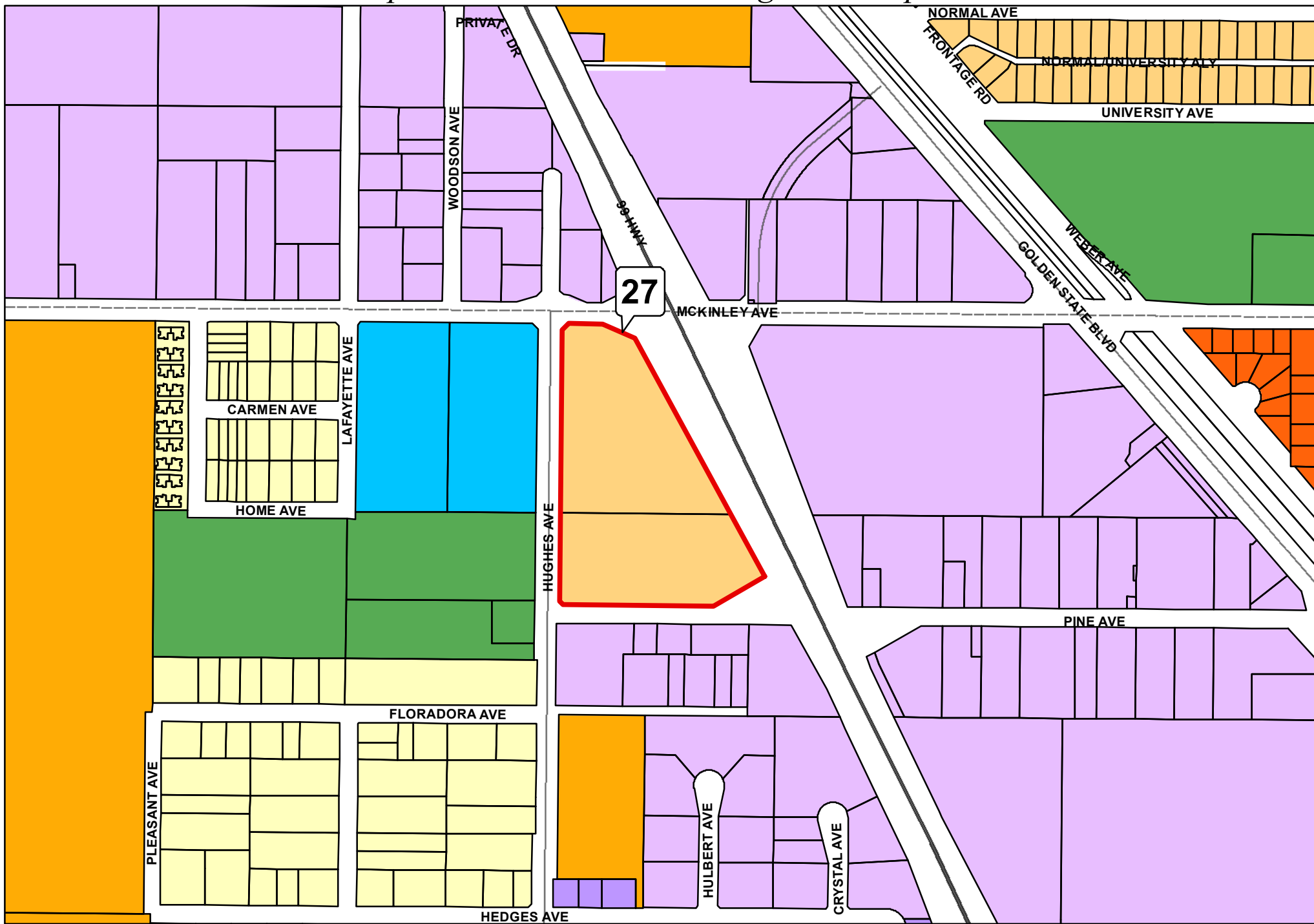
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