

General Plan Implementation Review Committee

Planning and Development Department

SEPTEMBER 1, 2020



The City Council of the City of Fresno hereby establishes a General Plan Implementation Review Committee (GPIRC) comprised of 17 members, two appointed by each councilmember and three appointed by the Mayor, to discuss the progress toward implementing the policies of the General Plan and to make recommendations to the Mayor.



Overview of Presentation

General Plan Chapter 12: Implementation

- Summary
- Responsibilities
- Infill Initiatives
- Implementation in the Public Realm
- Implementation in the Private Sector
- Defining and Supporting Infill
- Summary of Implementation Actions (table)



The Fresno General Plan provides specific policy guidance for implementation in each of the Plan elements, which also establishes a basis for coordinating City actions with adjacent jurisdictions, and regional and State agencies. This element describes the implementation process and summarizes the major City actions; the implementing policies in each element of the Plan provide details that will guide program development. A summary of the implementing policies is also provided, showing which City officials and departments are responsible for these actions, and what the timelines are expected to be. The specific timing of Plan implementation will be dependent on the City's budgetary resources and staffing and may vary depending on how market forces affect development. The Annual Report on the General Plan will keep City officials and others up-to-date on Plan implementation.



Summary



OPR Guidance

- Implementing measures must be carefully chosen, reflective of local needs and carried out as an integrated program of complementary and mutually reinforcing actions
- The General Plan and its implementing tools must be consistent
- Implementation must be fiscally and technically feasible to be valid. Suggests regional approach.
- Progress in implementation should be tracked



OPR Guidance

OPR identifies several General Plan implementation tools:

- Zoning
- Specific Plans
- Capital Improvement Plans
- Development Agreements
- Building and Housing Codes
- Acquisition
- Preferential Property Tax Assessments
- Transportation System Management & Financing
- Infrastructure Funding Mechanisms
- Consistency, Enforcement and Reporting





Implementation Components of the General Plan



CHAPTER 12

Responsibilities-City of Fresno

IMPLEMENTATION COMPONENT

- **Mayor**
- **City Council**
- **Planning Commission**
- **Historic Preservation Commission**
- **Planning & Development Department**
- **Public Works Department**
- **Parks, After School, Recreation and Community Services Department**
- **Fresno Area Express**
- **Airports Department**
- **Public Utilities Department**
- **Police and Fire Departments**
- **Other Commissions, Committees & Councils**



CHAPTER 12

Responsibilities-Partnering Agencies

IMPLEMENTATION COMPONENT

- **Fresno County Economic Opportunities Commission**
- **Fresno County Transportation Authority**
- **Fresno Regional Workforce Investment Board**
- **Fresno Housing Authority**
- **Fresno Madera Area on Aging Board**
- **Special Districts (Mosquito Abatement, San Joaquin Valley Air Pollution Control, Fresno Irrigation, Fresno Metropolitan Flood Control)**
- **Regional Agencies such as the Fresno County Council of Governments and the Local Agency Formation Commission**
- **Adjacent City and County Jurisdictions**
- **School Districts**
- **San Joaquin River Conservancy**
- **Utilities (PG&E, Communications)**



CHAPTER 12

Infill Initiatives

IMPLEMENTATION COMPONENT

- Identify all potential funding mechanisms to replace infrastructure in established neighborhoods
- Close Funding Gap for Infill Development
- Share the Risk & Reward through Partnerships
- Change Perceptions



Accomplishments:

Grant Funding Sources in Recent Years:

1. Active Transportation Program
2. Affordable Housing Sustainable Communities
3. Sustainable Transportation Block Grant
4. Community Development Block Grant
5. Congestion Mitigation and Air Quality Program
6. Highway Safety Improvement Program
7. Institutional Turf Reduction Program
8. Local Partnership Program
9. Measure C Transit Oriented Development
10. Measure C New Technology
11. Transformational Climate Communities
12. Transportation Investment Generating Economic Recovery
13. Infrastructure for Rebuilding America
14. Better Utilizing Investments to Leverage Development
15. Urban Greening
16. Urban and Community Forestry
17. Urban Stream Restoration Program
18. WaterSMART

New Funding Mechanisms: Enhanced Infrastructure Financing District in progress

Funding Mechanisms to Replace Infrastructure



CHAPTER 12

Infill Initiatives

IMPLEMENTATION COMPONENT

- **Close Funding Gap for Infill Development**
 - State Loan Guarantee Program
 - Modify the City's Impact Free Program
 - Property Tax Abatement or Rebate
 - Developer Technical Assistance/"Concierge"
 - Streamlined Development Review Process
 - Crowdfunding



Accomplishments:

Development Impact Fee Program has been modified as follows:

1. **Road Improvements now include:**
 - a. **Curb to curb improvements**
 - b. **Median island landscaping**
 - c. **Trails next to roads**
2. **Traffic Signals now include ITS fiber and software**
3. **Fire Stations and Trucks**
4. **Police Substations and Cars**
5. **New and Expanded Parks include**
 - a. **Neighborhood parks**
 - b. **Community parks**
 - c. **Land value**
 - d. **Play structures and other equipment**

Impact Fee Modifications



Accomplishments:

Development Impact Fee Program now includes the following incentive programs:

- **Disadvantaged Neighborhoods Act**
- **Economic Expansion Act**
- **Southwest Revitalization Incentive Act**
- **Replacement / Reconstruction Act**
- **Ventura –Kings Canyon Job Creation Act**

Impact Fee Modifications



Accomplishments:

- ***Citywide Development Code added new Streamlining:***
- Multifamily Housing is permitted by right without Conditional Use Permits (except in SF zone districts)
- Most Downtown housing development is eligible for Ministerial approval
- Fewer uses require a Conditional Use Permit (CUP)
- Many uses that previously required development permits now require zone clearances
- Mixed use development is now allowed by-right within Mixed Use (MX) and Downtown (DT) districts, as well as some Commercial (C) districts
- Parking requirements have been reduced and simplified
- In single-family zone districts, minimum lot sizes and setback requirements have been reduced
- Subjective/qualitative requirements have been replaced by objective/quantitative requirements, which allow for quicker and more consistent review
- ***Business Friendly Fresno lead to additional process improvements:***
- Development Review Committee/pre-application process
- On-line application submittal and processing through Accela
- Money-Back Guarantee, which establishes guaranteed timelines backed by refunds

Streamlined Development Review Process



CHAPTER 12

Implementation in the Public Realm

IMPLEMENTATION COMPONENT

- **Infrastructure Priorities and Phasing**
- **Update Public Works Standards**
- **Update Subdivision Regulations**



Accomplishments:

- *Infrastructure Priorities and Phasing: See Accomplishments Noted in General Plan Chapters 3, 6 and 7*
- *Public Works Standards - Addendum in Process*
- *Subdivision Regulations were updated as part of the Citywide Development Code (2015)*

Public Works Standards
Subdivision Regulations

4
5
6



CHAPTER 12

Implementation by the Private Sector

IMPLEMENTATION COMPONENT

- **Zoning Regulations in the Development Code**
- **Consistency between the General Plan and the Development Code**
- **Subdivision Regulations**
- **Building and Housing Codes**
- **Energy Conservation**
- **Permit Streamlining**
- **Fee Policies, Reductions and Exemptions**
- **Code Enforcement**



Accomplishments:

- *Citywide Development Code & Downtown Development Code (2016)*
- *Citywide Zoning Update for General Plan Consistency (2016)*
- *Subdivision Regulations updated with the Citywide Development Code (2016)*
- *Building Codes Updated to include Zero Energy Requirements for Residential Construction*
- *Permit Streamlining (see previous slide)*
- *Fee Policies, Reductions and Exemptions (see previous slide)*

**Building Permit and Entitlement Information to be Provided at the meeting*

Private Sector Implementation

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CHAPTER 12

Defining and Supporting Infill

IMPLEMENTATION COMPONENT

- **Priority Investment in Established Neighborhoods**
 - **Infill Opportunity Zones**
 - **BRT Corridors**
 - **Downtown Planning Area**
 - **South Industrial Area**
- **Strategic Sequencing of Development**
- **Growth Areas**



Accomplishments:

- ***Discussed in General Plan Chapters 3, 5 and 7***
- ***The following Development Impact Fee Programs were developed to incentivize infill. Over \$5 million in fee waivers provided since General Plan adoption:***
 - **Disadvantaged Neighborhoods Act**
 - **Economic Expansion Act**
 - **Southwest Revitalization Incentive Act**
 - **Replacement / Reconstruction Act**
 - **Ventura –Kings Canyon Job Creation Act**

Defining and Supporting Infill

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5
6



CHAPTER 12

Summary of Implementation Actions

IMPLEMENTATION COMPONENT

- **Table**



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