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Agenda Item: 5:30 P.M. Hearing  
(File ID#15-988)

Date: 11/12/15

CITY CLERK, FRESNO, CA

## FRESNO CITY COUNCIL

City of



### Supplemental Information Packet

Agenda Related Items – 5:30 P.M. Hearing (File ID#15-988)

**Contents of Supplement: Correspondence from Darius Assemi of Granville Homes dated November 4, 2015**

#### Item(s)

HEARING to consider Text Amendment Application No. TA-15-001, Plan Amendment Application No. A-15-003, related environmental finding for adoption of the Citywide Development Code, and four resolutions related to finalization and implementation of the Citywide Development Code.

#### **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.

**Citywide Development Code Update**

**Supplemental**

**11/10/2015**



November 4, 2015

Jennifer Clark  
Development and Resource Management  
City of Fresno  
2600 Fresno Street  
Fresno, CA 93721

**Re: Development Code Update**

Dear Jennifer,

As we near adoption of the City of Fresno's updated Development Code, we are still attempting to work out with staff several items which we believe will negatively impact the economic wellbeing of our city and the region. We have discussed many of these items in numerous meetings which both you and staff have attended. Despite three requests from Claudia Cazares in our office, we have not yet received the updates or new revisions as promised.

These items include: Sidewalks, Cul-De-Sacs, Blending of Densities within a Master CUP, CUP Processing, Site Design Development Standards and Façade Design Development, Intensity and Massing Development Standards and Annexation Language for Public Facility, Maintenance and Public Service Costs.

In regards to Cul-De-Sacs, you previously mentioned that an analysis by the city showed that Cul-De-Sacs led to increased VMT. In order to understand how the City comes to the conclusion of increased VMT, could you please provide that analysis for review.

In addition, if there are any other materials including studies or analyses which are being referred to as justification for specific items within the code, I'd like to request that information be made available, well before it is heard by the council.

Finally, in the interest of transparency, we'd like to request any current or existing redlined version of the Development Code be made available to the public. Without this and the previously mentioned items being made available in advance of November 9<sup>th</sup>, it provides almost no opportunity to ensure that items discussed in previous meetings and/or communications have been updated.

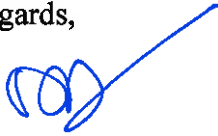
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I have included the list of items which we are still seeking comment on. Please feel free to contact me at my office if you have any questions. I can be reached directly at (559) 436-0900 or by email at [DAssemi@gvhomes.com](mailto:DAssemi@gvhomes.com)

Best regards,

A handwritten signature in blue ink, consisting of a stylized 'D' followed by a checkmark-like flourish.

Darius Assemi  
President

CC:

Mayor Ashley Swearengin  
Dan Zack, Assistant Director of Development

# DEVELOPMENT CODE ISSUES

11/4/15

Issue
<p>Sidewalks - Street Design - Code: 15-4108M</p> <p>Allow for sidewalks along one side of street, <b>include requirement for two 15-gallon street trees on both sides of the street.</b></p>
<p>Cul-de-Sacs – Street Design - Code: 15-4108K</p> <p><b>Remove</b> any reference to limiting the amount of cul-de-sacs in the community.  <b>Refer to existing development code for cul-de-sac design requirements.</b></p>
<p>Blending of Densities within a Master CUP</p> <p>Provide language that allows for the blending, or transfer, of densities within a Master Planned (Master CUP) community, if the maximum total density for the project area is not increased.</p>
<p>CUP Processing:</p> <p>Appeals of Planning Commission action, to Council, should be by applicant only, to be requested within 15 days of said action.</p>
<p>Site Design Development Standards AND Façade Design Development Standards, Code: 15-1004, 15-1005 and 15-1104, 15-1105</p> <p><b>Remove in its entirety</b> – Including the requirement for: pedestrian access from all public streets/sidewalks into structures and/or the site, building material and finishes, window glazing, stairways etc.</p>
<p>Intensity and Massing Development Standards</p> <p>Code: 15-1203 – Copper River Mid Rise Corridor</p> <p><b>Add an exception</b> for Copper River Ranch to allow for a previously approved 85 foot tall or 6 story building(s) by right as was previously approved in the Master CUP.</p>
<p>Annexation Language for public facility, maintenance and public service costs - Code 15-6104-D-4</p> <p><b>Change</b> verbiage under Item #4 to read “The development will fund its proportionate share of public facility, infrastructure, and public service costs according the City Council approved Development Impact Fee Schedule.”  Without the change, the item is confusing and seems to override established <b>Master Fee Schedule and Fee Mitigation Programs.</b></p>
<p>Enhanced Streetscape - <b>Delete the entire section.</b> Otherwise, list should be increased to 20 items, to make it easier to implement.</p>
<p><b>Change Minimum Lot Size</b> with Enhanced Streetscape requirement under the RS-5 designation to be <b>2,000 sf.</b></p> <p>15-903; Table 15-903-1:</p>
<p>Density, Intensity, and Massing Development Standards - Code: Section 15-1103</p> <p><b>Verify</b> that the NMX zone district can be used to implement a mixed use, higher density, affordable, 60 units/acre project.”  <b>Change</b> language in the draft code to delete any maximum density requirements in affordable housing projects.</p>

<p>Lot Standards – Residential single family Table 15-903 Maximum Lot sizes should be <u>deleted</u>. The designing of single family subdivisions needs to flexibility to allow for larger lot sizes, as long as the required density is achieved. The design process includes knuckle lots, and cul-de-sac lots that are at times larger than the maximum stated in the table.</p>
<p>Zoning Map: Staff should provide for a 48-month grace period for changes to the zoning code and map, by property owners/developers who are affected by the changes. The streamlined process should take no more than 90 days, and should be at the City's expense. Additionally, City should rezone the entire area within the Sphere of Influence to streamline the process.</p>
<p>Use Regulations Multi-Family Table 15-1002: Inclusion of Clubhouses and/or Community Centers in Multi-Family and Mixed Use is unclear.</p>
<p>Concept Plans - Code: 15-6102 <u>Remove</u> the additional requirement of Concept Plans</p>
<p><b>WAITING ON CITY UPDATED LANGUAGE (3)</b></p>
<p><u>Remove</u> requirements for External Connections every 600 feet (residential to commercial). Section 15-1004-E-3, and 15-1104-F-3</p> <p>Accessibility from a commercial corner could create an unsafe environment if the access point is not placed appropriately</p>
<p>Trails and Natural Features. Modify section 15-4109B-5 to state "Proposed subdivisions that are adjacent to a trail or a canal shall incorporate them into the subdivision plan as a design <i><b>at locations in conformance with the city's approved master trails plan...</b></i>"</p>
<p>Parks and Playgrounds, 60% street frontage requirement - Code: 15-4112B <u>Remove</u> reference to 60 percent of the perimeter of any public park</p>
<p><b>CHANGES APPROVED VERBALLY BY CITY – NOT VERIFIED IN WRITING (4)</b></p>
<p><u>Delete</u> maximum paving in street facing yards – previously limited to 50% impervious surface - Section 15-904-E:</p>
<p><b>Private Open Space Requirements. Section 15-1004-D. Previously required 40 feet of private open space for half of the units in multi-family developments, with a minimum dimension of 5 feet.</b></p>
<p>Permanent Subdivision Sign Size. Section 15-2609-C. Previously limited subdivision signs to 32 sf.</p>
<p>Wrought Iron Fence at Gated Subdivisions. Section 15-4110-C. Previously allowed only wrought iron fencing at gated subdivisions.</p>

## Daniel Zack

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**From:** Daniel Zack  
**Sent:** Tuesday, November 10, 2015 11:07 AM  
**To:** 'Darius Assemi'  
**Cc:** Ashley Swearengin; Bruce Rudd; Jennifer Clark; Renena Smith (Renena.Smith@fresno.gov)  
**Subject:** RE: Dev. code

Dear Mr. Assemi,

Thank you for your letter regarding the proposed Citywide Development Code, dated November 4, 2015. A hyperlink to the revisions, or *redline*, was sent to you and Claudia Cazares by email on Friday, November 6 at 5:39pm. As you can imagine, the redline was a challenging document to assemble, as we received nearly 200 requests for edits subsequent to the release of the *Planning Commission and City Council Review Draft* on September 11, 2015, including several requests from your firm. We endeavored to accommodate as many requests as possible without deviating from the goals and policies of the General Plan.

The documentation for the General Plan's connectivity policies, fiscal analysis, and other issues that you mentioned, can be found on the City's website at [www.fresno.gov/gp](http://www.fresno.gov/gp). Scroll down, and you'll find the Master Environmental Impact Report as well as background reports and other information that may be useful to you. Working Paper 4: Transportation and Connectivity (available at [www.tinyurl.com/fresnogpconnect](http://www.tinyurl.com/fresnogpconnect) ) may be of particular interest.

The Council has moved the second workshop back to the afternoon of November 12, however the public hearing is still scheduled for November 12 and 19, per the schedule released in late October. I look forward to your continued participation.

Best,  
Dan

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**From:** Darius Assemi [mailto:DAssemi@gvhomes.com]  
**Sent:** Wednesday, November 04, 2015 6:37 PM  
**To:** Daniel Zack; Jennifer Clark  
**Cc:** Ashley Swearengin; Bruce Rudd  
**Subject:** Dev. code

Hi Jennifer and Dan, please see attached letter re Dev code.

Best regards,

**Darius Assemi**

**Granville Homes | [gvhomes.com](http://gvhomes.com)**  
P: 559.436-0900

Summary of Requests Received Prior to 11/6/2015 and Included in Exhibit D

Source	Section	Request	Change Made?	Response Details
BIA Letter	15-903.2	Allow exceptions to 5 ft. garage setback from primary façade.	Partially	Reduced to 4 feet. With minor deviation could be reduced by an additional 10%. This provision is a benefit, because it allows the living area to project forward of the 18 foot garage setback, allowing more square footage for the home. Making the living area flush with the garage would reduce the square footage of the house.
BIA Letter	15-905	Façade Design - Do not dictate design of homes.	Yes	Most design provisions have been moved to the enhanced streetscape incentive. This makes them voluntary, and only 5 of the 13 options need to be implemented in order to receive the smaller lot size and front setback.
BIA Letter	15-2003	Trail Connectivity -Requires trail connections with no consideration for subdivision design. There should be a process to allow connections to be incorporated in the subdivision design.		This comment is actually focused on Section 15-4109-B-3, which 15-2003 refers to. That section has been adjusted to require access at <i>approximately</i> 600-foot intervals. It also now allows discretion to adjust the exact locations for site conditions, safety, or convenience.
BIA Letter	15-2308	Requires 2 Trees per Lot -This section should be deleted. Specifying that one tree be deciduous is impractical. Home owners can easily remove any tree that is planted if they want only evergreen trees. Enforcement on home owners would be a waste of resources.	No	This requirement will not be removed, as trees are important in our hot climate. They can provide beauty, increase property values, reduce heat islands, and lower power bills. All codes are occasionally violated, and this is not a reason to eliminate them.
BIA Letter	15-4103	Intensity and location of uses. Appears to require that adjacent undeveloped property be designed for allowed uses. This should be changed to require that only a possible design be submitted.	Yes	Subsections A, B, and D have been deleted. Item C (which discussion this distribution of housing types and lot sizes within a subdivision) remains, but has been clarified.
BIA Letter	15-4107	Provide pedestrian and bike access to every home to the nearest neighborhood commercial center. The sidewalks within a subdivision serve as the access paths. This is duplicative of other provisions and should be deleted.	No	This is introductory language for the standards that follow.
BIA Letter	15-4107-A	Street, Alley, Bike and Pedestrian connectivity - Requires continuous connectivity. This should be changed to allow connectivity in the subdivision design.	No	This is very general and flexible language, but it is an important part of increasing walkability and shortening vehicle trips.
BIA Letter	15-4107-B	1/4 Mile Streets - Amended to require, if possible, streets as close to the 1/4 mile point as possible. This should be changed to allow the 1/4 mile streets to be designed into the subdivision and not necessarily connect to adjacent property.	Yes	This language has been modified to allow some flexibility in the location of the collector streets, and to allow some bends and curves to calm traffic.
BIA Letter	15-4107-C	Provide connection to non-contiguous development. This should be deleted. It is impractical to require connection through property that the developer doesn't own.	Yes	This has been clarified. A stub needs to be provided that makes a connection possible, but the actual connection across someone else's property does not need to be established.
BIA Letter	15-4107-D-1	Requires that all streets line up across major streets. This should be changed to be included in the design of the subdivision permit where appropriate.	Yes	This item has been deleted.



Source	Section	Request	Change Made?	Response Details
BIA Letter	15-4107-F	Access Points to Major Streets. This has been changed to not less than 600 ft. intervals, but should be deleted. This is a design issue and should be discussed with the submittal of the map. This is detrimental to the efficient design of the subdivision.	No	This requirement was relaxed in the September version, but will not be deleted. Connections to major streets are important for shortening driving trips and enhancing pedestrian access to transit and shopping areas.
BIA Letter	15-4107-G-2	Fencing, barriers and walls must provide pedestrian and bike access. This should be deleted. There are reasons that the walls, barriers and fencing are required. Allowing access would negate the need for the walls, barriers and fences.	Partially	This section has been modified to allow private, gated communities to gate and lock the connections.
BIA Letter	15-4107-G-3	Provide pedestrian and bike access 23 ft. wide to commercial every 150 ft. This has been changed to 15 ft. wide access not more than every 600 ft. This should be deleted. Providing access between commercial and residential accommodates easy access to the homes for illegal activity.	No	This requirement was relaxed in the September version, but will not be deleted. These connections are important for shortening driving trips and enhancing pedestrian access to transit and shopping areas.
BIA Letter	15-4108-G	Requires 4-way intersections within subdivisions. This was amended to require 4-way intersections on at least 50% of the intersections. This should be deleted. This should be up to the design of the subdivision. Requiring a specific number of 4-way intersections defeats the purpose of a well-designed project.	Yes	This has been deleted.
BIA Letter	15-4108-K	Cul-de-sac length limited to 500 ft. The lengths of cul-de-sacs has traditionally been a maximum of 600 ft. and should be retained.	No	This was increased to 500 feet in September, which matches Clovis.
BIA Letter	15-4108-K-1	Combined length of cul-de-sacs is limited to 20% of the subdivision streets. This should be deleted. This is a design issue and should be discussed with the submittal of the map.	Partially	The cul-de-sac allowance will be increased to 30%, and exceptions will be made for small sites under 6 acres, landlocked sites with no stubs to connect to, sites blocked by canals and expressways, or subdivision design which will not increase VMT to the satisfaction of the City Engineer. Eliminating the requirement in its entirety would lengthen driving trips and increase VMT.
BIA Letter	15-4108-K-5	Cul-de-sacs must connect to neighboring streets. This should be deleted. This is a design issue and should be discussed with the submittal of the map.	No	This is intended to improve walkability by providing direct routes for residents to neighborhood amenities, shopping areas, parks, transit stops, etc.
BIA Letter	15-4108-M	Requires sidewalks on both sides of the street. This should be changed to exempt private streets in gated communities.	No	No change is necessary--the Code already has this flexibility. All projects can propose an alternative pedestrian plan. Gated communities with private streets can, through the PD process, be exempted from the sidewalk requirement.
BIA Letter	15-4108-N	Street trees are required every 30 ft. This has been changed to every 40 ft. This should be changed to 1 tree per lot where possible, especially for small lot subdivisions.	No	When trees in the front yard are counted as street trees, the Code already adjusts the requirement to 1 street tree per lot.
BIA Letter	15-4109-B-3	Trail Access intervals - This has been changed to 200-400 ft. intervals and deleted connection to canals. This should be changed to require that connections be incorporated into the subdivision design without specified distances.	Partially	The required spacing has been relaxed. It now states that intervals are approximately 600 feet, and the Review Authority is given the discretion to adjust exact locations.
BIA Letter	15-4110	Private gated street access for pedestrian and bikes. This needs to be changed to allow for ingress and egress for residents only.	Partially	Clarification was added. Residential areas can be gated off from the public, but the public must be allowed on to the trail.

Source	Section	Request	Change Made?	Response Details
BIA Letter	15-4112-B	Lots at parks must have 60% of the lots facing the park. This should be deleted. This is a design issue and should be discussed with the submittal of the map.	Partially	This has been reduced to 50%, which means that a square or rectilinear park in a corner locations will now satisfy the requirement. New language also clarifies that 50% of the perimeter must abut a street, be fronted by houses and a sidewalk, or some other condition besides backyard fences. This will add flexibility, but will keep with the original purpose of minimizing parts of the park with a lack of activity, visibility, and outlets.
BIA Letter	15-4114	Requires all utilities be underground. This should be changed to allow an exception if the utility finds it infeasible.	Yes	This change has been made.
BIA Letter	15-4202-D-2	Requires County Surveyor to sign the Record of Survey prior to recordation. This should be deleted. There is no reason for the County Surveyor to sign City documents.	Yes	This change has been made.
BIA Letter	15-4503	Specifies locations for address monuments. This should be changed to allow for flexibility in location and materials.	No	Public Works determined that there shouldn't be flexibility in locations or materials. The City's property and right-of-way corner monument standards have served us well for many years and should not be changed.
BIA Letter	15-6102	Concept Plans - Requires a plan for an entire quarter section. This is impractical for small projects and will discourage development, especially west of SR99. This should be revised to provide for a less onerous process, such as providing a possible lot pattern for the area.	Partially	This section has been modified to include an exception for quarter sections with balance of land uses from the land use component of the Concept Plan.
BIA Letter	15-6104	Requires that prior to annexation a Concept Plan must be approved and certain findings be made, including no impact on any City service. These two requirements are especially burdensome because of the costly creation of the master plan for the area and the subjectivity of the cost analysis of the cost of all City services. The process for annexation should remain as it is now.	No	The annexation criteria are appropriate.
BIA Letter	15-6104-D-4	This section adds a requirement that, in additions to the normal capital infrastructure, any new development will be required to pay all the cost of facility maintenance and the cost of all public services. This section should be deleted as it could require the payment, in addition to the normal taxes and other fees paid to the City, of fees for all sorts of City services.	No	The annexation criteria are appropriate.
Brandon Broussard	15-1302	Allow tasting room in Employment Districts without CUP.	No	No. All on-site alcohol uses will require a CUP. The only exceptions will be for Downtown.
Chris Pacheco, A-Plus Signs	15-2606-A-1	The description is not a problem as it describes a perimeter of squares or rectangles enclosing the limits of the sign elements. This allows for some leeway for architectural elements, ascenders, descenders, or oddly shaped signs. The last sentence references Figure 15-2606-A-1 which needs to be recreated to reflect the written portion. Figure 2606-A-1 is completely contradictory to the intent of the description in the previous paragraph.	Yes	These changes have been made.

Source	Section	Request	Change Made?	Response Details
Chris Pacheco, A-Plus Signs	15-2606-A-2	We feel there is no logical reason for the 18" rule and occasionally for architectural or aesthetic reasons a 2-sided sign is more than 18" thick. As long as the faces are parallel, there is no reason to count both faces toward the allowance. We don't take any exception to allowing "V" shaped signs less than 45 degrees to count as the area of one face.	Yes	These changes have been made.
Chris Pacheco, A-Plus Signs	15-2606-A-3	Figure 15-2606-A-3 could be altered to show 2-sided signs parallel (regardless of thickness), 2-sided "V" shaped signs less than 45 degrees, 3 sided equilateral signs, and 3-sided where one angle is less than 45 degrees. This would cover all of the descriptions for double-faced and multi-faced signs. It doesn't address the potential for a four sided sign. How is that calculated?	Yes	These changes have been made. For four or more sides, all sides are counted.
Chris Pacheco, A-Plus Signs	15-2606-A-4	The paragraph on 3-dimensional signs describes adding the sum of all four sides of the smallest cube that will encompass the sign. This conflicts with the following figure, which states that the sign area is the sum of two adjacent sides. Since it is impossible to ever see more than two adjacent sides of a three dimensional object from any vantage point, we feel the sum of two adjacent sides should be the correct calculation.	Yes	These changes have been made.
Chris Pacheco, A-Plus Signs	15-2606-B	Calculation of Lot Frontage. Is there any reference in the proposed ordinance where linear frontage of the lot is used to calculate allowable sign area? If not, this is unnecessary	Yes	This section was deleted. It was a leftover from an earlier version.
Chris Pacheco, A-Plus Signs	15-2606-C	Measuring Sign Height. On many occasions in the City of Fresno plan-check, a slightly arched top, cornice cap, building address, or other feature which adds to the aesthetic or a architectural interest of the sign has been allowed to extend beyond the allowable height of the sign. In those cases the upper limit of the sign panel is required to be at or below the allowance. We recommend deleting the phrase "including any structural or architectural components of the sign."	Yes	These changes have been made.

Source	Section	Request	Change Made?	Response Details
Chris Pacheco, A-Plus Signs	15-2606-C-1	This section describes the height of the sign in relation to the grade at the edge of the right-of-way. The paragraph above (C) says it is the height from the ground level directly beneath the sign. It then says it is either the natural or finished grade, whichever is lowest. =This creates many different ways to interpret sign height, the worst of which is the term "natural grade". Is this the grade that existed before any development? In most commercial landscape plans there is some berm around the landscaped perimeter. If a berm is 30" above the curb or edge of right of way, a 5' high sign now can only be 30" tall above the landscape berm. If the natural grade was 30" below a level finish grade, you would have the same problem. Unless there is some history of abuse of the sign height rule, such as building up a 6' earth mound in order to get a taller sign, we believe the ground level at the base of the sign is a clear and simple rule for measuring sign height.	Yes	These changes have been made.
Chris Pacheco, A-Plus Signs	15-2606-E	<p>Building Frontage. First, we strongly oppose the phrase "...in which main customer access is provided to the business". There are many retail and professional buildings where a street, parking lot, driveway or parking spaces are on a side of a building that does not have an entrance but has critical locations for signage. In fact, almost every large retailer, fast food, pad tenant, or retail tenant on an end cap has a condition where their sign is on a wall facing a parking lot, driveway or street that does not have a public entrance. This is a very unreasonable regulation</p> <p>Second, as discussed in our meeting, the city strongly encourages and even requires pop-outs and architectural features on storefronts in order to create pleasing retail elevations. We strongly oppose the regulation that a building frontage is considered continuous if projections or recesses do not exceed 10' in any direction. Not only is it penalizing good building design, but it is encouraging long, flat, uninteresting storefronts. It also does not define what frontage you do measure if you have a projection more than 10'. The total building frontage should be used in calculating allowable square footage, along with a requirement that the sign not be over 80% of the width of the architectural element on which it is installed (or something similar).</p>	Yes	<p>This language was deleted.</p> <p>The text about "continuous frontage" was deleted.</p>
Chris Pacheco, A-Plus Signs	15-2606-E	Figure 15-2606-E should be deleted entirely.	Yes	This graphic was deleted.

Source	Section	Request	Change Made?	Response Details
Chris Pacheco, A-Plus Signs	15-2607-E	Message Substitution. I believe this is just a required disclaimer relating to the city not being able to limit free speech in the form of non-commercial messages, but it is not real clear.	Yes	Language that seemed unclear was removed in the September draft.
Chris Pacheco, A-Plus Signs	15-2607-F	Changeable Copy. Is there a clear definition of "public and semi-public uses", which are allowed to have a larger percentage of their sign in non-electronic changeable copy? If so, no exception taken.	No	Yes, these are clearly defined in the permitted use tables for each zone district. See articles 8 through 14.
Chris Pacheco, A-Plus Signs	15-2607-G	Illumination. The requirement for shielding in section 1 is subjective and anyone could claim they were annoyed or not comfortable with the light from a certain sign.	Yes	Added the following to the beginning of the sentence: "To the extent feasible, and at the discretion of the Review Authority,"
Chris Pacheco, A-Plus Signs	15-2607-G-3	Does section 3 outlaw the use of neon in the city of Fresno? It is not of equal or greater efficiency than Fluorescent or CFL lamps, and it is not an incandescent lamp. We are already required to meet Title 24 energy requirements but this section appears to exclude the use of neon altogether, even in historic preservation or as part of the architectural design. If so, we disagree with this.	Yes	This section has been deleted. Title 24 already requires sufficient conservation.
Chris Pacheco, A-Plus Signs	15-2608	Table 15-2608 is extremely vague. Does column 3, Total maximum Sign Area, refer to each individual building within that zone? Is it the area of wall fascia signs or the cumulative total of all sign types in column 2?	Yes	The Total Maximum Sign Area was removed from the table and placed in a new section 15-2609, which clarifies that the rule applies to each building. It provides a standard allowance of 200sqft/1 sqft per ft of building frontage.
Chris Pacheco, A-Plus Signs	15-2608	What if one building in the CG zone is 500 ' x 100' and has 6 tenants. If an anchor tenant on the corner has two 100' frontages, how much fascia sign can he have? 200 sq. ft. or 25 sq. ft? It looks like they can have 200 because that is the greater of 200 or .25 sq. ft. per linear foot. What then is left for the remaining 5 tenants in the next 400 feet of building frontage? If the calculation refers to the whole building frontage, then the 500' wall is allowed a total of 200 sq. ft. and the 100' wall is allowed 200 sq. ft. How does that get allocated to multiple tenants?	Yes	The Total Maximum Sign Area was removed from the table and placed in a new section 15-2609, which clarifies that the rule applies to each building. It provides a standard allowance of 200sqft/1 sqft per ft of building frontage.
Chris Pacheco, A-Plus Signs	15-2608	According to this table, any building of any size is allowed 50 sq, ft, 100 sq. ft. or 200 sq. ft. based on their zone, because that is the "greater" of the two numbers.	Yes	The Total Maximum Sign Area was removed from the table and placed in a new section 15-2609, which clarifies that the rule applies to each building. It provides a standard allowance of 200sqft/1 sqft per ft of building frontage.

Source	Section	Request	Change Made?	Response Details
Chris Pacheco, A-Plus Signs	15-2608	One of the toughest cities in the central valley to work with on signage is Visalia, and the most stringent zone is .5 sq. ft. per linear foot. A small retailer with 20' of frontage is restricted to 10 sq. ft. of sign. We build signs for Dickey's BBQ, Habit Burger, Blast Pizza and others in all of the towns in the Valley and Bay area, and have never come across a .25 sq. ft. per linear foot requirement anywhere. We strongly encourage a look at this restriction.	Yes	The Total Maximum Sign Area was removed from the table and placed in a new section 15-2609, which clarifies that the rule applies to each building. It provides a standard allowance of 200sqft/1 sqft per ft of building frontage.
Chris Pacheco, A-Plus Signs	15-2608	In column 4, Additional Regulations, zones allowing a pole sign say only one pole or monument sign per street frontage. Is this per each building in that zone, or one sign regardless of the number of buildings? A major development along the lines of River Park with a contiguous zoning can only have one pole sign or one monument on each street frontage? An area like Palm Bluffs with multiple office buildings along Palm Avenue on one contiguously zoned property can only have one monument or one pole sign? This seems extremely restrictive.	Yes	Changed to allow 1 per 600 feet of street frontage to match current code. This is located in the new Section 15-2609.
Chris Pacheco, A-Plus Signs	15-2608	Because the new zone districts are unfamiliar, I can't tell if there is a compelling reason to allow a pole sign in RMX but not CMX, and in CR, CG, CH, and CRC but not in CMS or CC.	No	The zones without pole signs are smaller in scale, height, and density and pole signs aren't appropriate there.
Chris Pacheco, A-Plus Signs	15-2608	We think table 15-2608 should be changed to remove all of the inconsistencies and potential problems before it moves forward.	Yes	The Total Maximum Sign Area was removed from the table and placed in a new section 15-2609, which clarifies that the rule applies to each building. It provides a standard allowance of 200sqft/1 sqft per ft of building frontage.
Chris Pacheco, A-Plus Signs	15-2610	Is this a duplication of the information in section 15-2612?	No	After further analysis, staff has determined that this is not contradictory.
Chris Pacheco, A-Plus Signs	15-2610-B-2	Pole Signs. Maximum Sign Area per Sign. States that pole signs shall not exceed 60 sq. ft.	Yes	This has been changed to 80 sq ft, which matches current code.
Chris Pacheco, A-Plus Signs	15-2610-B-5	Pole Signs. Maximum Height. States that the maximum height shall be based on the gross floor area and the classification of the nearest street. If a property has over 300,000 square feet of habitable, enclosed, non-residential structures, and is adjacent to a freeway, are they actually allowed a 90 foot high sign that is only 60 square feet?	Yes	The square footage of signs over 20 feet in height will be determined by the Review Authority (see Section 15-2611-B-2)

Source	Section	Request	Change Made?	Response Details
Chris Pacheco, A-Plus Signs	15-2610-C	<p>C-2 Maximum Sign Area (for monument signs). States that RMX, CR, CG, CH and RBP districts are allowed 60 sq. ft. All others are 24 sq. ft. max</p> <p>C. 4. a. States that the setback for a monument is 7' from PL.</p> <p>C. 5. Height Limit. States that the sign can be 3' high when located "within" 5' of the PL, and 8' high otherwise. This conflicts with C. 4. and appears to allow 3' high signs to be less than 5' from the PL. We believe the current 5' setback for monuments is adequate.</p> <p>The combination of regulations in section 15-2214 are very contradictory and create a potential 8' high, 24 sq. ft. "monument" sign. This would be a 3' x 8' pillar rather than an actual monument sign. We feel that adding a 60 sq. ft. monument in some zones is reasonable but the 32 sq. ft. monument allowed in the current code is a better size than the proposed 24 sq. ft., We also feel that the allowance of "one sign per street frontage" should add "per building".</p>	Yes	Sign area, setback, and height changes made. 1 per 600 feet of street frontage is now allowed, matching current code.
Chris Pacheco, A-Plus Signs	15-2610-E-2	Maximum Sign Area per Sign. States the maximum wall sign is 24 sq. ft.. This is true for up to 999 sq. ft. of wall area then at 1000 or over it is 5% or 100 sq. ft, whichever is less. This means that anyone with 480 sq. ft of wall space is allowed 24 sq. ft (5%), someone with 960 sq. ft. is allowed 24 sq. ft. (only 2.5%,) someone with 1001 sq. ft. is allowed 50 sq ft. (5%), then someone with 4,000 sq. ft. is limited to 100 sq. ft. (only 2.5%). This is an inequitable matrix.	Yes	Changed to five percent of the wall area or 100 square feet, whichever is less.
Chris Pacheco, A-Plus Signs	15-2610-E-3	Height Limit. States that the maximum height for a wall sign in Fresno is 20' or the height of the wall, whichever is lowest. This effectively disallows any sign higher than the second floor on a building that is 3 stories or higher. This may make sense in new mixed use zones with residences on the upper floors, but not in commercial offices and multi story buildings adjacent to major arterials or freeways.	Yes	This change has been made.
Chris Pacheco, A-Plus Signs	15-2610-E-4	Projection Allowed. States that no sign shall extend more than 4" beyond the face of the wall. This is totally arbitrary and even a basic channel letter with LED illumination is 5" deep. If it happens to be mounted to a backer or have any additional architectural element it will always be over 4" deep. This line item needs to be deleted.	Yes	The allowed sign projection has been increased to 12 inches.
Chris Pacheco, A-Plus Signs	15-2612-A-3	Items b and c are contradictory. Item e is very ambiguous and arbitrary.	Yes	Items b and c were fixed in the September draft (c was supposed to be about sign <i>width</i> ). Item e has been deleted.



Source	Section	Request	Change Made?	Response Details
Don Pickett - Industrial Workshop	15-1906 old	Remove requirement for 15% of required trees to be 24-inch box	Yes	This change was made as part of the Planning Commission action on September 30. All trees will be a minimum of 15-inch, which matches the current standard.
Don Pickett - Industrial Workshop	15-2307-B	Can we reduce the requirement in 15-1906-B (now 15-2307-B) to 4.5 feet? Or can we allow for two abutting landscaped areas to be 9 feet?	Yes	This change has been made.
Don Pickett - Industrial Workshop	15-2417	Allow projects under one acre to have two driveways.	Yes	This change was made as part of the Planning Commission action on September 30.
Don Pickett Letter	15-1003-2	The Additional Regulations column is very confusing. Please write out all conditions on this page.	No	These cross references are for user convenience. It is impractical to list every regulation that applies in each section as this would lead to repeated language in multiple sections, greatly increasing the length of the Code as well as increasing the potential for error as future updates might be made to one section, but erroneously left out of another.
Don Pickett Letter	15-1302	Allow Community and Religious Assembly in IL & IH districts.	Partially	Community and Religious Assembly is now allowed in the IL district with a CUP.
Don Pickett Letter	15-1302	Allow adult daycare without a CUP. We only asked for "Adult Day Care," not children. Also, tell us now and what mitigation you plan on requiring.	No	Mr. Pickett's previous letter, received 5-6-2015, requests both adult and child care centers to be permitted by right in Light Industrial. Adults can also be sensitive receptors under CEQA. A CUP gives staff an opportunity to assess whether mitigation measure MM AIR-1 is applicable.
Don Pickett Letter	15-1304	Delete building orientation graphic.	Yes	This was deleted as part of the September Redline draft.
Don Pickett Letter	15-1304-F-5	Delete External Connections requirements. This provides thieves access into residential and vandals, thieves & graffiti artist easy access to commercial projects.	No	The Code has been clarified to state that gated communities may provide gated access to the commercial and office lots. This feature allows residents and workers to walk to nearby stores, restaurants, etc. while maintaining a gated community.
Don Pickett Letter	15-1304-F-6	Reduce required walkway width to 4 feet to match other regulations.	Yes	This change has been made.
Don Pickett Letter	15-2017-B	Allow the requirement for underground utilities may be waived or deferred by the Public Works Director <u>or City Engineer</u> .	Yes	This change has been made.



Source	Section	Request	Change Made?	Response Details
Don Pickett Letter	15-2304-B	Industrial projects requiring a landscape architect should be increased to 2.5 acres. At 1acre, you are lumping industrial in with commercial and office projects that are traditionally built on major streets where most industrial projects are not on major streets . Please increase to 2.5 acres.	Yes	This change has been made.
Don Pickett Letter	15-2417-A	<b>Number of Driveways.</b> Delete items 1, 2, 3, and 4. Driveways should be as determined by the City Engineer.	Partially	Items 1, 2, and 3 have been deleted. Item 4 is important guideline for efficient traffic flow on major streets, but has plenty of built-in flexibility.
Don Pickett Letter	15-2418-A	<b>Parking Access.</b> Delete item A. What do you do when the neighbor says No? his should be a goal, not mandatory. Could lead to employee parking issues and overcrowding.	Partially	Item A was reworted to be more flexible. It is no longer mandatory in all cases, but shall be done "whenever possible."
Don Pickett Letter	15-2419-B	<b>Wheel Stops.</b> "surrounding a landscape area at least 6six feet wide. Remove ....." at least 6 ft . wide" . Why designate a number? It should only state that curbs can be use at planters as "wheel stops".  This section is about wheel stops, yet you inappropriately refer to a 6' wide planter. In another section, a planter is defined as a 5' wide planter.	No	The 6-foot wide planter is optional. A regular wheel stop can be used instead. The 6 foot dimension is necessary to accommodate vehicle overhangs and plant growth.
Don Pickett Letter	15-2728-G-1	<b>Site and Building Design (Drive-Throughs)</b> • This is contrary to every design of drive through building layouts. The front or entrance door is always oriented towards the parking area. Trying to force commercial establishments to have the front entry facing the street is not how they do it. They always face the parking area, this is an unnecessary requirement.	Yes	This change has been made.
Don Pickett Letter	15-3303-C	<b>Time Limit Waiver/Extensions by Mutual Consent</b> The City has traditionally abused time limits. Why should we be forced to allow this? Explain with examples. Mutual consent is not what it says here..... "The City may require" ..... Why should we be forced to extend these time limits granted to us under the California map act? This should be removed.	Partially	It is important that this provision not be removed, as it allows the City to bundle multiple entitlements (a map with a rezone, cup or even a GPA) for efficiency and time savings, which is a benefit to the applicant. However, this section has been re-worded to clarify this point.
Don Pickett Letter	15-3311-C	<b>Tentative Maps, Mandatory Conditions.</b> "Ensure the City of Fresno provides adequate Clean water" ....? #7-How does an applicant do this? If an applicant cannot, it should be removed . Also, too vague.	No	If an applicant provided the necessary infrastructure to provide water to a site (well, mains etc.) it would the responsibility of the city assure an adequate potable supply.
Ed Kashian	15-1102	Ground floor residential should be allowed on all streets in mixed use zones.	Partially	Prohibition on ground floor residential removed from RMX. In all MX zones it was clarified that only the portion of the building that abuts a major street may not be residential. Also, flexibility was added to allow ground floor residential on one major street if a project has frontage on more than one major street.
Ed Kashian	15-2409	Large unified shopping centers should have a blended parking requirement.	Yes	This change has been made.
Ed Kashian	15-5905-E	PD permit findings: In last sentence before itemized list, change "shall" to "should"	Yes	This change has been made.

Source	Section	Request	Change Made?	Response Details
Electric Guard Dog	15-2010-A-1	Electric Fences: Allow adjacent to residential.	No	This change will not be made.
Electric Guard Dog	15-2010-A-1	Electric Fences: Allow in all non-residential zones.	No	This change will not be made.
Electric Guard Dog	15-2010-B 15-2010-C	Electric Fences: Cite Civil Code section 835.	No	This change will not be made.
Electric Guard Dog	15-2010-G	Electric Fences: Do not require removal of non-conforming fencing elsewhere on the site.	Yes	This change has been made.
Elizabeth Strahlstrom	15-104-E	Pipeline projects should have to conform to the old code, not the new code.	Yes	Change made. Projects deemed complete before the effective date of the code will be reviewed based on the development standards in place at the time that the application was deemed complete.
Fed Ex	15-2421	Reduce 50% tree coverage for industrial districts.	Yes	This change has been made.
Granville	15-902	Allow commercial ag in all residential zones.	Yes	This change was made as part of the Planning Commission action on September 30. Now allowed in all RS zones, consistent with current policy.
Granville	15-1105	Allow external stairs on side of building within 30 feet of street.	Partially	This can be waived with the new process for Façade Design Standard Minor Deviations
Granville Letter	15-903	<b>Table 15-903-1</b> <b>Request:</b> Change Minimum Lot Size with Enhanced Streetscape requirement under the RS-5 designation to be 2,000 sf. <b>Reason:</b> This will provide more flexibility in creating higher density designs.	No	This change will not be made.
Granville Letter	15-904-B	<b>Enhanced Streetscape.</b> <b>Request:</b> Modify #7 to allow garage coverage maximum to be 80 percent of the width of the front façade;	Partially	This section has been modified so that the 50% is based on the façade's <i>square footage</i> , not the façade's <i>linear frontage</i> . This will not significantly change the requirement for 1-story homes, but will make it much easier for 2-story homes to meet the requirement.
Granville Letter	15-904-B	<b>Enhanced Streetscape.</b> <b>Request:</b> Modify #10 of the list, to separate the design options – as follows: 10. Shutters, 11. Lintels, 12. Sills, 13. Awnings, 14. Decorative Trim, 15. Other Architectural Treatments, 16. Decorative Medallions/Keystones/Quatrefoils, 17. Wrought Iron Accents around windows/ wrought iron pot shelf/ Juliet balcony, 18. Decorative Eave Cornice / Eave Molding, 19. Outlookers/ corbels, 20. Decorative Vent Covers  <b>Reason:</b> When trying to create a higher density product, which is the purpose of the enhanced streetscapes provision, the majority of the options provided are not economically or physically possible nor useful to create higher density products.	Partially	Item 10 has been broken into three groups (window-related, ornament-related, etc) and 2-story homes will also be added to the list as an option.

Source	Section	Request	Change Made?	Response Details
Granville Letter	15-905-C	<b>Façade Variation for Multiple-Home Projects</b> <b>Request:</b> Delete Item C in its entirety. <b>Reason:</b> There is no reason to create additional requirements when the market will dictate what is acceptable and what is not.	Yes	This change has been made.
Granville Letter	15-1004-D	<b>On-Site Open Space.</b> <b>Request:</b> Delete Section i. Minimum Dimensions. Reduce the minimum required private open space area to be 32 s.f. Allow the modification of requirements of this section with an approved CUP. <b>Reason:</b> 32 s.f. is adequate tenant open space.	Yes	This change has been made.
Granville Letter	15-1004-E-3-a 15-1104-F-3-a	<b>External Connections</b> <b>Request:</b> Remove Sections 15-1004-E-3a and 15-1104F-3a in their entirety <b>Reason:</b> These access points should be analyzed on a case by case basis. Accessibility from a commercial corner could create an unsafe environment if the access point is not placed appropriately.	Partially	This requirement will not be removed. However, a provision has been added that allows the exact locations to be adjusted at the discretion of the Review Authority based on site conditions, safety, pedestrian convenience, etc.
Granville Letter	15-1005 15-1105	<b>Request:</b> Remove Section 15-1005 and 15-1105 in their entirety <b>Reason:</b> There is no reason to force additional restrictions on the design of buildings. What seems to be acceptable in 2015 may not be visually appealing in 2025. The code should allow for flexibility in design and should not dictate every detail.	Partially	This change will not be made. These are not style regulations, they are basic form regulations to make high density districts comfortable and successful based on best practices. However, a new process has been created for Façade Design Standard Minor Deviations that allows for design flexibility.
Granville Letter	15-1203	<b>Request:</b> Add an exception for Copper River Ranch to allow for a previously approved 85 foot tall or 6 story building(s). <b>Reason:</b> Similar to Section 15-1304, an exception needs to be included to allow for an 85 foot tall or 6 story building(s) at Copper River Ranch. This building height was previously approved by the City Council and should be included as an appropriate use at Copper River Ranch.	No	No change will be made. The Plan Amendment was eliminated when the new GP was adopted, and no CUPs were obtained. The PD process can be used to request extra height. PDs are processed the same was as a CUP, so not much has actually changed for this concept.
Granville Letter	15-2609-C	<b>Residential Subdivisions.</b> <b>Request:</b> Signs larger than 32 s.f. are acceptable with an approved CUP . <b>Reason:</b> Flexibility.	Yes	This change has been made.
Granville Letter	15-2611	<b>C. Temporary Subdivision Signs</b> <b>D. Real Estate Signs.</b> <b>Request:</b> Clarify Section 15-2611D (Real estate signs can also be temporary subdivision signs) <b>Reason:</b> It is imperative that signs can be larger than 6 s.f. within subdivisions but section D states that on-site real-estate signs can only be 6 s.f. We prefer that real estate signs be modified to reflect Section 15-2611C, Temporary Subdivision Signs. The sections are not internally consistent.	Yes	This change has been made.

Source	Section	Request	Change Made?	Response Details
Granville Letter	15-4108-K	<b>Cul-de-Sacs and Dead-End Streets.</b> <b>Request:</b> Remove any reference to limiting the amount of cul-de-sacs in the community <b>Reason:</b> There is no need to restrict cul-de-sacs. Connectivity can be achieved in other ways.	Partially	The cul-de-sac allowance will be increased to 30%, and exceptions will be made for small sites under 6 acres, landlocked sites with no stubs to connect to, sites blocked by canals and expressways, or subdivision design which will not increase VMT to the satisfaction of the City Engineer. Eliminating the requirement completely would lengthen driving trips, which increases VMT, which worsens air quality and would probably be at odds with our MEIR.
Granville Letter	15-4108-M	<b>Sidewalks.</b> <b>Request:</b> Modify language to state that sidewalks are required on one side of all public streets. <b>Reason:</b> Allowing design flexibility in site planning will facilitate denser development.	No	Flexibility is already built in to this section, because an alternative pedestrian plan can be approved by the Review Authority.
Granville Letter	15-4109-B	<b>Trails and Natural Features.</b> <b>Request:</b> Modify section 15-4109B-5 to state “Proposed subdivisions that are adjacent to a trail or a canal shall incorporate them into the subdivision plan as a design at locations in conformance with the city’s approved master trails plan and the following:” <b>Reason:</b> Trails should only be required where the city has pre-designated trail systems.	Yes	This change has been made.
Granville Letter	15-4110-C-1	<b>Request:</b> Remove reference to wrought iron fencing being required along a public street, abutting a gated community. <b>Reason:</b> Sound studies may require that solid wall fences are required. Additionally, the community may be a single family detached community, whereas using wrought iron as the perimeter fence along a public street is not conducive to privacy.	Yes	This change has been made.
Granville Letter	15-4112-B	<b>Park Frontage.</b> <b>Request:</b> Remove reference to 60 percent of the perimeter of any public park must abut a street. <b>Reason:</b> Most city parks do not follow this requirement including the city’s most recent park, Martin Ray Reilly Park. This requirement is unnecessary and will be a detriment to subdivision designs.	Partially	This standard has been reduced to 50% so that corner locations work. Also, it has been changed to state that 50% of the perimeter must abut a street, be fronted by houses and a sidewalk, or some other condition besides backyard fences. This will add flexibility, but will keep with the original purpose of minimizing parts of the park with a lack of activity, visibility, and outlets.
Granville Letter	15-6102	<b>Request:</b> Remove the additional requirement of Concept Plans <b>Reason:</b> This new requirement is over-reaching and unnecessary.	No	This change would conflict with the General Plan and will not be made. However, Concept Plans have been simplified and the applicability has been narrowed.
Granville Letter	15-6104-D	<b>Fair and Proportional Payments.</b> <b>Request:</b> Change verbiage under Item #4 above to read “The development will fund its proportionate share of public facility, infrastructure, and public service costs according to the City Council approved Development Impact Fee Schedule.” <b>Reason:</b> Impact fees should be proportionate to the use of services.	No	The annexation criteria are appropriate.

Source	Section	Request	Change Made?	Response Details
Industrial Workshop	15-1302	Allow day care in industrial districts	Yes	This change was made as part of the Planning Commission action on September 30. Day Care has been changed to a Conditional use.
Industrial Workshop	15-1305-B-2	Remove BP/RBP façade requirements.	No	They have been significantly reduced based on industry feedback, but will not be removed completely.
Industrial Workshop	15-2304-B	Allow non-landscape architects to develop landscape plans in industrial areas.	No	This is similar to current requirements, and is important for water conservation.
Industrial Workshop	15-2419	Allow 3' landscape in front of parking spot instead of 2'	No	Public Works prefers that this change not be made, because it would reduce the paved portion of the parking space too much.
Industrial Workshop	15-2429-C	Remove bike shower requirement, or at least reduce it.	Yes	This has been changed to be required in the Office District only.
Jared Gordon	15-404	Letter submitted on 10/13/2015 claims that non-conforming section is too strict and will cause problems for payday lenders and other businesses in mixed use districts.	No	This has been assessed by the City Attorney's office, and no change will be made.
Leadership Counsel Letter	15-402	When the Director makes a determination as to whether a non-conforming use is legal, allow for the consideration of evidence provided by parties other than just the applicant.	No	This section does not need to be changed. It is impractical to solicit evidence from the public for every legal non-conforming issue.
Leadership Counsel Letter	15-04	Require legal non-conforming industrial and commercial uses to be brought into conformance within 5 years.	No	This is impractical. No change will be made.
Leadership Counsel Letter	15-902	Allow multifamily housing in single family zones.	No	The General Plan established uses and densities. Changing it would require a General Plan Amendment and is not a Code issue.
Leadership Counsel Letter	15-902	Allow multifamily in RS-5 without a CUP.	No	RS-5 is intended as a primarily single family zone. Some multifamily can be compatible, but the CUP process will be necessary to ensure that compatibility.
Leadership Counsel Letter	15-1302	List of land uses from June 1 letter should be subject to a CUP.	No	Some of the listed uses are already subject to a CUP, some are not. Staff feels like the current use regulations are appropriate.
Leadership Counsel Letter	15-2750-B-15	Do not require recycling centers to pay customers with vouchers.	No	Planning Commission motion modified this section.
Leadership Counsel Letter	15-2732	Hazardous Waste Management Facility Siting: prevent further concentration in south Fresno, and create separation requirements from residences and sensitive land uses.	No	No change is necessary.
Leadership Counsel Letter	15-3903-D	Condo Conversions: Mandate City enforcement of compliance with Relocation Assistance Program.	No	State law dictates this.

Source	Section	Request	Change Made?	Response Details
Leadership Counsel Letter	15-5007-B-2	Increase noticing radius.	No	No change is necessary.
Leadership Counsel Letter	15-5007	Provide notice of land use decisions to individuals who request notices for specific types of uses or for specific areas of the City.	No	No Code change necessary, however, staff is exploring options. PC motion for central posting on website is related to this.
Leadership Counsel Letter	15-6102-E-1-b	Concept Plans: Specific parameters should be put into place to establish exactly when the land use ratios could be modified.	No	Restricting flexibility would not be beneficial. Concept Plans will have to go through a public process.
Leadership Counsel Letter	15-1002	Allow more high density housing in north Fresno.	No	The General Plan established uses and densities. Changing it would require a GPA and is not a Code issue.
Leadership Counsel Workshop	15-2706	The Police Department has too much discretion in the Alcohol Sales section.	No	No change is necessary.
Leadership Counsel Workshop	15-2730	Farmer's Markets: Require vendors to accept SNAP, and incentivize EBT acceptance.	No	No change is necessary.
Leadership Counsel Workshop	15-2740	Mobile vendors: increase restrictions for unhealthy foods, reduce restrictions for healthy foods.	No	No change is necessary.
Leadership Counsel Workshop	15-1102 15-1202	Place a moratorium on fast food and other unhealthy food options in impacted areas.	No	No change is necessary.
Leadership Counsel Workshop	Article 27	Healthy food items are overpriced in low income areas with lack of options. Regulate prices on healthy foods in these areas.	No	No change is necessary.
Leadership Counsel Workshop	15-1302	Add undue concentration regulations for industrial uses in impacted areas.	No	No change is necessary.
Leadership Counsel Workshop	Article 27	Stores that sell firearms should have special standards, perhaps similar to those for alcohol sales.	No	No change is necessary.
Leadership Counsel Workshop	15-5007-B-2	Public notice should be required for projects at a greater radius than 300 feet.	No	No change is necessary.
Leadership Counsel Workshop	15-6104-D	Disadvantaged Unincorporated Areas should be exempted from annexation requirements for covering all costs of infrastructure, etc.	Yes	GP Language has been inserted.

Source	Section	Request	Change Made?	Response Details
Mike Miller	15-904	Allow a 3-foot reduction in front setbacks in exchange for drought tolerant MWELo compliant xeriscaping.	Yes	This change has been made.
Mobile Vendor Workshop	15-2740	15-2740-B.1.a and B.2.a: Remove time restrictions and update header accordingly. Remove time limits, or at least extend to 6 hours. Most profitable time is from about 7PM until early morning.	No	The standards in the September draft represent a significant expansion of opportunities for mobile vendors. Additional expansions should not be undertaken at this time.
Mobile Vendor Workshop	15-2740	Allow use of dirt /unapproved lots.	Yes	This change was already made in the September draft.
Multifamily / Mixed Use Workshop	15-1004	Allow 6 story buildings with CUP in Copper River Ranch apartment areas.	No	The GP amendment which added Copper River Ranch to the midrise/highrise corridor was eliminated with the adoption of the new GP. CUPs were never secured for these buildings. However, the 6 story buildings can be considered with a PD, which is processed like a CUP. Therefore, the process under the new code will be substantially similar to the process under the old code.
Multifamily / Mixed Use Workshop	15-1104-F-3	Do not require connections between mixed use and residential areas, or allowed them to be locked one-way connections. Keep apartment residents out of single family areas.	No	This change will not be made. Mixed use areas will serve as commercial centers for adjacent residential areas, and providing direct access is necessary to increase walkability and shorten driving trips.
MX/RM Workshop	15-1004-E-b	Don't require RM units to front on streets.	Yes	This change was made as part of the Planning Commission action on September 30. Projects may be excepted from this requirement at the discretion of the Review Authority if all three of the following conditions are met: 1. The current and planned condition of the roadway is such that noise standards and other goals would be better addressed by facing units away from the street; 2. Safe and direct alternative walking routes are available to nearby transit stops, commercial areas, parks, and other services and amenities; and 3. Allowing the project to back up to the street would not be inconsistent with the pattern established by nearby existing uses.
PC	15-104-B.4	Priority of Plans: Edit the language to clarify the relationship between Specific Plans and Concept Plans with the intent that, should there be a conflict, the Specific Plan will control over the Concept Plan.	Yes	Planning Commission Motion
PC	15-2750-B	CRV Recycling Centers: Delete sub-items 1 relating to permanent location; 2 relating to hours of operations; and 5.d relating to new recycling centers in commercial districts being restricted to unserved zones.	Yes	Planning Commission Motion
PC	15-2750-B	CRV Recycling Centers: Revise item B.15 relating to voucher system to add specific language to identify under what conditions the Police Department would require this and how the vouchers would be utilized by the individuals present.	Yes	Planning Commission Motion
PC	15-3903-D	Relocation Assistance Program (for Condominium Conversions): Clearly define at which age one is considered to be “elderly” in a way that is consistent with similar state, federal, and local regulations.	Yes	Planning Commission Motion



Source	Section	Request	Change Made?	Response Details
PC	15-5007	Public Notice: Add a requirement that when public noticing is required, the notice shall be posted to a designated central location on the City's website at least ten days before the public hearing, but specify that a failure to post to the website due to technical difficulties shall not constitute grounds to postpone the hearing or invalidate the decision made at the hearing.	Yes	Planning Commission Motion
Retail Workshop	15-902	Allow drive throughs in CC and CRC	Yes	This change was made as part of the Planning Commission action on September 30.
Retail Workshop		C Districts: Is there a minimum dimension for anchor plazas?	No	No change necessary--the current language is flexible.
Retail Workshop	15-2410	Remove "maximum number of parking spaces allowed" provision.	Yes	This change was made as part of the Planning Commission action on September 30.
Retail Workshop	15-6704	Building Materials and Services vs. General Retail - remove 10,000sf provision for hardware stores.	Yes	This change was made as part of the Planning Commission action on September 30.
Roger [last name not known]	15-6707	Tasting Room definition should include beer.	Yes	This change has been made.
Scott Vincent		Create a mechanism for alternative design approaches to be considered to satisfy the goals of the façade design standards.	Yes	A new process for Façade Design Standard Minor Deviations has been created which accommodates this request.
Single Family Workshop	15-904-F	Delete for homes be oriented to connector streets.	Yes	This change was made as part of the Planning Commission action on September 30.
Single Family Workshop	Article 10, 11, 12, and 13	Remove requirements for connections from neighborhoods into commercial and mixed use areas.	No	These requirements will not be removed. They are important for increasing walkability and reducing the length or driving trips. However, some flexibility has been added to these sections.
Single Family Workshop	15-2605	Allow subdivision monument signs in public street medians.	Yes	This change was made as part of the Planning Commission action on September 30. Must be set back from the intersection as determined by the City Engineer.
Single Family Workshop	15-2741	Remove model home section.	Yes	This change was made as part of the Planning Commission action on September 30.
Single Family Workshop	15-4104-A	Block length: switch less and more.	Yes	This change was made as part of the Planning Commission action on September 30. This was a typo.
Single Family Workshop	15-4107-G	Allow a one-way locked gate to provide access.	Yes	This section has been modified to allow private, gated communities to gate and lock the connections so that they are only accessible to residents.



Source	Section	Request	Change Made?	Response Details
Single Family Workshop	15-4108-K	Allow unlimited cul-de-sacs if trails provide equal pedestrian connectivity.	No	No. This would not address the need to shorten driving trips.
Single Family Workshop	15-4110-C-1	Allow block wall (instead of requiring wrought iron) along street between existing subdivision and new gated subdivisions.	Yes	This change has been made.
Single Family Workshop		When does a PD permit get bumped up to PC?	No	No Change necessary. Section 15-5903 makes it clear that PD Permits are processed as CUPs, and the CUP section specifies when projects can be referred up to the Planning Commission.
Single Family Workshop	15-6102-2-c	Exempt projects from Concept plan if a Specific Plan is under development.	Yes	Projects within a the boundaries of a Specific Plan that is under development may be exempted at the discretion of the Review Authority if the Specific Plan is substantially completed.
Staff, City Attorney	15-3405	Delete references to fees.	Yes	Conflicts with Subdivision Map Act.
Staff, Current Planning	15-902	Duplex and multifamily should be Conditional in RS-5, instead of Permitted.	Yes	This change was made as part of the Planning Commission action on September 30. This matches current practice and the General Plan description of Medium Density Residential, which RS-5 implements.
Staff, DARM Director	15-904	Reduce front setback by the width of the park strip.	Yes	This change has been made.
Staff, DARM Director	15-904	Reduce garage setback from living area to 4 feet.	Yes	This change has been made.
Staff, DARM Director	15-904	Swing garages should be counted as living area when measuring the front setback.	Yes	This change has been made.
Staff, DARM Director	15-904-B-9	Clarify that 50% of the cladding materials should be brick or stone.	Yes	This change has been made.
Staff, Economic Development	15-104	Make it clear that the Development Code supersedes all redevelopment agency guidelines.	Yes	This change has been made.
Staff, Economic Development	15-405	Retenancing a building should not kick in parking lot shading requirements re-use of buildings with non-conforming parking lots?	No	No change required. The non-conforming section protects against this. Re-tenancing a building will activate parking lot shading requirements.

Source	Section	Request	Change Made?	Response Details
Staff, Economic Development	15-2421	Can parking lot shading requirement be reduced to 30% in industrial zones?	Yes	This change has been made. It does not conflict with GP or MEIR.
Staff, Historic Preservation	15-0104-D	Historic exemption for development standards.	Yes	This is a carryover from current code. It was intended for PC version but was mistakenly left out. It has been very helpful in
Staff, Long Range Planning	15-405-E-1	Enlargement of legal non-conforming single family homes: clarify language about parking.	Yes	This change was made as part of the Planning Commission action on September 30.
Staff, Long Range Planning	15-1004-F	Add new language clarifying that horizontal mixed use is okay, and the density will be calculated based on the acreage of the entire project site, regardless of parcel boundaries and arrangement of residential and non-residential uses.	Yes	This change was made as part of the Planning Commission action on September 30.
Staff, Long Range Planning	15-1302	General Market should be permitted in BP, RBP and IL, Healthy Food Grocer shouldn't be restricted to an accessory use in BP and RBP.	Yes	This change was made as part of the Planning Commission action on September 30.
Staff, Long Range Planning	15-1302	General Retail should be allowed up to 6,000 sf in all E districts except IH.	Yes	This change was made as part of the Planning Commission action on September 30.
Staff, Long Range Planning	15-1302	Allow drive throughs in O, BP, and RBP	Yes	This change was made as part of the Planning Commission action on September 30.
Staff, Long Range Planning	15-5205	Delete noticing requirement from Development Permits/Site Plan Review.	Yes	Notices are not currently required for Site Plan Review--revised to match current process.
Staff, Long Range Planning	15-5302-D	Remove requirement for all overnight businesses to secure a CUP. Conflicts with permitted use tables in articles 9 through 13.	Yes	This change has been made.
Staff, Code Enforcement	15-2740	Change intro paragraph to replace “itinerate food vendors” to “itinerate service or merchandise vendors” in order to more clearly show that mobile vendors are not just limited to food vendors.	Yes	This change has been made.
Staff, Code Enforcement	15-2740	At the end of the intro paragraph add a sentence to require vendors to obtain a zone clearance. “Mobile Vendors shall obtain a Zone Clearance” is sufficient.	Yes	This change has been made.

Source	Section	Request	Change Made?	Response Details
Staff, Code Enforcement	15-2740-A-5	Replace “Free-standing” with “Sidewalk” to more accurately describe what types of signs are permitted.	Yes	This change has been made.
Staff, Code Enforcement	15-2740-A-7-a	Add “For food vendors,” at the beginning of the sentence to show that the restaurant separation applies only to food vendors.	Yes	This change has been made.

Summary of Requests Received After 11/6/2015 and Included in Supplemental

Source	Section	Request	Change Made?	Response Details
A-Plus Signs	15-2609	Delete the Total Maximum Sign Area standard.	Yes	Specific uses and sign types have maximum sign areas, so an additional maximum does not need to be imposed upon the entire site. This will be confusing.
A-Plus Signs	15-2612	Delete the Total Maximum Sign Area reference.	Yes	This reference is no longer necessary due to the deletion of Section 15-2609.
Don Pickett	15-1302	Allow Community and Religious Assembly over 2,000 square feet by right in the IL zone.	Yes	This is appropriate. However, a notation will be included that a CUP will be required when these facilities are proposed within 300 feet of Intensive Industrial uses or an RS district.
Don Pickett	15-1302	Allow Day Care Centers by right in the IL zone.	Yes	This is appropriate. However, a notation will be included to require that General Plan mitigation measures to be followed when applicable.
Don Pickett	15-2419-B	Delete the words "at least six feet wide" from the second sentence.	Yes	This is appropriate. Minimum landscaping dimensions are addressed in other sections of the Code.
Granville	15-904-E	Delete this item, which requires that no more than 1/2 of the front yard may be covered with impervious surfaces.	Yes	Since the limitation of 50% of the façade being occupied by the garage was removed, this is now in conflict with permitted designs.
Staff, Long Range Planning	15-1102	Daycare should be permitted by right in CMX.	Yes	This was an oversight. There is no reason to treat CMX differently form RMX or NMX.

**Additional Revisions**  
**in Response to Requests Received After 11/6/2015**

primary façade of the living area, then swing garages shall be subject to the minimum front setback and shall not be subject to garage setbacks.

B. **Enhanced Streetscape.** When an Enhanced Streetscape is provided, the minimum lot size and minimum front setback shall be reduced as shown on Tables 15-903-1 and 15-903-2. Enhanced Streetscape shall mean that no fewer than five of the following qualities are present on the site or the adjacent public street:

1. A landscaped parkway strip of no less than four feet in width; or
2. An elevated first floor which is at no less than three feet above the grade of the adjacent sidewalk or curb; or
3. A front porch with a depth of no less than five feet and a width equal to no less than 20 percent of the building frontage; or
4. A street-facing balcony with a depth of no less than five feet and a width equal to no less than 30 percent of the building frontage; or
5. A bay window with a depth of no less than two feet; or
6. An alley-loaded garage; or
7. A front-loaded garage, the width of which occupies less than 50 percent of the ~~width~~ area of the front façade; or
8. A design in which no exterior street-facing wall has a continuous plane of more than eight feet without an opening such as a window or door or a projection, offset, or recess at least one foot in depth; or
9. Stone or brick cladding ~~covering accounts for~~ no less than 50 percent of the cladding of street-facing facades; or
10. A two-story front elevation; or
11. Shutters, lintels, sills, awnings, decorative trim or similar architectural treatments on all street-facing windows and doors; or
12. Ornamental architectural elements such as medallions, keystones, or quatrefoils, Juliet balconies, and decorative vent covers; or
- ~~13. Decorative eave treatments such as cornice moldings, modillions, corbels, and outlookers.~~

C. **Pedestrian Access.** Where 50 percent or more of the single-family homes on the same blockface have a direct path from the main pedestrian entrance to the public sidewalk, new homes shall also provide such a path. In such circumstances the driveway shall not satisfy this requirement.

D. **Driveway Design.** Where 50 percent or more of the lots on the same blockface have a driveway design with a landscaped strip in the center (commonly known as ribbon drives or Hollywood drives), new driveways shall also include a central landscape strip.

~~E. **Maximum Paving in Street-Facing Yards.** No more than 50 percent of the entire front yard or the required street-side yard may be covered with a paved impervious surface.~~




- E. Use classifications and subclassifications not listed in the table or not found to be substantially similar to the uses below are not permitted.
- F. The table also notes additional regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this Code.

<b>TABLE 15-<del>811</del>02: USE REGULATIONS—MIXED-USE DISTRICTS</b>				
<i>Use Classifications</i>	<i>NMX</i>	<i>CMX</i>	<i>RMX</i>	<i>Additional Regulations</i>
<b>Residential Use Classifications</b>				
Residential Housing Types				
<i>Single-Unit Dwelling, Attached</i>	P(1)	P(1)	P( <del>12</del> )	§15-2754, Second Dwelling Units, Backyard Cottages, and Accessory Living Quarters
<i>Multi-Unit Residential</i>	P(1)	P(1)	P( <del>12</del> )	
Adult Family Day Care				
<i>Small (6 clients or less)</i>	P(1)	P(1)	–	
<i>Large (7 to 12 clients)</i>	P(1)	–	–	
Elderly and Long-Term Care	P(1)	–	–	
Family Day Care				
<i>Small (8 or fewer children)</i>	P(1)	P(1)	P( <del>12</del> )	§15-2725, Day Care Centers and Family Child Care Homes
Group Residential				
<i>Small (6 persons or less)</i>	P(1)	P(1)	P( <del>12</del> )	
<i>Large (7 persons or more)</i>	P(1)	P(1)	P( <del>12</del> )	
Residential Care Facilities				
<i>Residential Care, Limited</i>	P(1)	P(1)	P( <del>12</del> )	
<b>Public and Semi-Public Use Classifications</b>				
Colleges and Trade Schools, Public or Private	<del>C(3)–</del>	C(3)	C(3)	
Community and Religious Assembly (less than 2,000 square feet)	P	P	P	§15-2719, Community and Religious Assembly Facilities
Community and Religious Assembly (2,000 square feet or more)	<del>C(4)–</del>	C(4)	P	
Community Garden	P	P	P	§15-2720, Community Gardens / Urban Farms
Conference/Convention Facility	<del>C(4)–</del>	C(4)	C	
Cultural Institutions	P(5)	C	C	
Day Care Centers	P	<del>C(4)P</del>	P	§15-2725, Day Care Centers and Family Child Care Homes
Emergency Shelter	–	–	P	§15-2729, Emergency Shelters
Government Offices	P(2)	P(1)	P(1)	
Hospitals and Clinics				
<i>Hospital</i>	–	C(11)	C(11)	
<i>Clinic</i>	C(5)	P(5)	P	
<i>Substance Abuse Treatment Clinic</i>	C(14)	C(14)	C(14)	
Instructional Services	P	P	P	

TABLE 15-1302: LAND USE REGULATIONS—EMPLOYMENT DISTRICTS						
<i>Use Classifications</i>	<i>O</i>	<i>BP</i>	<i>RBP</i>	<i>IL</i>	<i>IH</i>	<i>Additional Regulations</i>
<b>Residential Use Classifications</b>						
Caretaker Residence	–	–	–	P(2)	P(2)	
<b>Public and Semi-Public Use Classifications</b>						
Colleges and Trade Schools, Public or Private	P(3)	P(3)	P(3)	P	P	
Community and Religious Assembly (less than 2,000 square feet)	P	P	P	P	–	§15-2719, Community and Religious Assembly Facilities
Community and Religious Assembly (2,000 square feet or more)	P	<del>GP</del> (14)	<del>GP</del> (14)	<del>HP</del> (14)	–	
Community Garden	P	P	P	P	P	§15-2720, Community Gardens / Urban Farms
Conference/Convention Facility	C	C	C	–	–	
Cultural Institutions	P	P	P	–	–	
Day Care Centers	P	P	P	<del>P</del> (15)	<del>P</del>	§15-2725, Day Care Centers and Family Child Care Homes
Emergency Shelter	–	–	P	P	–	§15-2729, Emergency Shelters
Government Offices	P	P	P	P	P	
Hospitals and Clinics						
<i>Hospital</i>	C(11)	C(11)	C(11)	C(11)	C(11)	
<i>Clinic</i>	P	P	P	C	–	
<i>Substance Abuse Treatment Clinic</i>	C(13)	C(13)	C(13)	C(13)	–	
Instructional Services	P	P	P	P	P	
Park and Recreation Facilities, Public	P	P	P	P	P	
Parking, Public or Private	P	P	P	P	P	
Public Safety Facilities	P	P	P	P	P	
Schools, Public or Private	P	P	P	P	–	
Social Service Facilities	C	C	C	C	–	
<b>Commercial Use Classifications</b>						
Adult-Oriented Business	–	–	–	C	C	§15-2705, Adult-Oriented Businesses, §9-2001, Picture and Live Arcades
Aircraft Sales, Services, and Storage	–	P	P	P	P	
Animal Care, Sales and Services						
<i>Kennels</i>	–	–	–	P	P	
<i>Veterinary Services</i>	C	P	P	P	P	
Artist's Studio	P	P	–	P	–	
Automobile/Vehicle Sales and Services						
<i>Automobile Rentals</i>	P	P	P	P	P	§15-2709, Automobile and Motorcycle Retail Sales and Leasing



**TABLE 15-1302: LAND USE REGULATIONS—EMPLOYMENT DISTRICTS**

Use Classifications	O	BP	RBP	IL	IH	Additional Regulations
Freight/Truck Terminals and Warehouses	–	P	P	P	P	
Light Fleet-Based Services	C	P	P	P	P	
Utilities, Major	–	–	C	P	P	
Utilities, Minor	P	P	P	P	P	
Waste Transfer Facility	–	–	–	C	C	<a href="#">§15-2732, Hazardous Waste Management Facilities</a>
Agricultural and Extractive Use Classifications						
Agricultural Processing	–	C	C	P	P	§15-2732, Hazardous Waste Management Facilities
Agricultural Support Services	–	C	P	P	P	
Animal Raising	–	–	–	–	–	
Crop Cultivation	–	–	–	P	P	§15-2716, Crop Cultivation
Dairy	–	–	–	–	–	
Mining and Quarrying	–	–	–	–	C	
Rendering	–	–	–	–	C	
Sales Lot, Feed Lot, Stockyard	–	–	–	C	P	
Slaughterhouse	–	–	–	–	C	
Tasting Room	–	C	C	C	C	
Other Applicable Types						
Accessory Uses and Structures	§15-2703, Accessory Uses					
Home Gardens	§15-2734, Home Gardens and Edible Landscaping					
Animal Keeping	§15-2707, Animal Keeping					
Drive-In and Drive-Through Facilities				C	C	§15-2728, Drive-In and Drive-Through Facilities
Walk-Up Facilities	§15-2766, Walk-Up Facilities					
Non-Conforming Use	Article 4, Non-Conforming Uses, Structures, Site Features, and Lots					
Temporary Use	§15-2760, Temporary Uses					
Specific Limitations:						
1. Permitted if existing, no new units are allowed.						
2. One caretaker dwelling is allowed where having a caretaker living on the site is necessary for the conduct of the on-site business.						
3. Not to include industrial training such as welding or automotive repair involving the use of tools and materials appropriate to an industrial use area.						
4. Limited to establishments with a gross floor area of 6,000 square feet or less.						
5. Not allowed on the ground floor.						
6. Permitted only as an accessory use that supports business and office parks, corporate offices, and industrial uses.						
7. Limited to membership club retailers and located on an arterial or higher classifications street.						
8. Outdoor storage shall be incidental to a primary use and screened from public view.						
9. Limited to heliports used as accessory to a hospital.						
10. Limited to upper stories unless at least 50 percent of ground floor street frontage is occupied by food service use.						
11. Building heights for hospitals shall not exceed 150 ft. There is no maximum Floor Area Ratio for hospitals.						
12. Must be closed between the hours of 10 p.m. and 6 a.m.						
13. Must include an indoor waiting area.						
14. <a href="#">When located within 300 of an Intensive Industrial use a Conditional Use Permit shall be required.</a>						
13.15. <a href="#">Shall be required to comply with Master Environmental Impact Report mitigation measures MM AIR-2, MM AIR-3, and MM AIR-4 if applicable.</a>						

3. A garage or carport containing three or more spaces shall have a minimum inside dimension of nine feet in width by 19 feet in length per space.
4. The vertical clearance for garage or carport parking spaces shall not be less than seven feet six inches.
5. Stairs may encroach in the parking area of a garage provided that the front end of the average automobile can fit under the stair projection. The bottom of the stairwell (including exterior finish) should be a minimum of five feet above the garage floor.
6. For the purpose of determining the existing number of garage spaces for an existing dwelling unit the following dimensions shall apply:
  - a. An existing garage with minimum interior dimensions of 8.5 feet in width and 18 feet in length shall qualify as one existing enclosed parking space.
  - b. An existing garage with minimum interior dimensions of 17 feet in width and 18 feet in length shall qualify as two existing enclosed parking spaces.
  - c. If the minimum interior dimensions of an existing garage parking space exceed the minimum dimensions in this subsection, the existing enclosed space dimensions shall be maintained.

#### 15-2419 Parking Lot Surface Standards

- A. **Parking Lot Striping.** All parking stalls shall be clearly outlined with striping, and all aisles, approach lanes, and turning areas shall be clearly marked with directional arrows and lines as necessary to provide for safe traffic movement.
- B. **Wheel Stops.** Concrete bumper guards or wheel stops shall be provided for all unenclosed parking spaces on a site with four or more unenclosed parking spaces. A six-inch-high concrete curb surrounding a landscape area ~~at least six feet wide~~ may be used as a wheel stop, provided that the overhang will not damage or interfere with plant growth or its irrigation. A concrete sidewalk may be used as a wheel stop if the overhang will not reduce the minimum required walkway width.
- C. **Surfacing.** All parking areas shall be graded, paved, and improved and all sites shall be properly drained and subject to the approval of the City Engineer. No unpaved area shall be used for parking unless used as Temporary Parking per Section 15-2760.
  1. **Cross-Grades.** Cross-grades shall be designed for slower stormwater flow and to direct stormwater toward landscaping, bio-retention areas, or other water collection/treatment areas.
  2. **Landscaping Alternative.** Up to two feet of the front of a parking space as measured from a line parallel to the direction of the bumper of a vehicle using the space may be landscaped with ground cover plants instead of paving.
  3. **Permeable Paving.** Permeable paving may be used in all overflow parking areas and emergency access-only drives if approved by the Public Works Director.

**TABLE 15-2608: ~~SIGN AREA AND SIGN STANDARDS~~PERMITTED SIGN TYPES FOR SPECIFIC SIGN TYPES AND BY ZONING DISTRICT**

Zoning District (Frontage)	<i>Permitted Sign Types</i>					
	<i><del>Awning</del>Permitted Sign Types</i>	<i>Monument</i>	<i>Pole</i>	<i>Projecting</i>	<i>Wall</i>	<i>Window</i>
	Monument Pole Projecting Wall Window					
IL	<del>Permitted</del> Awning Monument Projecting Wall Window	<u>Permitted</u>	<u>-</u>	<u>Permitted</u>	<u>Permitted</u>	<u>Permitted</u>
IH	<del>Permitted</del> Awning Monument Projecting Wall Window	<u>Permitted</u>	<u>-</u>	<u>Permitted</u>	<u>Permitted</u>	<u>Permitted</u>

~~\_\_\_\_\_ Total Maximum Sign Area~~

~~\_\_\_\_\_ For each building, the total maximum sign area shall be no more than 200 square feet, or 1 square foot per linear foot of building frontage, whichever is greater.~~

### **15-2609 Signage Allowances for Specific Uses**

This ~~S~~ection establishes signage allowances for specific uses. These signs are allowed in addition to the signs allowed by Zoning District in Section 15-2608, Standards for Signs by District and in Section 15-2609, Total Maximum Sign Area.

- A. **Agricultural Operations.** Signs for agricultural operations conducted on parcels 20 acres or more in size may be erected subject to the following standards:
  1. **Maximum Number of Signs.** One sign per street frontage.
  2. **Location.** Shall be setback back a minimum of five feet from the public right-of-way.
  3. **Maximum Sign Area per Sign.** 100 square feet in area.
  4. **Maximum Sign Height.** 20 feet.
- B. **Public and Semi-Public Uses.** Signs for Public and Semi-Public Uses located in Residential Districts may be erected subject to the following standards:

3. **Location.** Signs shall not be attached to any utility pole and such sign, or portion thereof, is not placed in any public right-of-way or on any property owned by the City. Such signs ~~may be~~ ~~is~~ placed on private property with the permission of the property owner or ~~may be~~ attached to an existing sign on private property with the permission of the sign owner or lessee.
4. **Shall Not Obstruct.** Such signs ~~shall~~ ~~is~~ not ~~be~~ erected in such a manner that ~~they~~ ~~it~~ will, or reasonably may be expected to, interfere with, obstruct, confuse, or mislead traffic.
5. **Maintenance.** Signs not erected or maintained in accordance with the provisions of this subsection shall be the responsibility of the owner of the property upon which the sign is located, shall be deemed a public nuisance, and may be abated by such property owner, the candidate or person advocating the vote described on the sign ~~(if applicable)~~, or the Director. The cost of removal incurred by the Director shall be assessed against the property owner and/or ~~if applicable~~, the candidate and/or the person advocating the vote described on the sign.

#### 15-2612 Master Sign Program (MSP)

- A. **Projects Requiring a Master Sign Program.** A Master Sign Program is required for the following types of projects:
  1. **Multi-Family Residential.** Developments of 50 or more units.
  2. **Non-Residential or Mixed-Use Projects.** All new non-residential or mixed-use projects of two or more separate non-residential tenants.
  3. **Multiple Signs.** Proposals for five or more signs on the same building or site with two or more separate tenants.
  4. **Planned Development District.** Any project in a PD District or using the Planned Development provisions of this Code.
  5. **Pole Signs.** Proposals to erect a pole sign.
  6. **Electronic Signs.** Signs with electronic copy.
  7. **Exceptions.** Projects within Downtown Districts shall not require a Master Sign Program.
- B. **Required Submittals.** An application of approval of a Master Sign Program shall contain the following information:
  1. A site plan showing the location of buildings, parking lots, driveways, and landscaped areas;
  2. Computation of ~~the maximum total sign area~~, the maximum area for individual signs, the height of signs, and the number of freestanding signs allowed;
  3. An accurate indication on the site plan of the proposed location of each proposed sign and existing sign which is to remain;