



FRESNO General Plan

**Adopted:
December 18, 2014**

**Development and Resource
Management Department**



ACKNOWLEDGEMENTS

Mayor

Ashley Swearengin

City Manager

Bruce Rudd
Mark Scott

City Council

Blong Xiong
Steve Brandau
Oliver L. Baines III
Paul Caprioglio
Sal Quintero
Lee Brand
Clint Olivier
Andreas Borgeas
Larry Westerlund

Planning Commission

Jaime Holt
Serop Torossian
Andy Hansen-Smith
Luisa Medina
Rojelio Vasquez
Lawrence Garcia
Carey Catalano
Randy Reed
Rama Dawar

Long Range Planning Team

Jennifer Clark, Director
Keith Bergthold
Trai Her
Talia Kolluri

Casey Lauderdale
Arnoldo Rodriguez
Edward Smith
Michelle Zumwalt

Franklin Spees
Darrell Unruh
Eric VonBerg

City Staff

Byron Beagles
Sandra Brock
Brock Buche
Shannon Chaffin
John Dugan
John Fox
Jill Gormley
Karana Hattersley-Drayton
Steve Hogg

Byron Horn
Scott Mozier
Kevin Norgaard
Joseph Oldham
Sophia Pagoulatos
Martin Querin
Mike Reid
Scott Tyler
Jack VanPatten

Irma Yepez-Perez
James Anders, Intern
Alec Kimmel, Intern
Charles Harris, Intern
Drew Nitschke, Intern
Conrad Trembath, Intern

Consulting Team

Dyett & Bhatia (Lead Consultant)
Calthorpe Associates

Economic and Planning Systems
Fehr & Peers, Inc.

First Carbon Solutions
MW Steele Group Inc.

General Plan Citizens Committee

Francine Farber, Co-Chair
Eric Payne, Co-Chair
Ryan Calvert
Austin Ewell III
Sameh El Kharbawy
Kiel Famellos-Schmidt

Paul Humphrey
Gerard Lozano
William Eric McComas
Ali Nekumanesh
Larry Raven

Michael Renberg
Mike Wells
Louise Yenovkian
Nick Yovino
Melissa White

FRESNO General Plan

December 18, 2014

Prepared by:

Development and Resource
Management Department

DYETT & BHATIA
Urban and Regional Planners

for

City of
FRESNO 

TABLE OF CONTENTS

1	INTRODUCTION.....	1-1
1.1	Context	1-2
1.2	Planning Context.....	1-11
1.3	Development Under The Plan – Dwellings, Population, and Jobs	1-19
1.4	Plan Organization.....	1-25
1.5	Planning Factor Figures	1-30
2	ECONOMIC DEVELOPMENT AND FISCAL SUSTAINABILITY	2-1
2.1	Introduction	2-2
2.2	Objectives and Policies	2-21
3	URBAN FORM, LAND USE, AND DESIGN.....	3-1
3.1	Context	3-2
3.2	Citywide Urban Form	3-4
3.3	Infill Development.....	3-13
3.4	Development Areas.....	3-19
3.5	Land Use.....	3-28
3.6	Buildings and Design	3-61
4	MOBILITY AND TRANSPORTATION.....	4-1
4.1	Context	4-2
4.2	Strategic Initiatives	4-3
4.3	Roadways and Automobiles.....	4-7
4.4	Bikes and Pedestrians.....	4-16
4.5	Transit Service	4-22

4.6	Objectives and Policies	4-26
5	PARKS, OPEN SPACE, AND SCHOOLS	5-1
5.1	Context	5-2
5.2	Parks and Recreation.....	5-3
5.3	Open Space Action Plan	5-16
5.4	Valley Arboretum	5-27
5.5	Open Space and Biological Resources	5-30
5.6	Schools	5-38
6	PUBLIC UTILITIES AND SERVICES.....	6-1
6.1	Police	6-3
6.2	Fire	6-10
6.3	Wastewater Collection and Treatment.....	6-17
6.4	Water	6-23
6.5	Solid Waste.....	6-28
6.6	Disadvantaged Unincorporated Communities	6-30
7	RESOURCE CONSERVATION AND RESILIENCE.....	7-1
7.1	Context	7-2
7.2	Use of Infrastructure and Resources.....	7-7
7.3	Air Quality and Greenhouse Gas Emissions.....	7-12
7.4	Water Resources	7-23
7.5	Energy Resources.....	7-37
7.6	Farmland.....	7-41
7.7	Mineral Resources	7-43
7.8	Waste Reduction.....	7-46
8	HISTORIC AND CULTURAL RESOURCES ELEMENT	8-1
8.1	Context	8-2
8.2	Citywide Historic and Cultural Preservation.....	8-9
8.3	The New City Beautiful.....	8-13
9	NOISE AND SAFETY	9-1
9.1	Context	9-2
9.2	Noise.....	9-2

9.3	Seismic and Geologic Hazards	9-21
9.4	Storm Drainage and Flood Control	9-24
9.5	Wildland Fire Hazards	9-30
9.6	Hazardous Materials	9-31
9.7	Airport Safety	9-33
9.8	Emergency Response	9-35
10	HEALTHY COMMUNITIES	10-1
10.1	Planning for Community Health	10-2
10.2	Health	10-5
10.3	Access to Parks and Recreation	10-14
10.4	Access to Healthy Food	10-16
10.5	Objectives and Policies	10-29
11	HOUSING ELEMENT CONSISTENCY CHAPTER	11-1
11.1	Context	11-2
11.2	Consistency with Regional Housing Needs Allocation Plan.....	11-3
11.3	Consistency Matrix.....	11-5
12	IMPLEMENTATION	12-1
12.1	Overview	12-2
12.2	Responsibilities	12-3
12.3	Infill Initiatives.....	12-10
12.4	Implementation in the Public Realm	12-14
12.5	Implementation by the Private Sector.....	12-16
12.6	Defining and Supporting Infill.....	12-22
12.7	Summary of Implementation Actions	12-28
	GLOSSARY	G-1

LIST OF FIGURES

Figure I-1:	Historic Growth Patterns	1-15
Figure I-2:	Existing Regional Setting	1-16
Figure I-3:	Residential Capacity Allocation	1-22
Figure I-4:	Existing Land Use	1-31
Figure I-5:	Age – Population Under 17	1-33
Figure I-6:	Race – White/Hispanic.....	1-33
Figure I-7:	Race – Asian/African-American.....	1-33
Figure I-8:	Language – Spanish Only	1-33
Figure I-9:	Linguistically Isolated – English Proficiency in the Home	1-33
Figure I-10:	Income – Family Income	1-34
Figure I-11:	Poverty – Family Poverty	1-34
Figure I-12:	Employment – Employment By Census Tract	1-34
Figure I-13:	Education – Education Level.....	1-34
Figure I-14:	Housing Unit Occupancy Status – Owner And Renter Occupied.....	1-34
Figure UF-1:	West Development Area Land Use Diagram	3-21
Figure UF-2:	Southwest Development Area Land Use Diagram.....	3-23
Figure UF-3:	Southeast Development Area Land Use Diagram	3-26
Figure LU-1:	Fresno General Plan Land Use Diagram.....	3-31
Figure LU-2:	Dual Designation.....	3-33
Figure MT-1:	Circulation.....	4-11
Figure MT-2:	Paths and Trails	4-18
Figure MT-3:	Regional Transportation.....	4-25
Figure MT-4:	Traffic Impact Zones (TIZs)	4-34
Figure POSS-1:	Parks and Open Space.....	5-17
Figure POSS-2:	River Parkway Trails Access Points	5-19
Figure POSS-3:	Schools and School Districts	5-42

Figure PU-1: Existing Wastewater System6-19

Figure PU-2: Existing Water Distribution System.....6-25

Figure PU-3: Existing Regional Groundwater Contamination.....6-26

Figure RC-1: Population Growth vs Depth to Groundwater7-25

Figure RC-2: Existing Kings Subbasin Groundwater Aquifer and Watershed Area7-27

Figure NS-1: Typical Sound Levels9-6

Figure NS-2: Existing Noise Contours (Vehicles)9-11

Figure NS-3: Future Noise Contours (Vehicles)9-12

Figure NS-4: Existing Fresno Yosemite International Airport Noise and Safety Zones.....9-13

Figure NS-5: Existing Fresno Chandler Executive Airport Noise and Safety Zones.....9-14

Figure NS-6: Existing Sierra Skypark Airport Noise and Safety Zones.....9-15

Figure NS-7: Existing Floodplains9-27

Figure HC-1: Public Transit10-24

Figure IM-1: Priority Incentive Areas for Development12-26

Figure IM-2: Sequencing of Development12-27

LIST OF TABLES

Table 1-1:	Required and Optional Elements with Corresponding General Plan Elements	1-11
Table 1-2:	Residential Development Capacity Under Horizon and Buildout.....	1-21
Table 1-3:	Residential Development Capacity Under General Plan Horizon	1-21
Table 1-4:	Residential Development Capacity Under Buildout (Beyond 2035).....	1-23
Table 1-5:	Population Estimate Under Horizon and Buildout.....	1-24
Table 1-6:	Additional Estimated Non-Residential Floor Area Under Horizon and Buildout.....	1-24
Table 2-1:	Income Comparisons	2-4
Table 2-2:	Education Level Comparisons.....	2-5
Table 2-3:	Valley Higher Education Institutions	2-6
Table 2-4:	Economic Sector Comparisons	2-7
Table 2-5:	Employment Projections by Type, Fresno County.....	2-9
Table 2-6:	Land Uses in 2035 - Percentage of Floor Area in Downtown and the Broader Planning Area.....	2-12
Table 2-7:	Screening Criteria for Targeted Industries.....	2-13
Table 3-1:	Citywide Standards for Density and Development Intensity	3-36
Table 3-2:	Downtown Planning Area Standards for Density and Development Intensity.....	3-37
Table 3-3:	General Plan Land Use Designations and Zone Districts	3-47
Table 4-1:	Roadway Characteristic Matrix.....	4-12
Table 4-2:	Multi-Modal Level of Service Indicators	4-15
Table 4-3:	Bicycle Network	4-21
Table 5-1:	Desirable Park Facility Standards	5-7
Table 5-2:	City Park Space and Ratio Per 1,000 Residents by Park Category	5-10

Table 5-3: Park Acreage in Development Areas.....5-10

Table 5-4: Existing City Park Space and Pocket/Neighborhood/
Community Park Space Needs Based on 5 Acres and 3
Acres Per 1,000 Residents Ratios.....5-15

Table 5-5: Total Existing and Future Park Needs Scenarios5-16

Table 9-1: Measured Existing Noise Levels9-7

Table 9-2: Transportation (Non-Aircraft) Noise Sources.....9-16

Table 9-3: Stationary Noise Sources.....9-16

Table 11-1: Plan Housing Capacity Comparison.....11-4

Table 11-2: General Plan Capacity by Proposed Land Use
Designation11-5

Table 11-3: Consistency Matrix.....11-5

Table 11-4: Term Equivalency Matrix.....11-15

Table 11-5: Zoning Districts Equivalency Matrix.....11-16

Table 11-6: Acreage Distribution Existing Zones to Proposed New
Downtown Planning Area Zones11-17

Table 11-7: Housing Types Permitted by Zoning Districts in General
Plan.....11-18

Table 11-8: Lot and Density Standards—Residential Single-Family in
General Plan11-20

Table 11-9: Lot and Density Standards—Residential Multi-Family
Districts in General Plan.....11-22

Table 11-10: Building Form and Location Standards—Residential Multi-
Family Districts in General Plan11-23

Table 11-11: Lot and Density Standards—Mixed-Use Districts in
General Plan11-24

Table 11-12: Building Form and location Standards—Mixed-Use
Districts in General Plan.....11-25

Table 11-13: Required On-Site Parking Spaces for Zone Districts in
General Plan11-26

Table 12-1: General Plan Land Use Designations and Zoning Districts
Consistency12-18

Table 12-2: Summary of Implementation Actions for Plan
Policies12-29