What is a General Plan, why do we have one, and what does it do?

Dan Zack, Assistant Director
Planning and Development Department
PART 1

State Requirements
PART 1

State Requirements

Creation, Amending, and Updating

Comprehensive, Internally Consistent, and Long Range

Required Elements

Land Use, Open Space, Conservation, Housing, Circulation, Noise, and Safety
PART 2

The History of the Fresno General Plan
DIAGRAM OF PROPOSED USE DISTRICTS
BUILDING ZONE MAP OF THE CITY OF FRESNO.

AS TENTATIVELY ADOPTED BY THE
FRESNO CITY PLANNING COMMISSION
JUNE 29 1917.

AMENDED AUGUST 10 & 27, OCTOBER 5 & 20, NOVEMBER 14, DEC.

USES OF BUILDINGS & PROPERTY HEREAFTER TO BE LIMITED
TO BOUNDARIES OF DISTRICTS INDICATED AS FOLLOWS —

CLASS I. SINGLE FAMILY DWELLINGS ONLY.

CLASS II. FLATS, GROUP DWELLINGS
INCLUDING CLASS I.

CLASS III. APARTMENTS, HOTELS,
INCLUDING CLASSES I & II.

CLASS IV. CHURCHES, SCHOOLS,
PARKS, PUBLIC & SEMI-PUBLIC
BUILDINGS, INCLUDING CLASS I.

CLASS V. DETAIL BUSINESS, STORES
& OFFICES, INCLUDING CLASSES
I, II, III, & IV.

CLASS VI. GARAGES, A-DRY CLEANING,
INCLUDING CLASSES I & II.

CLASS VII. HOSPITALS, SANTITARY
& CHARITABLE INSTITUTIONS,
INCLUDING CLASS I.

CLASS VIII. RAILROAD PASSENGER
& MOSTAGE DEPOTS & TRACKAGE,
INCLUDING CLASS I.

CLASS IX. LAUNDRIES, WAREHOUSES
& FREIGHT YARD & ORDINARY HUSTLES,
NOT DANGEROUS OR DISEASE PRODUCERS, ONLY, INC. FEED & FUEL
CLASS X. INDUSTRIES OF ALL
KINDS, ONLY.

WAREHOUSES, WHOLESALE BUSINESS,
PACKING HOUSES, FREIGHT DEPOTS - INC. CLASS IX, X.
2025 Fresno General Plan
Land Use and Circulation Map
PART 3

The Process to Create the 2014 GP
Existing conditions studies and public participation process begins

SUMMER, 2010
JANUARY, 2012

LAND USE CONCEPTUAL ALTERNATIVES ARE UNVEILED

A  Boulevard Plan
B  The Growth Areas Plan
C  The Expanded Boundary Plan
D  The Hybrid Plan
APRIL, 2012
ALTERNATIVE “A”
IS SELECTED BY
THE CITY COUNCIL
AUGUST, 2012

GP MEIR WITH PLANNED LAND USE MAP BASED ON ALT A IS INITIATED BY COUNCIL
FRESNO General Plan

- 4+ year process
- 160+ stakeholder interviews
- 20 public workshops
- 100+ presentations to community groups
- 20+ meetings of a Citizens Advisory Committee

DECEMBER, 2014
GENERAL PLAN
ADOPTED
PART 4

About the 2014 General Plan
Top 10 Cities Where Downtown Is Making a Comeback

By Yuqing Pan | Mar 20, 2017

In some respects, ‘downtown’ is a uniquely American invention—considered by die-hard urbanites to be as much a state of mind as a physical location. But make no mistake: Downtown is also a place. The term was coined in New York in the early 19th century to describe the...
In some towns, the strip malls can't die fast enough

A strip mall in Melrose Park, Ill. (Terrence Antonio James / Chicago Tribune)

By Jonathan O'Connell
The Washington Post

May 17, 2016, 1:38 PM

In the mid-1990s the owners of the Fairfax Circle Plaza shopping center in suburban Washington, D.C., decided to redevelop the property. Mixed-use development was in vogue, the local economy was booming and executives at the company thought they could make a killing.

Unfortunately, the shopping center — and the mall next door — have since become the perfect example of the challenges that suburban property owners face when they try to change the character of their neighborhoods.

The property is now lined with empty storefronts and a walled-off parking lot. The mall, which has been sold twice since the 1990s, is now home to a Mongolian grill, a massage parlor and a nail salon.

The property was purchased in 1995 by the Investment Group of Virginia, which demolished and remodeled the buildings to accommodate the rising cost of rent and the revenue from the shopping center's anchors. But as the neighborhood became more diverse and the economy slowed, the property became less desirable. The mall was eventually abandoned and is now used as a storage facility.

The property is now owned by a Chicago-based real estate firm, which is considering selling the property and converting it back into office space.

The story of the Fairfax Circle Plaza shopping center is a cautionary tale for suburban property owners who are trying to change the character of their neighborhoods. It's a lesson in the challenges that property owners face when they try to redevelop their property in the face of changing economic conditions and shifting demographics.

By Eric Kurschus
Washington Post

May 17, 2016, 10:05 AM

Macy's woes could doom a third of America's malls, analyst says

May 13, 2016

From belief to resentment in Indiana

May 17, 2016
Sprawl, Clutter Define Fresno / Civic corruption has splotched the city's image

Carl Nolte, Chronicle Staff Writer  Published 4:00 am PDT, Wednesday, September 1, 1999
Goal: 10,000 Homes
Goal: 10,000 Homes
Goal: 10,000 Homes
PART 5

Relationship to Other Plans
Development Code/Zoning Map

GENERAL PLAN

Specific/Community Plans
PART 6

Navigating the Document
PART 6

Navigating the Document

Chapters

Narrative/Objectives/Policies

Planned Land Use Map

Housing Element
Long-Range Plans and the Development Code

The City of Fresno uses a variety of long-range plans to chart a successful future for Fresno. Some plans look at the entire city, while others may focus on a district or neighborhood. The Development Code (aka Zoning Ordinance) implements the land use component of these plans by regulating the development of property into houses, apartments, shopping centers, and mixed use neighborhoods as envisioned in the long range-plans.

Plans & Projects Under Review %

General Plan

California State Law requires every city and county to adopt a comprehensive General Plan to guide its future development. The General Plan essentially serves as a “constitution for development”—the document that serves as the foundation for all land use decisions. Every jurisdiction’s General Plan includes seven required “Elements” that are mandated by State law; local governments may adopt additional optional Elements to address local priorities and planning goals.

The Fresno General Plan was adopted on December 18, 2014. It is forward-looking, comprehensive, and long-range. It supports the community’s vision to preserve the desirable qualities that make the city of Fresno an ideal place to live, work, and play. The Plan recommends strategies to address prevalent existing conditions and trends that impede achieving and maintaining greater human, community, environmental, and economic health and prosperity. The Plan envisions Fresno as a vibrant, growing city, infused with a sense of heritage and community.

The Plan describes a balanced city with an appropriate
Thank You!

Dan Zack, Assistant Director
Planning and Development Department
daniel.zack@fresno.gov