FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13582

The Fresno City Planning Commission at its regular meeting on Wednesday, May 1, 2019, adopted the following resolution relating to the initiation of the Specific Plan of the West Area.

WHEREAS, on December 18, 2014, by Resolution No. 2014-226, the City Council adopted the Fresno General Plan; and

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

WHEREAS, members of the West Area community expressed a desire to complete a Specific Plan that will encourage consistent and compatible development of future residential and commercial uses; and

WHEREAS, the plan area is bounded by the east side of Garfield Avenue, to the north side of Shields Avenue, to the east side of Grantland Avenue, to the north side of West Clinton Avenue, and along the west side of Highway 99; and

WHEREAS, three community meetings were held in the spring of 2018 to provide information on the plan process and to solicit ideas for viable solutions; and

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

WHEREAS, in 2018, the Fresno City Council established an 11-member Steering Committee for the Specific Plan project; and

WHEREAS, the members of the Steering Committee were appointed by the three councilmembers representing the Plan Area; and

WHEREAS, the Steering Committee has hosted two orientation sessions to learn about the plan process and the Development Code, and the Steering Committee has met seven times during the period between June 2018 and February 2019, adhering to Brown Act procedures, to consider issues raised by themselves and community members and to deliberate on potential land use related solutions; and

WHEREAS, the Steering Committee provided City staff direction in the formulation of a draft land use map and guiding principles; and

WHEREAS, the Steering Committee, with input from the community, made adjustments to the draft land use and guiding principles; and

WHEREAS, on February 27, 2019, the Steering Committee unanimously voted to approve the draft land use map and guiding principles (Exhibit A) and forward it to the Planning Commission and City Council for initiation of the plan, and

WHEREAS, pursuant to the provisions of 15-5809 of the Fresno Municipal Code, the Planning Commission of the City of Fresno held a public hearing on May 1, 2019 to receive testimony and consider initiation of the Specific Plan of the West Area.

NOW THEREFORE, BE IT RESOLVED by the Fresno City Planning Commission as follows:

1. Recommend adoption (to the City Council) of a Resolution initiating the Specific Plan of the West Area Draft Land Use Map and Guiding Principles and the corresponding amendment of the General Plan, and repeal or amendment of the West Area Community Plan and Highway City Neighborhood Specific Plan pertaining to approximately 7,077 acres located in the West Development Area to allow for future adoption of the Specific Plan of the West Area.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Vang, seconded by Commissioner Bray.

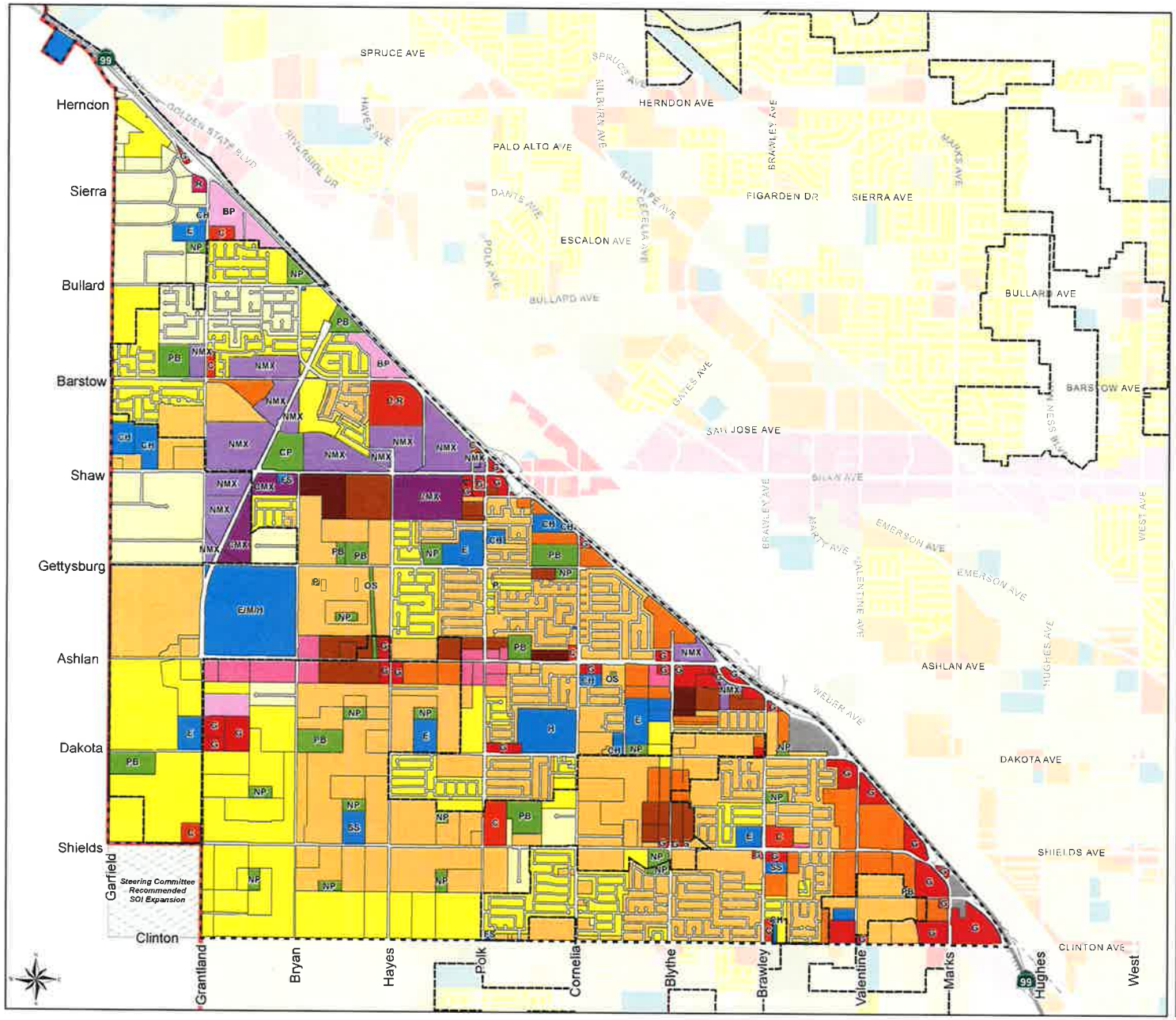
VOTING:	Ayes -	Torossian, Garcia, Bray, Sodi-Layne, McKenzie, Vang
	Noes -	None
	Not Voting -	None
	Absent -	Hardie

DATED: May 1, 2019

JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13582
Initiation of the Specific Plan of the West Area
Filed by DARM Director
Action: Recommend Approval

EXHIBIT A



West Area Specific Plan
Steering Committee Proposed Land Use Changes

Legend

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
- C Community
- C-R Recreation
- G General
- R Regional

EMPLOYMENT
- Office
- BP Business Park
- Light Industrial

MIXED USE
- NMX Neighborhood Mixed Use
- CMX Corridor/Center Mixed Use
- RMX Regional Mixed Use

OPEN SPACE
- CP Community Park
- Pocket Park
- NP Neighborhood Park
- Open Space
- P Park
- PB Ponding Basin

PUBLIC FACILITIES
- Public/Quasi-public Facility
- SS Special School
- E Elementary School
- E&M Elementary & Middle School
- E-M-H Elementary, Middle & High School
- H High School
- CH Church
- FS Fire Station

BOUNDARIES
- West Area Specific Plan Boundary
- Sphere Of Influence
- Steering Committee Recommended SOI Expansion

Date: 2/26/2019

SPECIFIC PLAN OF THE WEST AREA

Steering Committee

David Pena, *Chairperson*
Joseph Martinez
Jeff Roberts
Eric Payne
Tina McCallister – Boothe, *Alternate*
Deep Singh, *Vice Chairperson*
Tiffany Mangum
John Kashian
Gurdeep Shergill
Dennis Gaab
Cathy Caples
Bill Nijjer

DRAFT – The West Area's Guiding Principles

The guiding principles, as amended by the Steering Committee, are designed to form the direction of the Specific Plan, and how the Plan can best benefit the future of the West Area. The guiding principles incorporate input received from community members and formal recommendations of the Steering Committee.

Transportation

- Accommodate and improve roadway access, connectivity and mobility among all modes of transportation, and prioritize roadway widening where bottlenecking exists.
- Accommodate planned transit services in the West Area by locating routes near or adjacent to the community centers, schools, parks, and retail centers.
- Provide a complete, safe, and well-maintained sidewalk network from residential neighborhoods to commercial centers, schools, parks, and community centers.
- Provide a complete, safe, and well-maintained roadway network that allows for efficient and smooth access from the West Area to other sections of the city and region.

Parks & Trails

- Create parks that are within existing and planned neighborhoods that are easily accessed by community members using pedestrian and bicycle pathways, transit services, or motor vehicles, consistent with the City of Fresno's Parks Master Plan.
- Provide for the location of a flagship Regional Park in the Plan Area that has components of the Plan Area's agricultural history through the planting of drought-resistant vegetation or trees, and the creation of public art that exhibits the Plan Area's contribution to the agricultural industry.

Agriculture

- Incorporate elements of agriculture in future parks by planting a mixture of native drought-tolerant vegetation, shrubs, and trees that can serve to provide shade and enhance the streetscape.
- Encourage and provide land use opportunities for agri-tourism ventures to occur in the West Area.
- Encourage the development of harvest – producing community gardens.

Retail

- Attract desired and needed local retail establishments to serve the needs of the West Area community. Such establishments include grocery stores, bakeries, restaurants other than fast food places, and boutiques.
- Discourage the expansion of undesirable retail establishments such as liquor stores, tobacco and vapor stores, short-term loan and pawn shops, and adult stores.
- Encourage the development of retail establishments along commercial corridors.

Housing

- Encourage a variety of housing types and styles.
- Encourage the development of housing to accommodate an aging population including, multi-generational houses and other elder housing options.
- Reaffirm the City's commitment and obligation to affirmatively furthering access to fair and affordable housing opportunities by strongly encouraging equitable and fair housing opportunities to be located in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.

Catalytic Corridors

- Encourage the orderly and consistent development of civic, parkland, retail and commercial, mixed-use, and multi-family uses along West Shaw Avenue, West Ashlan Avenue, Veterans Boulevard, West Shields Avenue, West Clinton Avenue, and Blythe Avenue.

Education

- Attract much needed educational opportunities for the residents of the West Area, especially for post-secondary education, and access to programs for life-long learners.

Public Safety

- Provide for safe routes to schools for children, with the City and County working together with residents, to provide sidewalks in neighborhood that have sporadic access.
- Work to promote Neighborhood Watch in all neighborhoods, and further assess the need for the location of emergency response facilities west of Highway 99.