

MEMORANDUM

TO: STEERING COMMITTEE CHAIRPERSON AND MEMBERS

FROM: RODNEY HORTON, PLANNER III
Development and Resource Management Department

DATE: January 16, 2019

SUBJECT: AGENDA ITEM #1: CALL TO ORDER

ANNOUNCEMENT OF TRANSLATION SERVICES

The meeting is scheduled to be called to order at 6:00 p.m., or as soon as there is a quorum of at least (6) Steering Committee members. The chairperson will call the meeting to order and request Hmong, Punjabi, and Spanish translators to make an announcement of translation services. Each of the three translators will make an announcement in the language they are translating for.

MASTER ROLL CALL

At the direction of the Chairperson, staff will conduct a master roll call to determine quorum immediately after the announcement of translation services.

REVIEW OF MEETING PROTOCOL

After the master roll call is completed and at the direction of the Chairperson, staff will provide a brief review of the meeting agenda and protocol.

APPROVAL OF MEETING SUMMARY

For the information of the members, the draft meeting summary for the August 22, 2018, October 24, 2018, and November 28, 2018 Steering Committee meetings are included in your packet for review. The chairperson will call for a motion to accept the draft meeting summary for the abovementioned meetings, as presented. A motion and a second are required.

Process:

Chairperson: Is there a motion to accept the draft meeting summary for the August 22, 2018, October 24, 2018, and November 28, 2018 Steering Committee meetings, as presented?

Member A: I move to accept the draft meeting summary for the August 22, 2018, October 24, 2018, and November 28, 2018 Steering Committee meetings, as presented.

Member B: I second the motion.

Chairperson: Is there any discussion? (If no discussion, the Chairperson may proceed to a vote).



Wednesday, August 22, 2018 Meeting Summary – DRAFT
Steering Committee

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

The Steering Committee met on Wednesday, August 22, 2018, 6:00 p.m. at Glacier Point Middle School, Cafeteria/Multipurpose Room, 4055 N. Bryan Avenue, Fresno, CA 93723.

Voting Session.

1. CALL TO ORDER:

Chairperson Pena called the Steering Committee meeting to order at 6:15 p.m. An announcement of translation services in Hmong, Punjabi, and Spanish was made by Orchid Interpreting, Inc.

2. MASTER ROLL CALL:

MEMBERS:

PRESENT 8 – Chairperson David Pena, Vice Chairperson Deep Singh, Bill Nijjer, Cathy Caples, Eric Payne, Gurdeep Shergill, Jeff Roberts, and Tiffany Mangum (via telephone – not voting)

ABSENT 3 – Dennis Gaab, John Kashian, and Joseph Martinez

CITY STAFF PRESENT:

Jennifer K. Clark, *Director, DARM*

Talia Kolluri, *Supervising Deputy City Attorney, City Attorney's Office*

Andrew Benelli, *Assistant Director, Public Works*

Sophia Pagoulatos, *Planning Manager, DARM*

Michael Andrade, *GIS Specialist, DARM*

Leonor Ayala, *Engineer, Public Works Department*

Kevin Gray, *Supervising Engineer Tech, Public Utilities*

Kara Hammerschmidt, *Service Aide, DARM*

Rodney Horton, *Planner, DARM*

3. APPROVAL OF MEETING SUMMARY

Moved by Member Caples, seconded by Member Payne to approve the meeting summary of July 25, 2018. No discussion was held. At the request of Chairperson Pena, City staff conducted a roll call vote:

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER CAPLES	AYE
MEMBER MANGUM (via telephone)	NOT VOTING
MEMBER NIJER	AYE
MEMBER PAYNE	AYE
MEMBER ROBERTS	NOT VOTING
MEMBER SHERGILL	AYE

ROLL CALL TALLY: 6 – AYES, 0 – NOES, 2 – NOT VOTING

4. MEETING PROTOCOL AND OVERVIEW OF PLAN PROCESS

The public and the Steering Committee was informed that the purpose of the meeting was to select one of the three conceptual land use options that was presented at the July 25, 2018 Steering Committee meeting. The conceptual land use option will help form the draft land use map and specific plan. Meeting attendees were provided an overview of the plan process and the work that was completed to this point. The public was informed of the next steps for the project. Finally, City staff provided a brief review of the meeting protocol to the public and Steering Committee.

5. CONCEPTUAL LAND USE OPTIONS

City staff provided a brief overview of the land use designations and three conceptual land use options. The public was informed that the difference between the conceptual land use options focused on more change, moderate change, or less change in potential land use designations.

Chairperson Pena opened the floor to the public and received the following comments:

Lee Ayres, CEO

Tree Fresno

Mr. Ayres announced that Tree Fresno will be completing a Community Landscapes Plan that will incorporate a significant portion of the West Area Specific Plan area. The Community Landscapes Plan project area will be located west of Highway 99 to Garfield Avenue and extend from Highway 180 to West Shaw Avenue. The plan will recommend trees and vegetation that will be appropriate for the area to reduce air pollution. He also mentioned the land use policy for the area can also help reduce air pollution by lowering vehicle miles travelled.

Tina McCallister – Booth

Grantland/Roberts

Ms. McCallister – Boothe inquired as to why the map showing the City's Sphere of Influence was not similar to the map showing the area of police department coverage.

Bill Robinson

Development Consultant

Mr. Robinson felt that parcelization needs to be addressed in the plan. He mentioned that a developer needs to acquire significant land in order to effectively build a project.

Unnamed Speaker

The speaker does not want to see additional development occur in the West Area. The speaker would like for agriculture and open space to remain.

Jason Hall

Property Owner

Mr. Hall stated that he lives outside of the plan area. The property owner inquired about transportation planning for the West Area.

Felipe Arballo

6109 N. Caspian Avenue

Mr. Arballo doesn't support the conceptual land use option with less change. He would like to see more commercial development so that people would not need to cross Highway 99 for goods and services.

Terry Cox

Resident

Ms. Cox mentioned that this area should have housing that goes beyond starter homes. People should be able to purchase a home in this area that will meet all of their needs without having to move somewhere else. The goal of this plan is to build a strong community.

Chairperson Pena closed public comments and returned the discussion to the Steering Committee:

Member Shergill

Member Shergill felt the West Area needs to positively change. This area deserves to have planned trails, parks, and greenspace. He mentioned that he has spoken to individuals in the community as to what they envision for the plan area, and he said that people have told him that they liked conceptual land use option number 2.

Member Roberts

Member Roberts mentioned that development is focused primarily north of West Clinton Avenue. He stated he is in favor of Option No. 2. He believes single-family homes are important and there should be a variety of options for the development of single-family homes.

Member Caples

Member Caples stated she also spent time speaking with members of the community and reviewed other plans around the city. She liked how the Steering Committee members of other plans spent a significant amount of time communicating the vision for their community. She believes the West Area is a residential-based area. She mentioned that she struggles with all of the conceptual land use options. She wants to see future development that may occur to respect agriculture, and have a greater discussion on improving the environment. Member Caples explained her proposal to modify conceptual land use option number 3.

Vice Chairperson Singh

Vice Chairperson Singh asked questions in regards to the relationship of the West Area Specific Plan to the General Plan. Planning Manager Sophia Pagoulatos mentioned that the General Plan is likely to be amended to be consistent with the Specific Plan. She also clarified that existing entitlement applications may proceed if permitted before the adoption of the Specific Plan. Vice Chairperson Singh mentioned that this plan must correct the historic injustices to the West Area.

Member Nijjer

Member Nijjer wanted clarification on the conceptual land use options. He would like to preserve agriculture and promote agri-tourism. Staff clarified that the selection of a conceptual land use option would not be the end of the plan process.

Member Roberts

Member Roberts asked questions to Member Caples in regards to the location of a regional park in her modified conceptual land use option number 3 proposal. Assistant Director Andrew Benelli clarified that Veterans Boulevard matches grade before arriving at Barstow Avenue. Member Roberts said he liked the idea of a regional park, but would like to see it occur through a dual designation.

Member Payne

Member Payne stated that based on public comment and his discussion with members of the community, he is inclined to support conceptual land use option number 3.

Motions

Member Payne moved to recommend conceptual land use option number 3. The motion died for a lack of a second.

Moved by Member Shergill, seconded by Member Nijjer to select conceptual land use option number 2, and to plan for a regional park in the West Area through dual designation. After discussion among the members of the Steering Committee a roll call vote was conducted:

ROLL CALL VOTE

CHAIRPERSON PENA	AYE
VICE CHAIRPERSON SINGH	AYE
MEMBER CAPLES	AYE
MEMBER MANGUM (via telephone)	NOT VOTING
MEMBER NIJER	AYE
MEMBER PAYNE	AYE
MEMBER ROBERTS	AYE
MEMBER SHERGILL	AYE

ROLL CALL TALLY: 7 – AYES, 0 – NOES, 1 – NOT VOTING

6. STEERING COMMITTEE COMMENTS

Member Roberts wants to be sure that the land use changes incorporated in the West Area Specific Plan do not negatively impact homeowners who do not intend to sell or develop their property.

Member Caples would like to see better sidewalk connectivity within the plan area.

Member Shergill appreciated everyone providing feedback at the meetings. He mentioned that this is a historical moment for the West Area.

Member Payne thanked everyone for being involved in the plan process, and encouraged everyone to continue to be in the process.

Chairperson Pena reminded everyone that the plan process is not over and he thanked the Steering Committee members for their input.

7. UNSCHEDULED COMMUNICATIONS

Naomi Hernandez

3279 N. Berlin Avenue

Ms. Hernandez wanted to thank the Steering Committee members for seeking public comment and involvement on behalf of the West Area community.

8. ADJOURNMENT

The meeting adjourned at 7:35 p.m. on an adjournment motion offered by Member Roberts, with a second by Member Caples. (VOICE VOTE TALLY 7 – AYES, 0 – NOES, 0 – ABSTENTIONS).

Respectfully Submitted,



Rodney Horton
Staff Representative



Wednesday, October 24, 2018 Meeting Summary – DRAFT
Steering Committee

David Pena, Chairperson
Tiffany Mangum
Bill Nijjer
Tina McCallister – Boothe, Alternate

Deep Singh, Vice Chairperson
Cathy Caples
Eric Payne

Dennis Gaab
Jeff Roberts
Gurdeep Shergill

Joseph Martinez
John Kashian

The Steering Committee met on Wednesday, October 24, 2018, 6:00 p.m. at Fresno City Hall, 3rd Floor – Conference Room 3078, 2600 Fresno Street, Fresno, CA 93721.

Orientation Session: The Development Code (Non-voting Meeting)

1. CALL TO ORDER:

City staff started the orientation session at 6:21 p.m.

2. MASTER ROLL CALL:

Members:

PRESENT 4 – Chairperson David Pena, Cathy Caples, Gurdeep Shergill, and Jeff Roberts

ABSENT 7 – Vice Chairperson Deep Singh, Tiffany Mangum, Bill Nijjer, Eric Payne, Dennis Gaab, John Kashian, and Joseph Martinez

OTHERS – Assistant Director Dan Zack, GIS Specialist Michael Andrade, Service Aide Kara Hammerschmidt, Public Works Engineer Leonor Ayala, and Planner Rodney Horton

3. PRESENTATION:

Assistant Director Zack started the presentation by providing a handout to all attendees that provided a general overview of the Development Code prior to the release of the draft land use map. He mentioned that the Development Code is an implementation goal from the General Plan. Assistant Director Zack provided a brief overview of the General Plan planned land use designations that included imagery to further describe the difference between density and land use intensity. He described how each zoning district is divided into its own article within the Development Code that provides for permitted uses and design regulations. All attendees asked questions related to the presentation.

4. UNSCHEDULED COMMUNICATIONS:

No comment from the public was heard.

5. ADJOURNMENT:

The orientation session adjourned at 7:35 p.m.

Respectfully Submitted,

Rodney Horton
Staff Representative

Enclosure:

EXHIBIT A – User's Guide to the Development Code

EXHIBIT B – Presentation by Assistant Director Zack



EXHIBIT A – User’s Guide to the Development Code

INTRODUCTION

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GENERAL INFORMATION

WHAT IS A DEVELOPMENT CODE... AND HOW DOES IT HELP YOU?

Like nearly every city in the United States, Fresno has a Development Code. This document, also known as the Zoning Ordinance, is the DNA of the city. It contains rules for development which ensure that Fresno's growth will take place in an attractive, orderly manner. What parts of the city should have housing, and where are retail businesses allowed? Where can they be mixed together? How tall can buildings be? How much parking must be provided? The Development Code establishes these rules.

In December of 2014, the City Council adopted a new General Plan, which is the big picture vision for Fresno's next twenty years. The Development Code is an essential tool for turning this vision into a reality, and was thus subsequently updated and adopted one year later in December of 2015. This marked the first comprehensive update of the Code since 1962, giving a fresh start to a document which previously had many piecemeal and often unweildy modifications made to it as planning practices and local preferences have changed over the past five decades.

With years of extensive work by national experts and local city planners, and with extensive input from community members and development professionals, the new Development Code is now in use, with a more efficient organizational structure, graphics to supplement the text, and clearer language to present understandable and fair criteria for new development. This is very helpful for people who want to invest in our community, and also for residents who want to understand what kind of projects are allowed near their homes.

INTRODUCTION

Development proposals which conform to the new requirements will have a streamlined approval process, which should boost economic development. High-quality infill development in older parts of the city has never been as easy as it will be under the new Development Code, ensuring that we have balanced growth over the coming years. At the same time, new homes in existing neighborhoods will be required to fit in with their surroundings, and transitions between single family neighborhoods and other districts will be smooth and graceful.

Some businesses are required to obtain a conditional use permit before they can open. This requires that they pay a fee and agree to certain restrictions, such as the hours that they can operate, in order to ensure that they don't negatively impact their neighbors. While this is an important tool for cities to use, the old Code required too many types of businesses to go through this process, which can be both costly and lengthy, before they open. The new Development Code includes built-in measures to minimize conflicts between uses and reduces the number of businesses that will need a conditional use permit.

While most parts of Fresno won't see a dramatic change in what kinds of businesses and buildings are allowed, a few areas will see significant changes. The new Code provides strong protections for existing businesses and buildings in these areas, ensuring that they can continue to operate for as long as their owners would like, without having to shut down or rebuild to meet the new standards. Instead, the new rules won't apply until the owners decide they'd like to try something new on their property.

Overall, the new Development Code, like the General Plan, seeks to make Fresno a city of balance. It will help to create and protect peaceful single family neighborhoods while enhancing multifamily communities that are connected to jobs and transit. It will facilitate convenient shopping areas and robust employment districts. Finally, it will guide the creation of walkable, vibrant mixed-use corridors for Fresnoans who prefer a more cosmopolitan lifestyle. Under the new Development Code we will start building the Fresno of tomorrow, today.

ZONING MAP

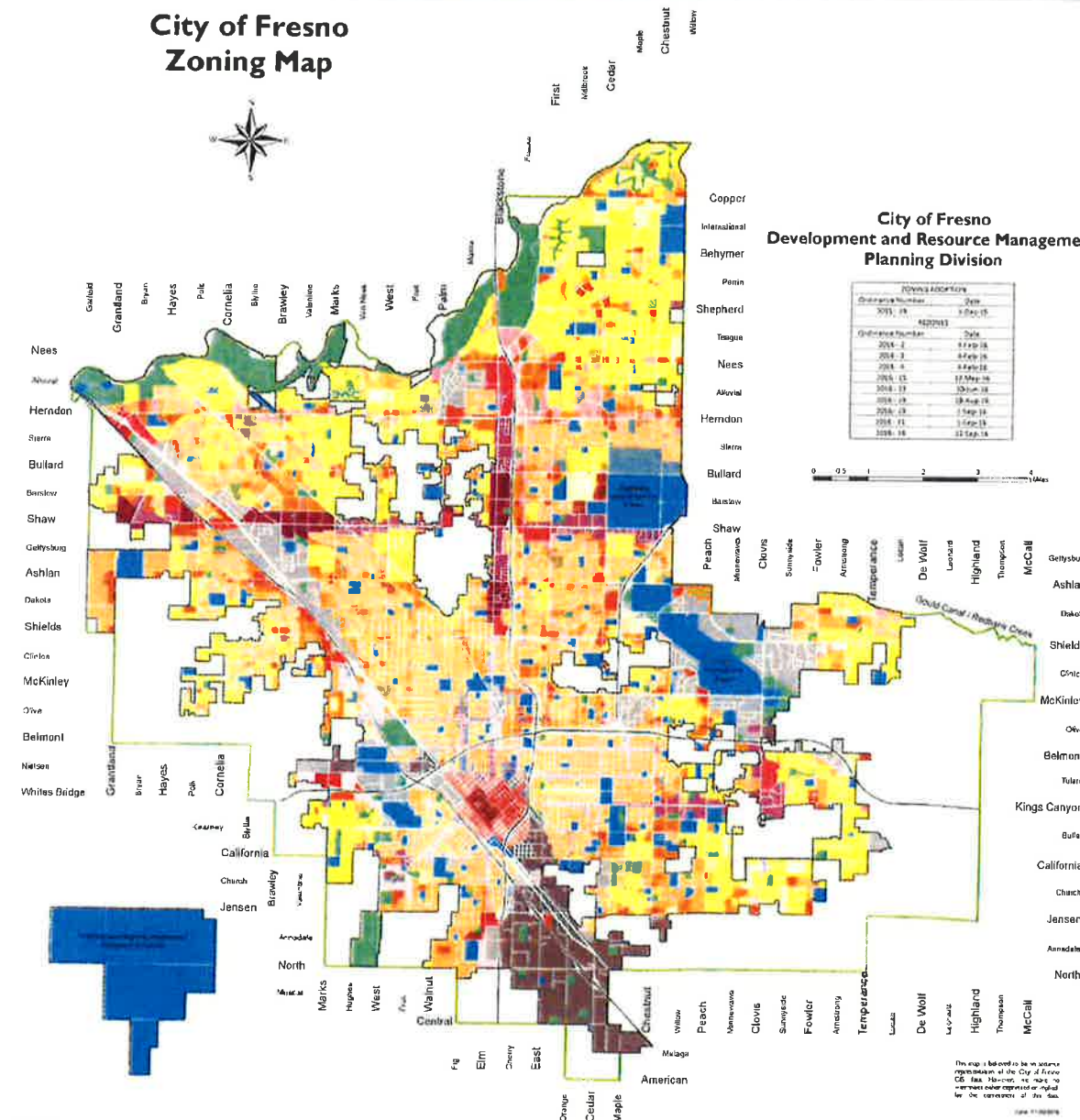
City of Fresno Zoning Map



City of Fresno Development and Resource Management Planning Division

ZONING ADOPTIONS		
Ordinance Number	Date	
2015 - 15	3 Oct 15	
ZONING ADOPTIONS		
Ordinance Number	Date	
2014 - 1	11 Feb 14	
2014 - 2	11 Feb 14	
2014 - 4	11 Feb 14	
2014 - 15	17 May 14	
2014 - 17	10 Jun 14	
2014 - 18	18 Aug 14	
2014 - 19	11 Sep 14	
2014 - 21	11 Sep 14	
2014 - 22	11 Sep 14	

0 0.5 1 2 3 4 Miles



LEGEND

Base Districts

- DTC - Downtown Core
- DTG - Downtown General
- OTN - Downtown Neighborhood
- RE - Residential Estate
- RS-1 - Residential Single-Family, Extremely Low Density
- RS-2 - Residential Single-Family, Very Low Density
- RS-3 - Residential Single-Family, Low Density
- RS-4 - Residential Single-Family, Medium Low Density
- RS-5 - Residential Single-Family, Medium Density
- RM-MH - Mobile Home Park
- RM-1 - Residential Multi-Family, Medium High Density
- RM-2 - Residential Multi-Family, Urban Neighborhood
- RM-3 - Residential Multi-Family, High Density

- NMX - Neighborhood Mixed Use
- CMX - Corridor/Center Mixed Use
- RMX - Regional Mixed Use
- CMS - Commercial Main Street
- CC - Commercial Community
- CR - Commercial Regional
- CG - Commercial General
- CH - Commercial Highway and Auto
- CRC - Commercial Recreation
- O - Office
- BP - Business Park
- IL - Light Industrial
- IH - Heavy Industrial

- OS - Open Space
 - PR - Park and Recreation
 - PI - Public and Institutional
- ##### Overlay Districts
- BP - Bluff Preservation
 - EA - Expressway Area
 - RM - Residential Modifying
 - ANX - Annexed Rural Residential
 - EQ - Equine
 - M - Mining
 - AH - Apartment House
 - UC - Urban Campus
 - NR - Neighborhood Revitalization

Boundaries

- City Limits
- Existing Fresno Sphere of Influence

Downtown Activity Classifications

- Activity Class A
- Activity Class B
- Activity Class C

This map is believed to be an accurate representation of the City of Fresno. The City of Fresno, its staff, or its consultants do not warrant the accuracy or reliability of the information on this map.

ZONING MAPS & TABLES

GENERAL OVERVIEW

The main purpose of the *Residential Single-Family (RS)* Districts is to provide a variety of single family residences that suit a wide spectrum of individual lifestyles, needs, and range of housing types for all segments of the community. Single family residences should enhance the character of the city's residential neighborhoods, while maintaining appropriate scale, mass, & character to the surrounding areas. Single Family Residential Districts must also provide for appropriate densities within the ranges established in the General Plan and provide sites for neighborhood-serving uses such as parks, family day cares, libraries, and community facilities.



RE, RS-1, RS-2, RS-3

Location: Cooper River
Builder: Gary McDonald Homes



RS-4

Location: Elderberry
Builder: Kennar Corporation



RS-5

Location: Fancher Creek
Builder: Waihen Castanos Homes

ZONE DISTRICT

- RE, RS-1, RS-2, RS-3: Density range of 1 - 3 dwelling units per acre
- RS-4: Density range of 3.5 - 6 dwelling units per acre
- RS-5: Density range of 5 - 8 dwelling units per acre

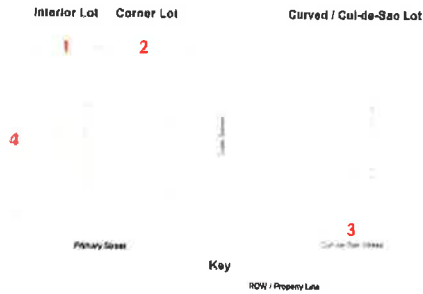
SAMPLE OF PERMITTED USES

Single Unit Dwelling, Detached
Single Unit Dwelling, Attached
Second Dwelling Unit
Cottage Housing Development
Adult Family Daycare, Small (6 clients or less) Family
Daycare, Small (8 children or less)
Residential Care Facility, Limited
Community & Religious Assembly (less than 2,000 SF)
Community Garden
Parks & Recreation Facilities, Public
Schools, Public or Private
Corner Commercial
Lodging, Bed & Breakfast
Utilities, Minor
Crop Cultivation
Urban Farm
Accessory Living Quarters

RE, RS-1, RS-2, RS-3, RS-4, RS-5
RS-5
RE, RS-1, RS-2, RS-3, RS-4, RS-5
RS-5
RE, RS-1, RS-2, RS-3, RS-4, RS-5
RE, RS-1, RS-2, RS-3, RS-4, RS-5
RE, RS-1, RS-2, RS-3, RS-4, RS-5
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RS-3, * RS-4 * RS-5 *
RS-1, RS-2, RS-3, RS-4, RS-5
RS-4, RS-5
RE, RS-1, RS-2, RS-3, RS-4, RS-5
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RESIDENTIAL SINGLE-FAMILY

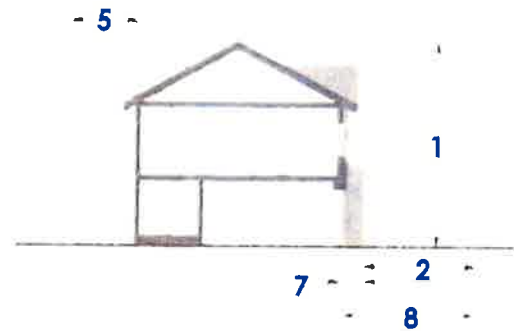
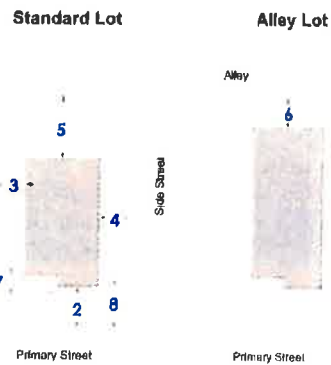
LOT/SITE STANDARDS



Location: River's Edge
Builder: Bonacelle Neighborhoods



Location: The Commons
Builder: McCaffrey Homes



	RESIDENTIAL SINGLE FAMILY (RS) DISTRICTS						#
	(RE)	(RS-1)	(RS-2)	(RS-3)	(RS-4)	(RS-5)	
RESIDENTIAL DENSITY	1 du/lot	1 du/lot	1 du/lot	1 du/lot	1 du/lot	1 du/lot	
MINIMUM LOT SIZE	5 acres	36,000 sf	20,000 sf	9,000 sf	5,000 sf	4,000 sf	
MINIMUM LOT SIZE (with Enhanced Streetscape)	-	-	-	-	-	2,500 sf	
MAXIMUM LOT SIZE	-	-	-	32,000 sf	9,000 sf	6,500 sf	
MINIMUM LOT WIDTH							
General Standard	110 ft	110 ft	110 ft	70 ft	50 ft	35 ft	1
Corner	110 ft	110 ft	110 ft	80 ft	55 ft	40 ft	2
Reversed Corner	110 ft	110 ft	110 ft	90 ft	60 ft	50 ft	
Adjacent to Major Street/Freeway/Railroad	160 ft	160 ft	130 ft	90 ft	70 ft	60 ft	
Curved/Cul-de-Sac	80 ft	80 ft	80 ft	60 ft	40 ft	30 ft	3
MINIMUM LOT DEPTH							
General Standard	130 ft	130 ft	130 ft	100 ft	85 ft	70 ft	4
Adjacent to Major Street	200 ft	200 ft	130 ft	110 ft	100 ft	90 ft	4
Adjacent to Freeway or Railroad	200 ft	200 ft	150 ft	150 ft	120 ft	120 ft	4
MAXIMUM HEIGHT	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	1
MINIMUM SETBACKS							
Front	35 ft	35 ft	30 ft	25 ft	13 ft	13 ft	2
Front, with Enhanced Streetscape	-	-	-	-	8 ft	5 ft	
Interior Side	10 ft	10 ft	10 ft	5 ft	10 ft *	8 ft **	3
Street Side	35 ft	25 ft	25 ft	20 ft	10 ft	10 ft	4
Rear	20 ft	20 ft	20 ft	20 ft	10 ft	10 ft	5
Alley	20 ft	20 ft	20 ft	5 ft	5 ft	-	6
Freeway/Railroad	50 ft	50 ft	50 ft	50 ft	50 ft	50 ft	
Garage, from back of sidewalk or curb	-	-	35 ft	30 ft	18 ft	18 ft	8
Garage, from primary façade	-	-	4 ft	4 ft	4 ft	4 ft	7
MAXIMUM LOT COVERAGE	30%	30%	30%	35%	50%	60%	

GENERAL OVERVIEW

RM

RESIDENTIAL MULTI-FAMILY

The main purpose of the Residential Multi-Family (RM) Districts is to provide a variety of multi-family housing types for individual lifestyles and space needs, and ensure continued availability of a range of affordable housing opportunities necessary to sustain a diverse labor force. Multi-family housing should provide opportunities for the development of higher-density and affordable housing in neighborhoods throughout the city. New development and alterations to existing structures must preserve, protect, and enhance the scale, mass, and character of these medium and high-density zones and promote the development of walkable, transit-supported neighborhoods.



Location: Boulder Creek
Builder: Spencer Enterprises



Location: The Colswolds
Builder: Wilson Homes



Location: 1612 Fulton
Builder: GV Urban

ZONE DISTRICT

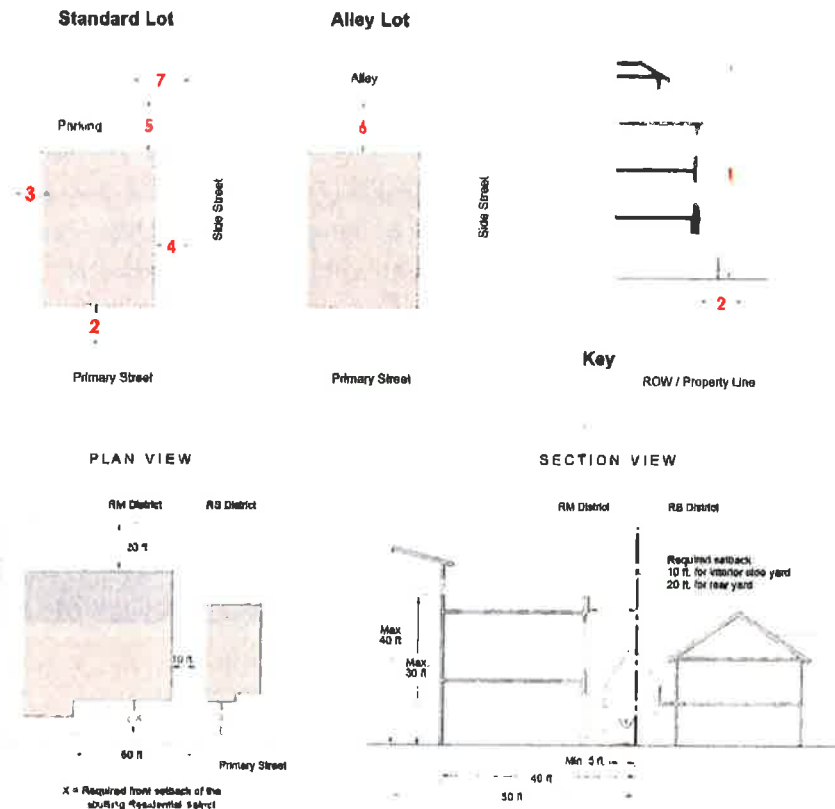
- RM-MH, RM-1: Density range of 2 - 5 dwelling units per acre
- RM-2: Density range of 5 - 30 dwelling units per acre
- RM-3: Density range of 30 - 65 dwelling units per acre

SAMPLE OF PERMITTED USES

Single Unit Dwelling, Detached
Single Unit Dwelling, Attached
Duplex
Multi-Unit Residential
Cottage Housing Development
Adult Family Daycare, Small (6 clients or less)
Family Daycare, Small (8 children or less)
Group Residential, Small (6 persons or less)
Mobile Home Parks
Residential Care Facilities, Limited
Community & Religious Assembly (less than 2,000 SF)
Community Garden
Cultural Institutions
Day Care Centers
Parks & Recreation Facilities, Public
Schools, Public or Private
Lodging, Bed & Breakfast
Utilities, Minor

RM-1
RM-1, RM-2
RM-1, RM-2, RM-3
RM-1, RM-2, RM-3
RM-1
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RM-1, RM-2, RM-3, RM-MH
RM-1, RM-2, RM-3, RM-MH

LOT/SITE STANDARDS



RESIDENTIAL MULTI-FAMILY (RM) DISTRICTS					
	(RM - MH)	(RM - 1)	(RM - 2)	(RM - 3)	#
MINIMUM DENSITY	12 du/ac	12 du/ac	16 du/ac	30 du/ac	
MAXIMUM DENSITY	16 du/ac	16 du/ac	30 du/ac	45 du/ac	
MAXIMUM HEIGHT	35 ft	40 ft	50 ft	60 ft	1
SETBACKS					
Front (Minimum)	10 ft	10 ft	10 ft	10 ft	2
Front (Maximum)	20 ft	20 ft	20 ft	20 ft	2
Interior Side (Minimum)	5 ft	10 ft *	5 ft	5 ft	3
Street Side (Minimum, Parcel <125 ft. in depth)	10 ft	10 ft	10 ft	10 ft	4
Street Side (Minimum, Parcel >125 ft. in depth)	15 ft	15 ft	15 ft	15 ft	5
Rear (Minimum)	10 ft	20 ft	15 ft	15 ft	5
Alley (Minimum)	3 ft	3 ft	3 ft	3 ft	6
Parking, from back of sidewalk or curb (Minimum)	30 ft	30 ft	30 ft	30 ft	7
MINIMUM FRONTAGE COVERAGE	-	50%	50%	50%	
MAXIMUM LOT COVERAGE	50%	50%	50%	60%	
MINIMUM ON-SITE OPEN SPACE (% of Lot Area)	-	20%	15%	10%	

GENERAL OVERVIEW

MIXED USE

The purpose of the Mixed-Use (MX) Districts is to promote pedestrian-oriented infill development, intensification, and reuse of land that will create a unified, distinctive, live urban center with appropriate transitions to adjacent residential neighborhoods. These districts should provide options which reduce the need for private automobile in order to minimize air pollution from vehicle miles traveled. The goal is to achieve an active social environment with a revitalized streetscape by transforming certain auto-oriented boulevards and corridors into vibrant, diverse, and attractive areas that support a mix of pedestrian-oriented retail, offices, multi-family housing, and community gathering & public spaces.



Location: Downtown Sacramento
Project: R St Neighborhood



Location: Downtown Sacramento
Project: Loftworks 16th St Corridor



Location: Folsom, California
Project: Palladio

ZONE DISTRICT

- NMX:** Two-three stories with smaller independent retail shops & professional office
- CMX:** Vertical or horizontal mixed-use with ground-floor retail & upper-floor residential/office
- RMX:** Urban-scale mixed-use development that serves residents & businesses of the region at large

SAMPLE OF PERMITTED USES

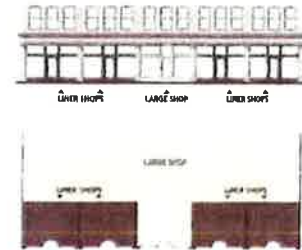
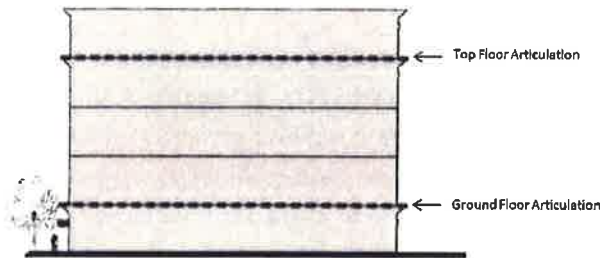
Single Unit Dwelling, Attached | Multi-Unit Residential
Adult Family Daycare, Small (6 clients or less)
Elderly & Long-Term Care
Family Daycare, Small (8 children or less)
Group Residential
Residential Care, Limited
Community & Religious Assembly (less than 2,000 SF)
Community & Religious Assembly (more than 2,000 SF)
Community Garden
Urban Farm
Cultural Institutions
Day Care Centers
Emergency Shelter
Government Offices
Offices
Instructional Services
Parks & Recreation Facilities, Public
Social Service Facilities
Grooming & Pet Stores
Artist's Studio | Live/Work | Hotels & Motels
Banks & Credit Unions | Business Services
Restaurants w/o Alcohol Sales | Food & Beverage Sales
Small-Scale Entertainment
Maintenance & Repair Services
Personal Services
Recycling Facility | Utilities, Minor

NMX, * CMX, * RMX*
NMX, * CMX*
NMX*
NMX, * CMX * RMX*
NMX, * CMX, * RMX*
NMX, * CMX, * RMX*
NMX, CMX, RMX
RMX
NMX, CMX, RMX
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NMX * CMX, * RMX*
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NMX, CMX, RMX

MX

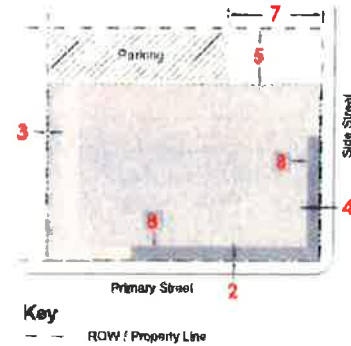
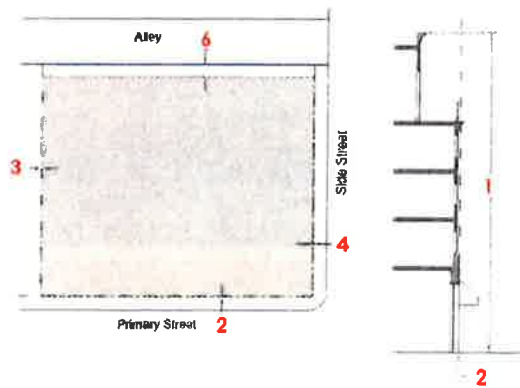
LOT/SITE STANDARDS

MIXED USE



Standard Lot

Alley Lot



	MIXED-USE (MX) DISTRICTS			
	(NMX)	(CMX)	(RMX)	#
FLOOR AREA RATIO (Maximum)	1.5	1.5	2	
MINIMUM RESIDENTIAL DENSITY	12 du/ac	16 du/ac	30 du/ac	
MAXIMUM RESIDENTIAL DENSITY	16 du/ac	30 du/ac	45 du/ac	
MAXIMUM HEIGHT	40 ft	60 ft	75 ft	1
SETBACKS				
Front (Minimum)	0 ft	0 ft	0 ft	2
Front (Maximum)	10 ft	10 ft	10 ft	2
Interior Side (Minimum)	0 ft	0 ft	0 ft	3
Street Side (Minimum)	0 ft	0 ft	0 ft	4
Rear (Minimum)	0 ft	0 ft	0 ft	5
Alley (Minimum)	3 ft	3 ft	3 ft	6
Parking, from back of sidewalk or curb (Minimum)	30 ft	30 ft	30 ft	7
MINIMUM FRONTAGE COVERAGE	60%	70%	80%	
CORNER FRONTAGE (Measured from property corner)	15 ft	30 ft	50 ft	8
MINIMUM ON-SITE OPEN SPACE (% of Lot Area)	15%	10%	8%	

GENERAL OVERVIEW

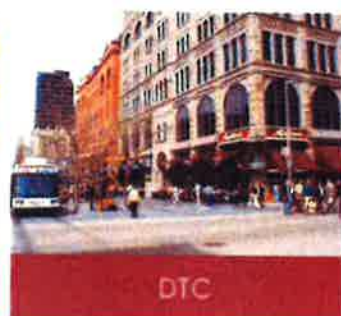
The purpose of the Downtown (DT) Districts is to develop a mixed-use Downtown with a vibrant concentration of goods and services, housing, community gathering spaces, and regionally-serving employment, cultural, and entertainment offerings. The Downtown Districts promote pedestrian-oriented infill development, intensification, and reuse of land consistent with the General Plan. The goal is to transform Downtown's streets into vibrant, diverse, and attractive places that support a mix of retail, office, and residential uses in order to achieve an active social environment within a revitalized public realm.



Location: Downtown Fresno
Project: New City City



Location: Portland, Oregon
Project: Pearl District



Location: Denver, Colorado
Project: Downtown



DTN: Lively, walkable, mixed-use urban neighborhood surrounding the Downtown Core



DTG: Concentration of civic uses in a pedestrian-oriented, mixed-use urban setting



DTC: Regional cultural hub and dense urban center with the most intense mixed use development

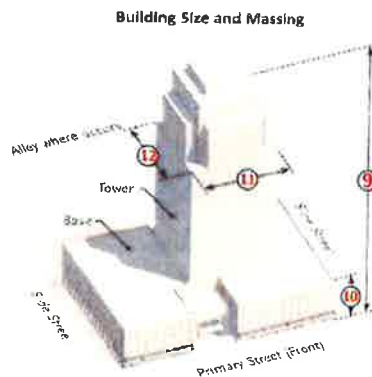
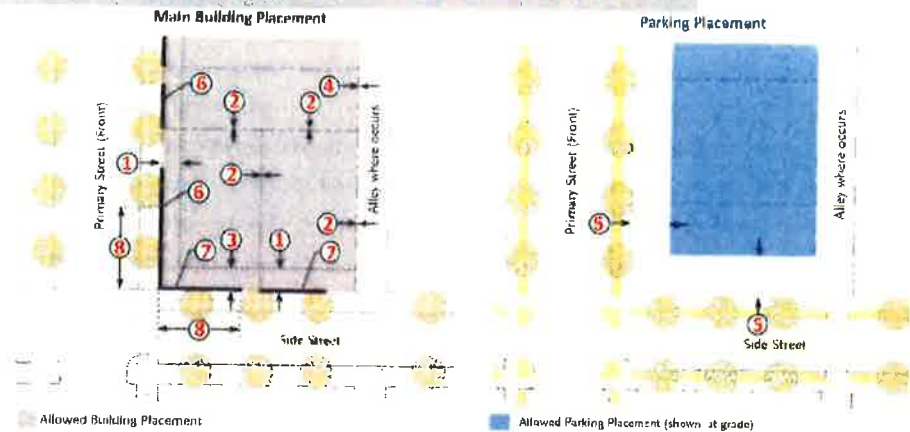
SAMPLE OF PERMITTED USES

Multi-Unit Residential
Single Room Occupancy
Colleges and Trade Schools, Public or Private
Community & Religious Assembly
Day Care Centers
Park and Recreation Facilities, Public
Schools, Public or Private
Banks and Credit Unions
Business Services
Banquet Hall
Bars/Nightclubs/Lounges | Restaurant, with and w/o Alcohol Sales
Cinema/Theaters
Small-Scale Entertainment
Farmer's Markets
General Market
Healthy Food Grocer
Bed and Breakfast | Hotels & Motels
Offices
Personal Services
Convenience Retail
General Retail
Custom Manufacturing
Transportation Passenger Terminals
Produce Stand
Tasting Room
Live/Work
Automobile/Vehicle Sales and Services
Food Preparation

DTN*, DTG*, DTC*
DTN*, DTG*, DTC*
DTN*, DTG*, DTC*
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DTN, DTG, DTC
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DTN*, DTG*
DTN*, DTG*

DOWNTOWN

LOT/SITE STANDARDS



MIXED-USE (MX) DISTRICTS				
	[DTN]	[DTC]	[RMX]	#
FLOOR AREA RATIO (Maximum)	No Limit	No Limit	No Limit	
MINIMUM RESIDENTIAL DENSITY	No Limit	No Limit	No Limit	
MAXIMUM RESIDENTIAL DENSITY	16 du/ac	30 du/ac	45 du/ac	
SETBACKS				
Front (Minimum)	0 ft	0 ft	0 ft	1
Front (Maximum)	2 ft	2 ft	2 ft	1
Interior Side (Minimum)	0 ft	0 ft	0 ft	2
Street Side (Minimum)	0 ft	0 ft	0 ft	3
Rear (Minimum)	0 ft	0 ft	0 ft	4
Alley (Minimum)	0 ft	0 ft	0 ft	4
Parking, from back of sidewalk or curb (Minimum)	30 ft	30 ft	30 ft	5
MINIMUM FRONTAGE COVERAGE				
Front Street	60%	75%	80%	6
Side Street	50%	50%	50%	7
CORNER FRONTAGE (Measured from property corner)	30 ft	30 ft	75 ft	8
Building Size and Massing				
Maximum Height (floors/ft.)	6/90	10/140	15/190	9
Maximum Lower Height (floors/ft.)	n/a	10/140	15/190	9
Maximum Base Height (floors/ft.)	6/90	6/90	6/90	10
Tower Length (ft.)	n/a	200	200	11
Tower Width (ft.)	n/a	120	120	12

GENERAL OVERVIEW

The purpose of the **Commercial (C) Districts** is to provide for a full range of commercial uses to serve the city, its residents, and the greater region. These districts should ensure the provision of shops, services, and facilities needed to accommodate future population and employment while establishing development and design standards that create a unified, distinctive, and attractive character along commercial streets. New development should be designed to minimize traffic and parking impacts on surrounding residential neighborhoods and provide appropriate buffers between these areas to preserve both commercial feasibility and residential environments.



These images have been provided as examples of comparable product in Fresno, California

ZONE DISTRICT

- CMS:** Provides a full range of commercial uses that serve the city, its residents, and the greater region.
- CC:** Provides a full range of commercial uses that serve the city, its residents, and the greater region.
- CR:** Provides a full range of commercial uses that serve the city, its residents, and the greater region.
- CG:** Provides a full range of commercial uses that serve the city, its residents, and the greater region.
- CH:** Provides a full range of commercial uses that serve the city, its residents, and the greater region.
- CRC:** Provides a full range of commercial uses that serve the city, its residents, and the greater region.

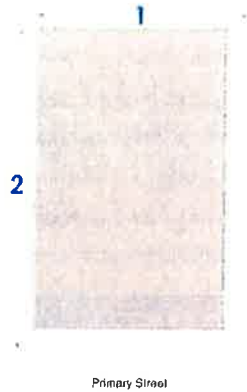
PERMITTED USES

Single Unit Dwelling, Attached | Multi-Unit Residential
 Adult Family Daycare, Small (6 clients or less)
 Family Daycare, Small (8 children or less) & Large (9-14 children)
 Group Residential | Residential Care - Limited
 Re-Entry Facility | Single-Room Occupancy | Emergency Shelter
 Colleges & Trade Schools, Public or Private
 Community & Religious Assembly (less than 2,000 SF or more than 2,000 SF)
 Community Garden
 Conference/Convention Facility
 Cultural Institutions
 Day Care Centers | Government Offices
 Offices
 Instructional Services
 Parks & Recreation Facilities, Public
 Grooming & Pet Stores
 Artist's Studio
 Automobile/Vehicle Sales & Services
 Banks & Credit Unions | Business Services
 Restaurants w/o Alcohol Sales | Food & Beverage Sales
 Small-Scale Entertainment | General Retail
 Recycling Facility | Custom Manufacturing | Agricultural Support Services | Produce Stand
 Utilities - Minor

CMS * CR*
 CMS*
 CMS * CC * CR*
 CMS * CR*
 CG
 CR CG
 CMS, CC, CR, CG
 CMS, CC, CR, CG, CH, CRC
 CR
 CMS*
 CMS, CC, CR
 CC, CR, CG
 CMS, CC, CR
 CC, CR, CRC
 CMS, CC, CR, CG
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 CH
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 CMS, CC, CR, CG
 CG
 CMS, CC, CR, CG, CRC

COMMERCIAL

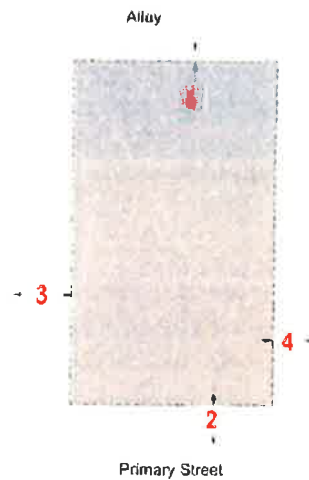
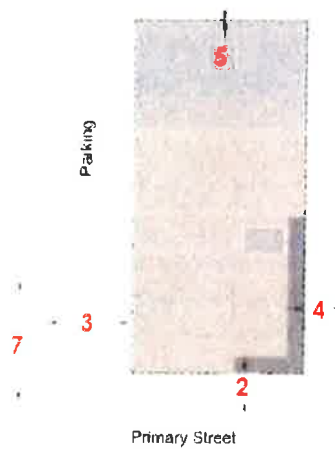
LOT/SITE STANDARDS



Standard Lot



Alley Lot



Key

ROW / Property Line

	COMMERCIAL (C) DISTRICTS						
	(CMS)	(CC)	(CR)	(CD)	(CH)	(CRO)	#
MINIMUM DISTRICT SIZE	5,000 sf	32,670 sf	13 acres	12,000 sf	15,000 sf	4 acres	
MINIMUM LOT SIZE	-	32,670 sf	10,000 sf	12,000 sf	15,000 sf	13,030 sf	
MINIMUM LOT WIDTH	-	75 ft	100 ft	75 ft	100 ft	100 ft	1
MINIMUM LOT DEPTH	-	100 ft	100 ft	125 ft	125 ft	150 ft	2
MAXIMUM FLOOR AREA RATIO (FAR)	1.0	1.0	1.0	2.0	0.75	0.5	
MAXIMUM HEIGHT	35 ft	35 ft	75 ft	35 ft	35 ft	35 ft	1
SETBACKS							
Front (Minimum)	-	15 ft	15 ft	15 ft	15 ft	15 ft	2
Front (Maximum)	10 ft	-	-	-	NA	NA	3
Front (Minimum) with Enhanced Streetscape	-	-	-	-	NA	NA	
Interior Side (Minimum)	-	-	-	-	-	-	4
Street Side (Minimum)	-	-	-	10 ft	10 ft	10 ft	4
Rear (Minimum)	-	-	-	-	-	-	5
Alley (Minimum)	-	-	-	-	-	-	6
Parking, from back of sidewalk or curb (Minimum)	30 ft	-	-	-	-	-	7

GENERAL OVERVIEW

EMPLOYMENT

The purpose of the *Employment (E) Districts* is to designate adequate land for industrial, office, research & development, and flexible commercial uses to strengthen the city's economic base and provide a range of employment opportunities for the current and future population of the city and region. These districts should provide for appropriate location of businesses that may have the potential to generate off-site impacts while also providing adequate buffers between employment centers and residential uses.



These images have been provided as examples of comparable product in Fresno, California

ZONE DISTRICT

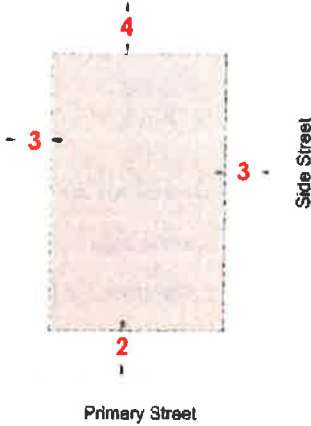
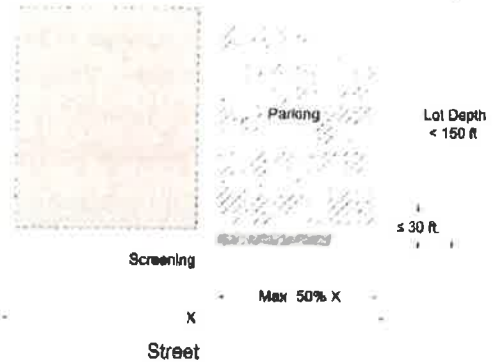
- O:** Provides sites for administrative, financial, business, professional, medical, & public office
- BP / RBP:** Provides campus type office professional environment & technology development
- IL:** Provides area for a diverse range of light industrial uses (research, development, fabrication, etc.)
- IH:** Broadest range of industrial uses that are essential to the development of a balanced economic base

PERMITTED USES

Caregiver Residence
 Colleges & Trade Schools, *Public or Private*
 Community & Religious Assembly (*less than 2,000 SF*)
 Community & Religious Assembly (*more than 2,000 SF*)
 Community Garden
 Cultural Institutions | Day Care Centers
 Emergency Shelter
 Government Offices | Offices
 Clinics
 Instructional Services
 Parks & Recreation Facilities, *Public* | Parking, *Public or Private* | Public Safety Facilities
 Schools, *Public or Private*
 Aircraft Sales, Services, & Storage
 Animal Care, *Veterinary Services*
 Artist's Studio | Hotels & Motels
 Automobile/Vehicle Repair | Service Station
 Banks & Credit Unions
 Business Services
 Restaurant w/o Alcohol Sales
 Entertainment & Recreation
 Food & Beverage Sales | Food Preparation
 Funeral Parlors & Interment Services
 Maintenance & Repair Services
 General Personal Services
 General Retail
 Construction & Material Yards | Custom Manufacturing | Limited Industrial
 Research & Development | Utilities, *Minor*
 Warehousing and Distribution | Freight/Truck Terminals & Warehouses
 Agricultural Processing | Agricultural Support Services
 Crop Cultivation

IL * IH*
 O * BP, * RBP * IL, IH
 O, BP, RBP, IL
 O BP * RBP, * IL
 O, BP, RBP, IL, IH
 O BP, RBP
 RBP, IL
 O, BP, RBP, IL
 O BP, RBP
 O BP, RBP, IL, IH
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LOT/SITE STANDARDS



Key

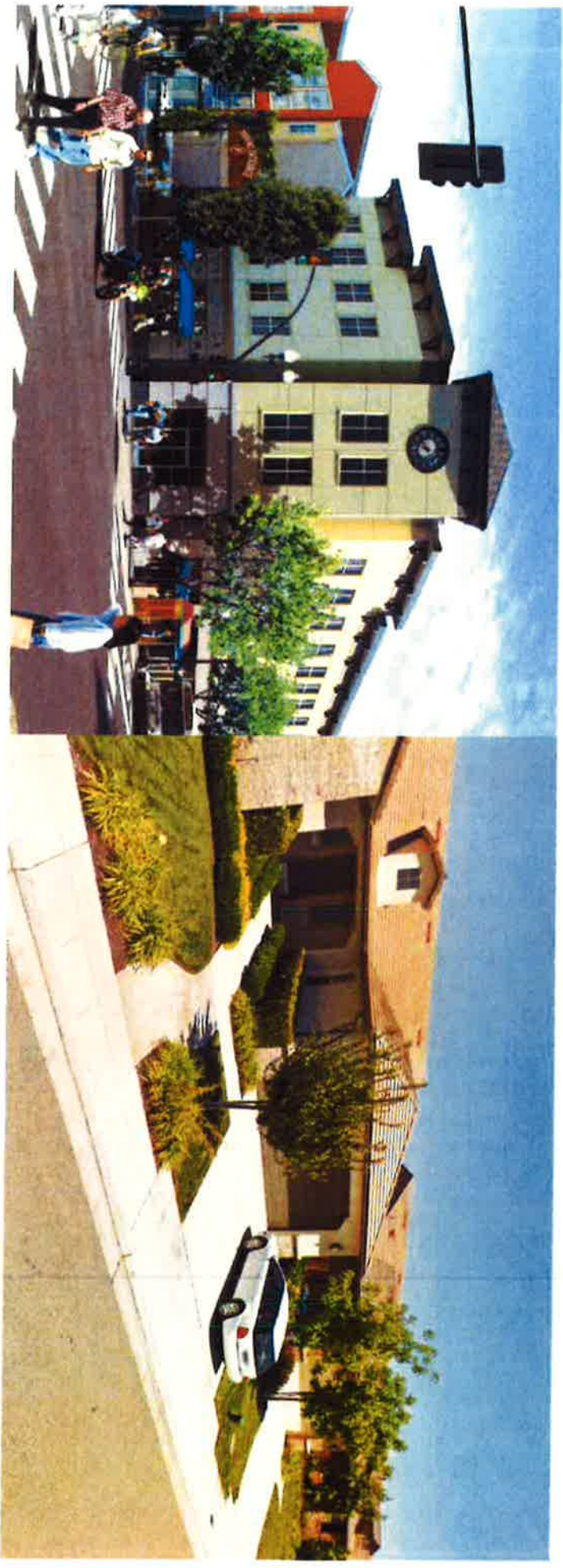
ROW / Property Line

	EMPLOYMENT (E) DISTRICTS					
	(O)	(BP)	(RBP)	(IL)	(HL)	#
MINIMUM DISTRICT SIZE	-	-	5 acres	-	-	
MINIMUM LOT SIZE	7,500 sf	10,000 sf	-	9,000 sf	9,000 sf	
MINIMUM LOT WIDTH	65 ft	65 ft	150 ft	75 ft	75 ft	1
MINIMUM LOT DEPTH	110 ft	110 ft	200 ft	120 ft	120 ft	2
MAXIMUM FLOOR AREA RATIO (FAR)	2.0	1.0	1.0	1.5	1.5	
MAXIMUM HEIGHT	60 ft	60 ft	60 ft	60 ft	60 ft	1
MINIMUM SETBACKS						
Front (Major Street)	15 ft	15 ft	15 ft	15 ft	15 ft	2
Front (Major Street) with Enhanced Streetscape	-	NA	NA	NA	NA	
Front (Local Street)	-	-	-	-	-	
Side	-	-	-	-	-	3
Rear	-	-	-	-	-	4
Parking, from back of sidewalk or curb	15 ft	15 ft	15 ft	-	-	



EXHIBIT B – Presentation by Assistant Director Zack

Understanding the Development Code



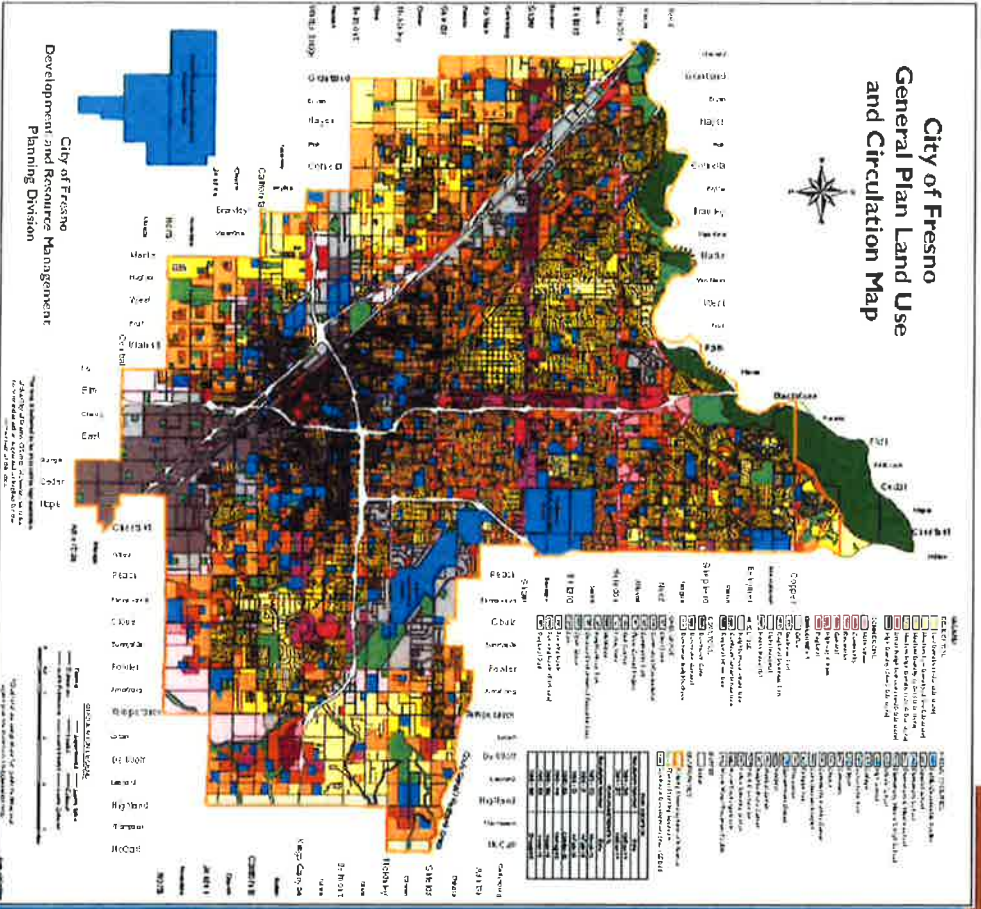
Dan Zack, Assistant Director
Development and Resource Management Department



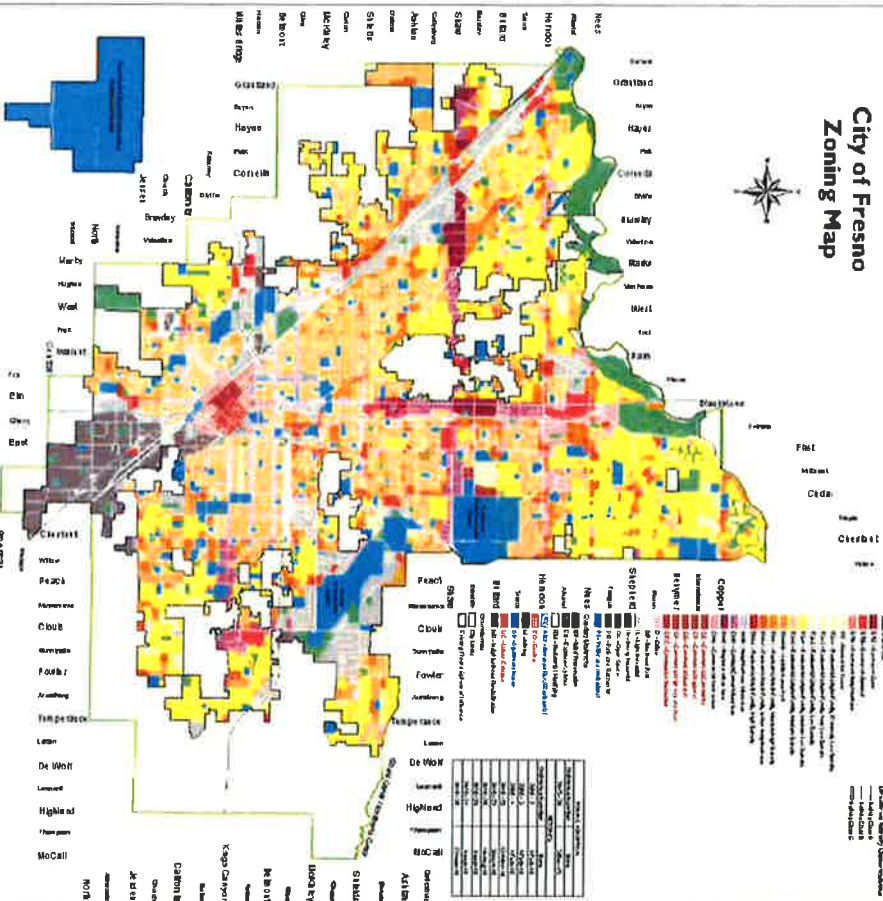
FRESNO General Plan

**Adopted:
December 18, 2014**

Development and Resource
Management Department
CITY OF FRESNO



City of Fresno Zoning Map









Fresno Municipal Code Chapter 15: CITYWIDE DEVELOPMENT CODE

SEPTEMBER, 2015

LEGEND

RESIDENTIAL

-  Low Density (1-3.5 D U./acre)
 Medium Low Density (3-5-6 D U./acre)
 Medium Density (5-0-12 D U./acre)
 Medium High Density (12-16 D U./acre)
 Urban Neighborhood (16-30 D U./acre)
 High Density (30-45 D U./acre)

COMMERCIAL

-  Main Street
 Community
 Recreation
 General
 Highway & Auto
 Regional

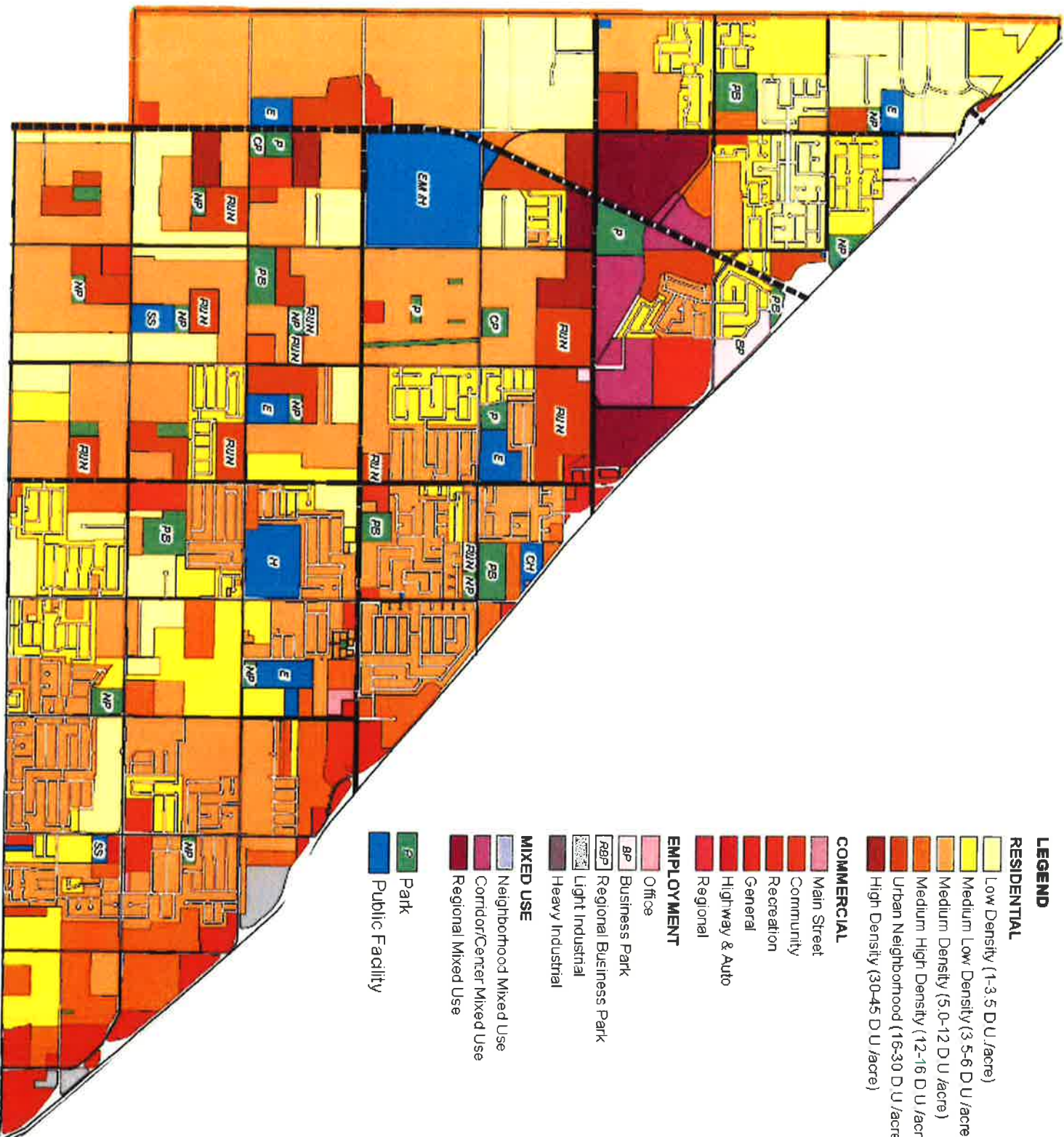
EMPLOYMENT

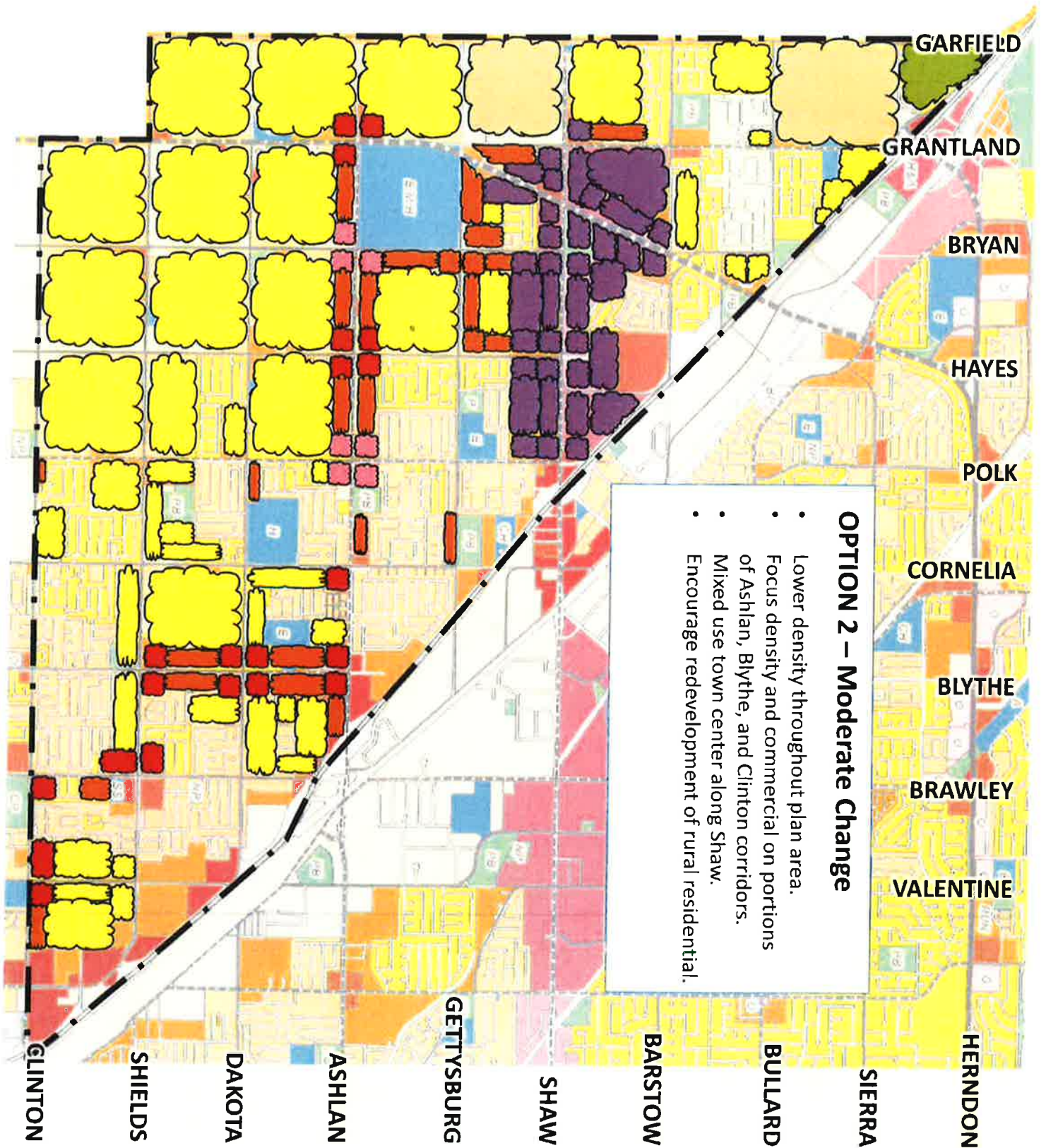
- Office
BP
Business Park
RBP
Regional Business Park
Light Industrial
Heavy Industrial

MIXED USE

- Neighborhood Mixed Use
Corridor/Center Mixed Use
Regional Mixed Use

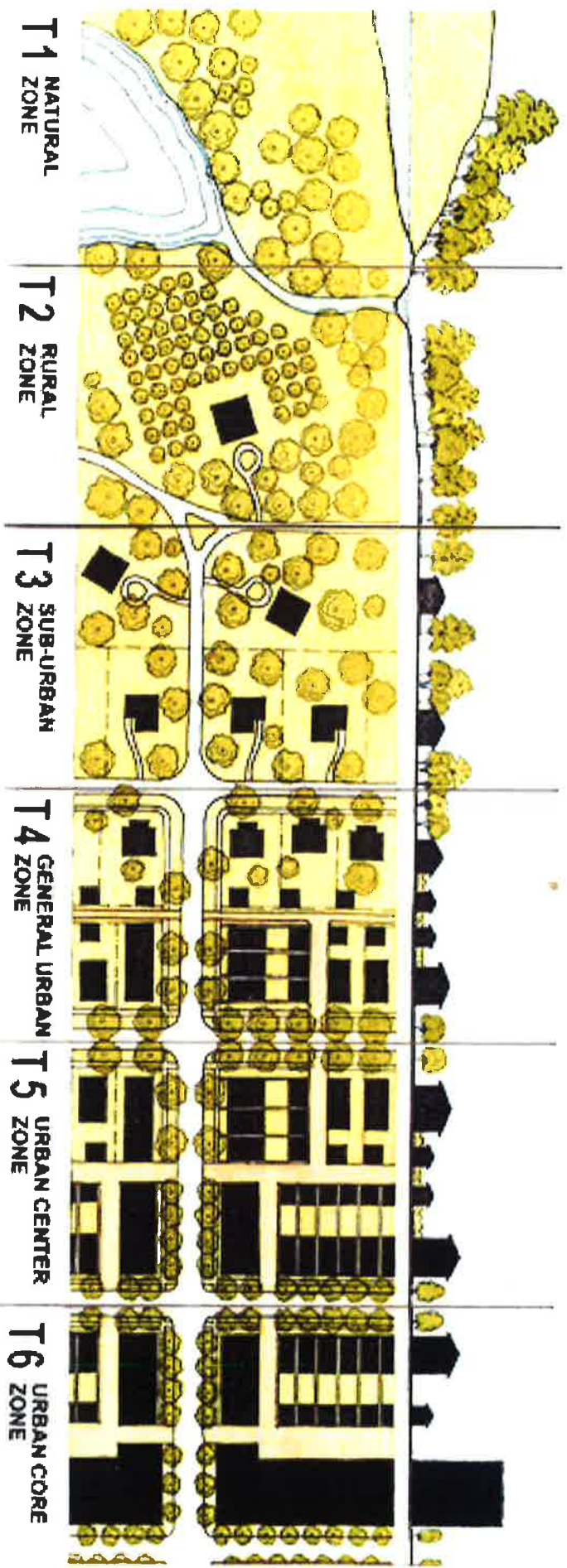
- Public Facility





- LEGEND**
- Ag/Rural Res.
 - Rural Res.
 - Single Family Res.
 - Multifamily Res.
 - Retail
 - Office
 - Mixed Use


GENERAL TRANSECT URBAN



RESIDENTIAL

Low Density (1-3.5 DU/acre)

Medium Low Density (3.5-6 D U/acre)

 Medium Density (5.0-12 D U /acre)

Medium High Density (12-16 D.U./acre)


Urban Neighborhood (16-30 D.U./acre)

High Density (30-45 D.U./acre)

Main Street

Community

Recreation

 General


Highway & Auto

Regional

Office

BP Busin

Regional Busir

 Light Industrial

 Heavy Industrial

Neighborhood Mixed Use

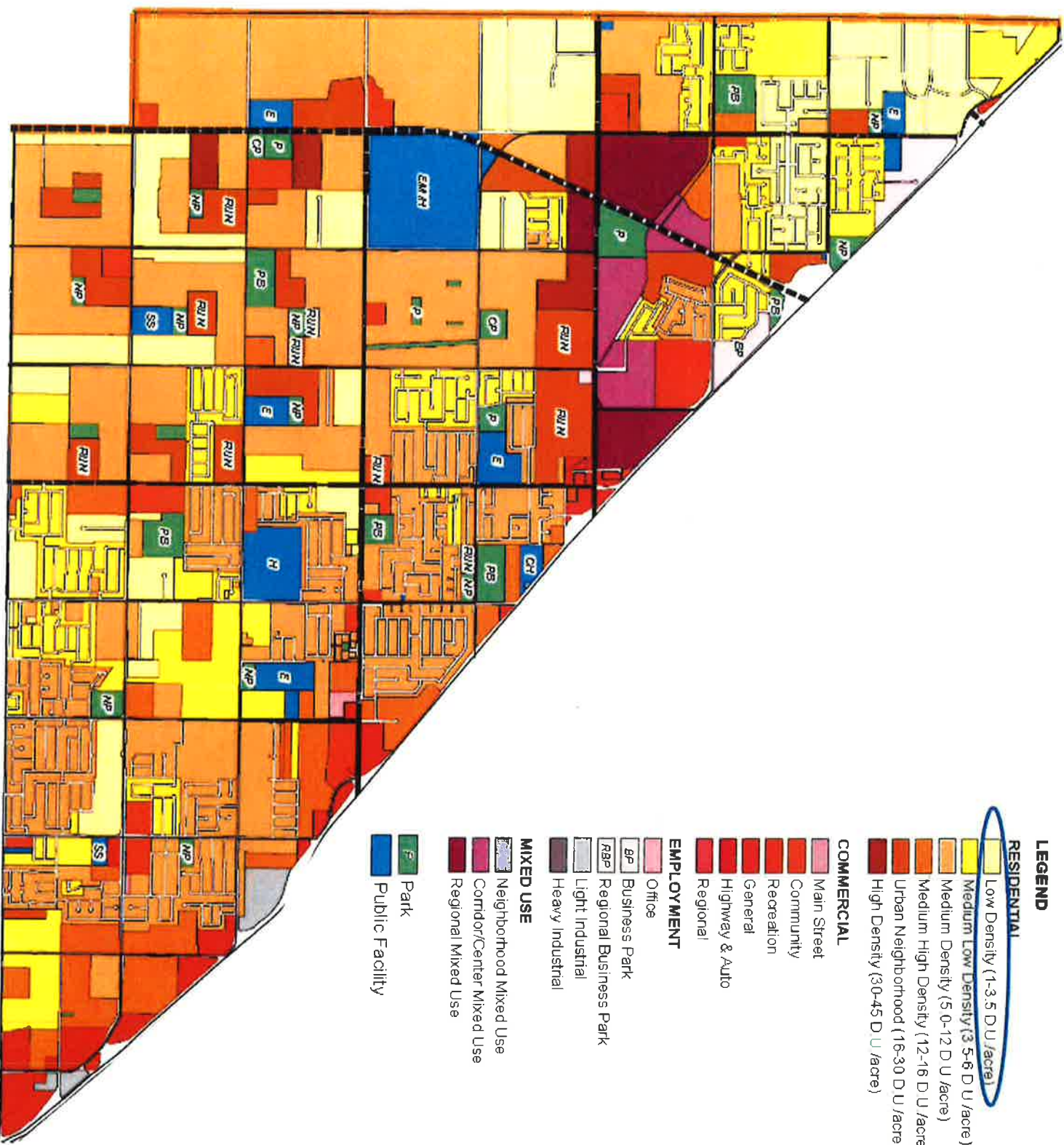
 Corridor/Center Mixed Use

 Regional Mixed Use



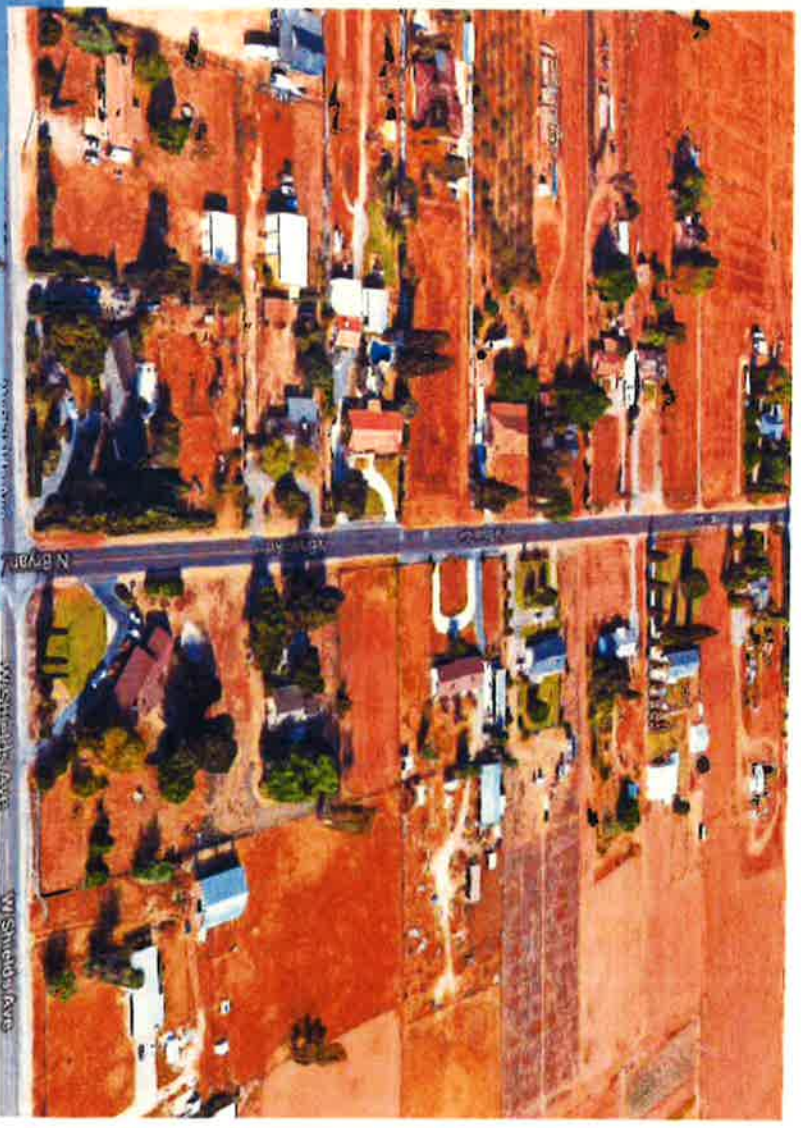
Park

Public Facility





Residential
Low Density
(RS-1, 2, 3)



LEGEND

RESIDENTIAL

- Low Density (1-3 D U /acre)
- Medium Low Density (3-5 D U /acre)
- Medium Density (5-12 D U /acre)
- Medium High Density (12-16 D U /acre)
- Urban Neighborhood (16-30 D U /acre)
- High Density (30-45 D U /acre)

COMMERCIAL

- Main Street
- Community
- Recreation
- General
- Highway & Auto
- Regional

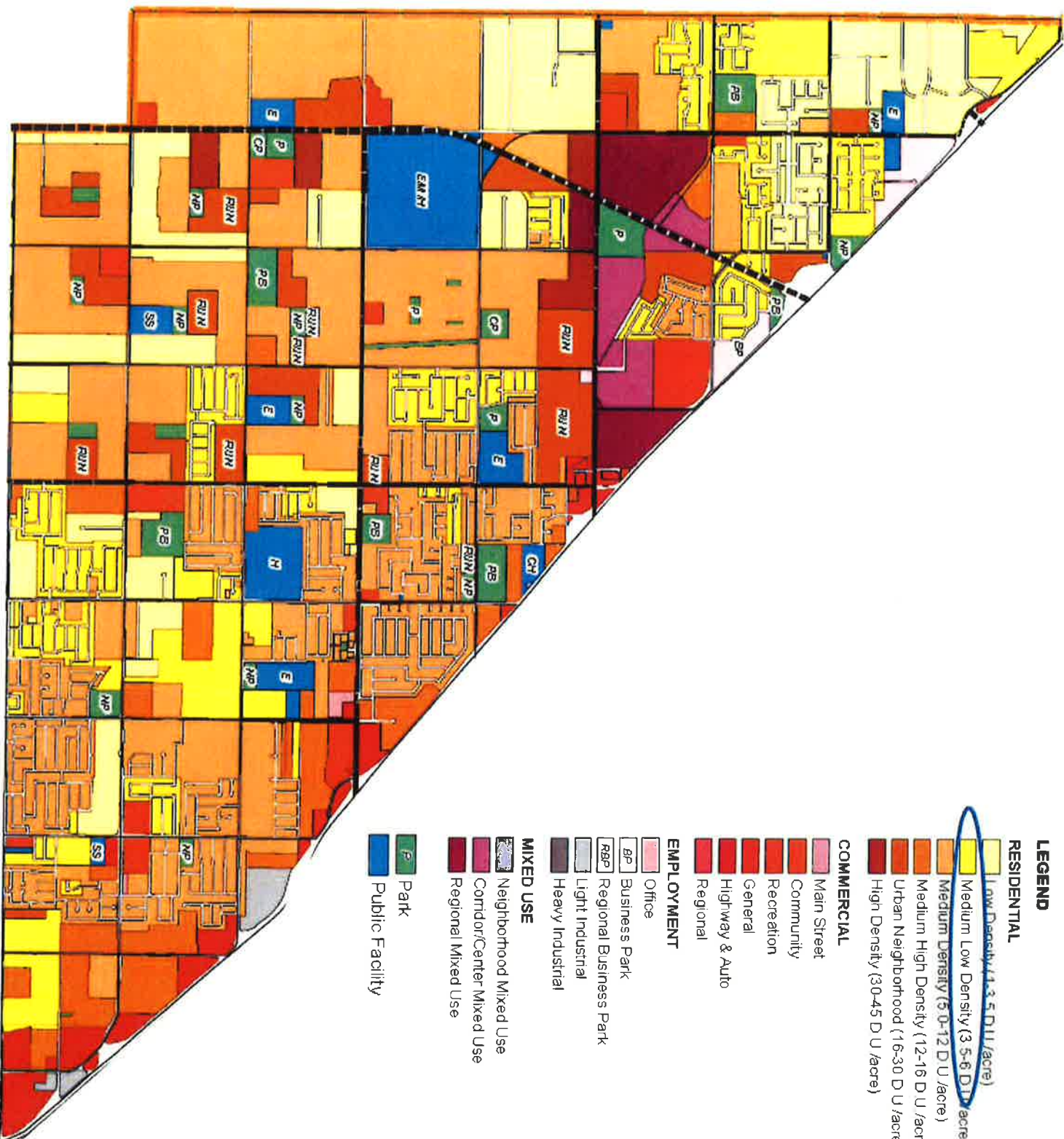
EMPLOYMENT

- Office
- Business Park
- Regional Business Park
- Light Industrial
- Heavy Industrial

MIXED USE

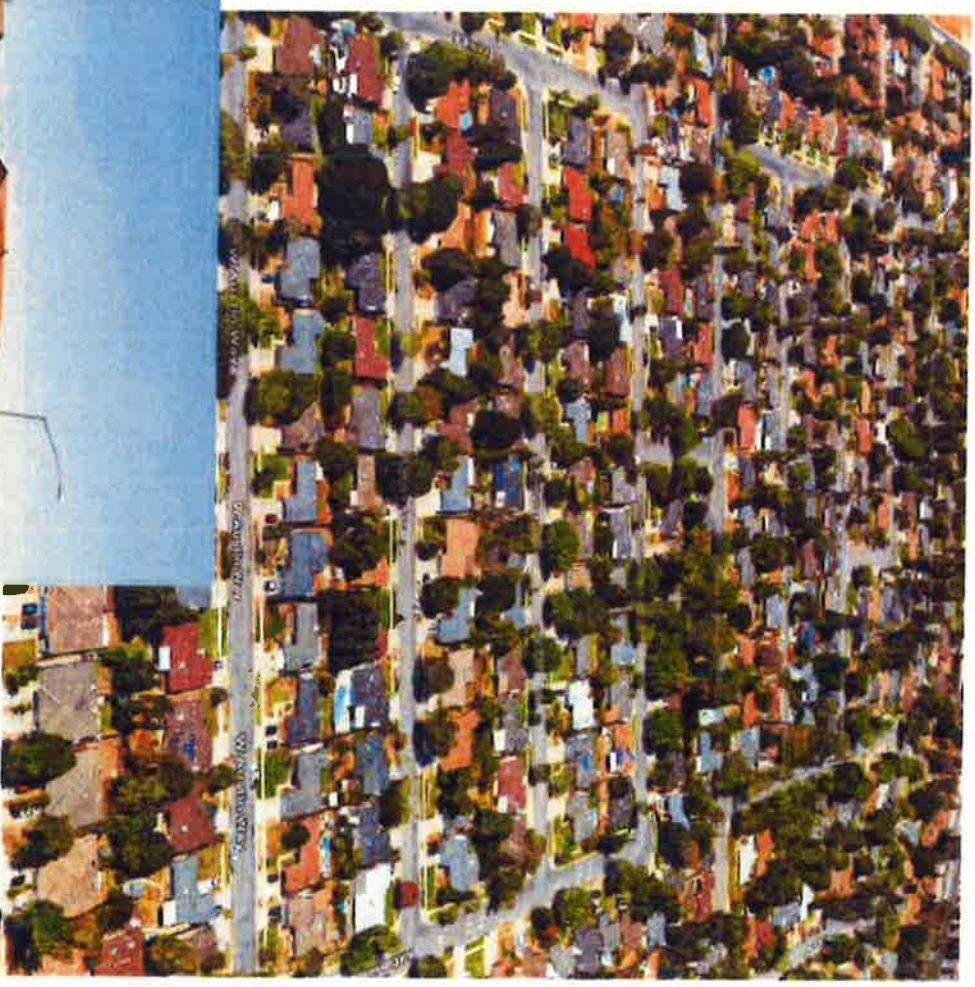
- Neighborhood Mixed Use
- Corridor/Center Mixed Use
- Regional Mixed Use

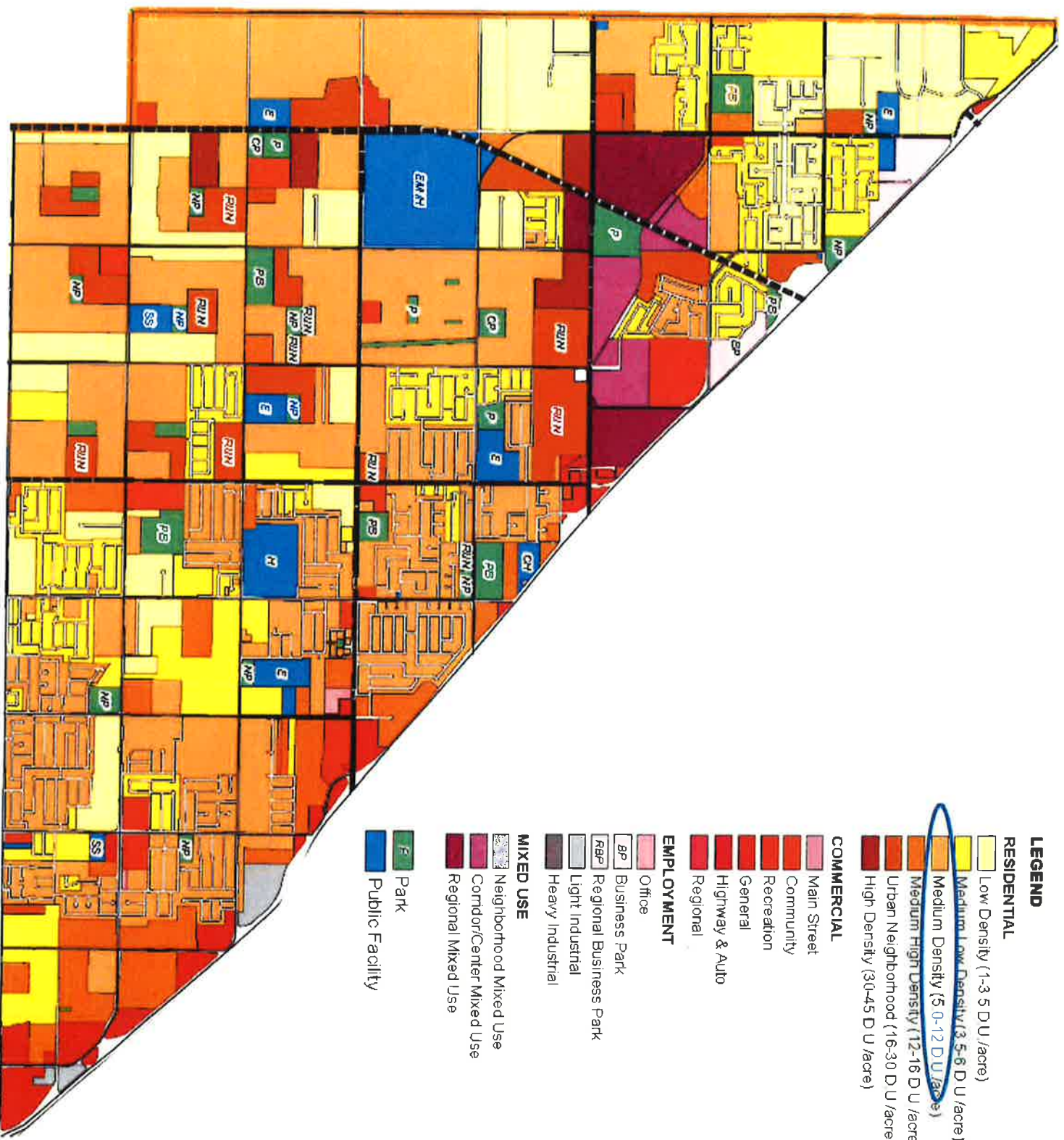
- Park
- Public Facility





Residential
Medium Low Density
(RS-4)





LEGEND

RESIDENTIAL

- Low Density (1-3.5 D U /acre)
- Medium Low Density (3.5-6 D U /acre)
- Medium Density (5.0-12 D U /acre)
- Medium High Density (12-16 D U /acre)
- Urban Neighborhood (16-30 D U /acre)
- High Density (30-45 D U /acre)

COMMERCIAL

- Main Street
- Community
- Recreation
- General
- Highway & Auto
- Regional

EMPLOYMENT

- Office
- Business Park
- Regional Business Park
- Light Industrial
- Heavy Industrial

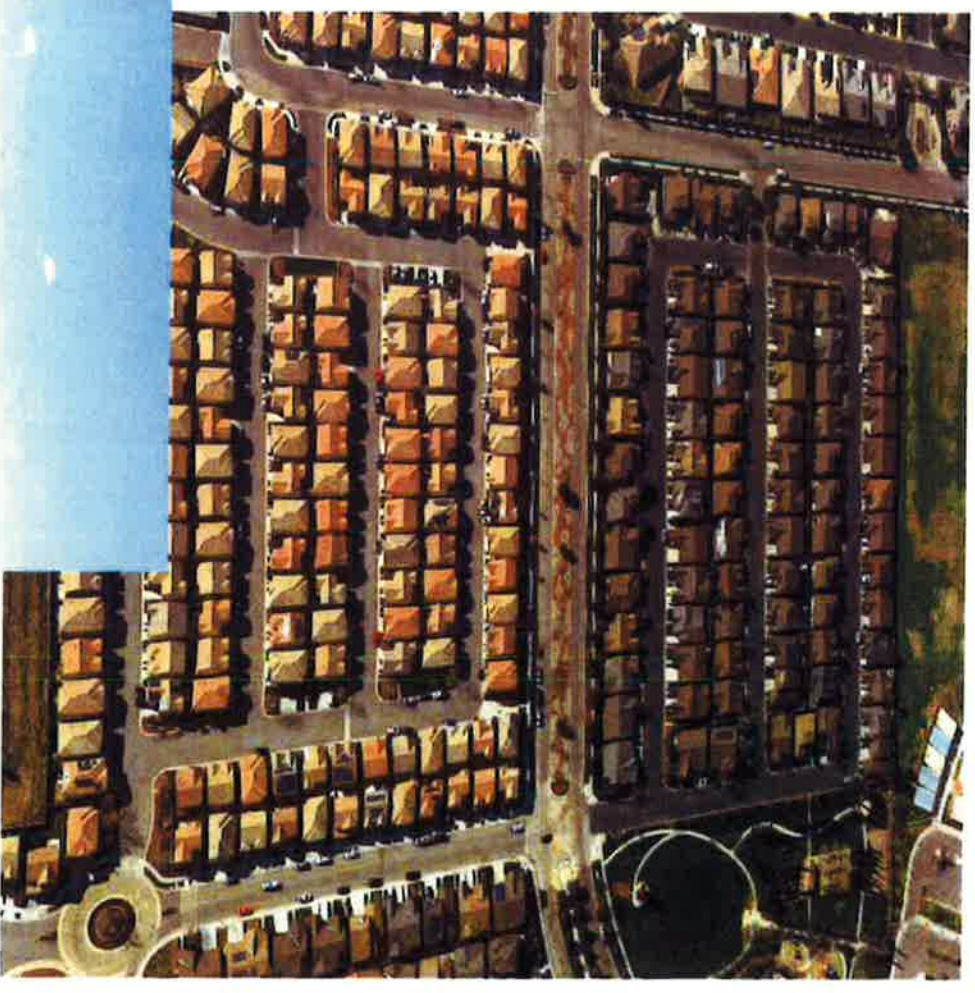
MIXED USE

- Neighborhood Mixed Use
- Corridor/Center Mixed Use
- Regional Mixed Use

- Park
- Public Facility









Residential
Medium Density
(RS-5)



LEGEND

RESIDENTIAL

-  Low Density (1-3.5 D U /acre)
 Medium Low Density (3.5-6 D U /acre)
 Medium Density (5-12 D U /acre)
 Medium High Density (12-16 D U /acre)
 Urban Neighborhood (16-30 D U /acre)
 High Density (30-45 D U /acre)

COMMERCIAL

- ☐ Main Street
☐ Community
☐ Recreation
☐ General
☐ Highway & Auto
☐ Regional

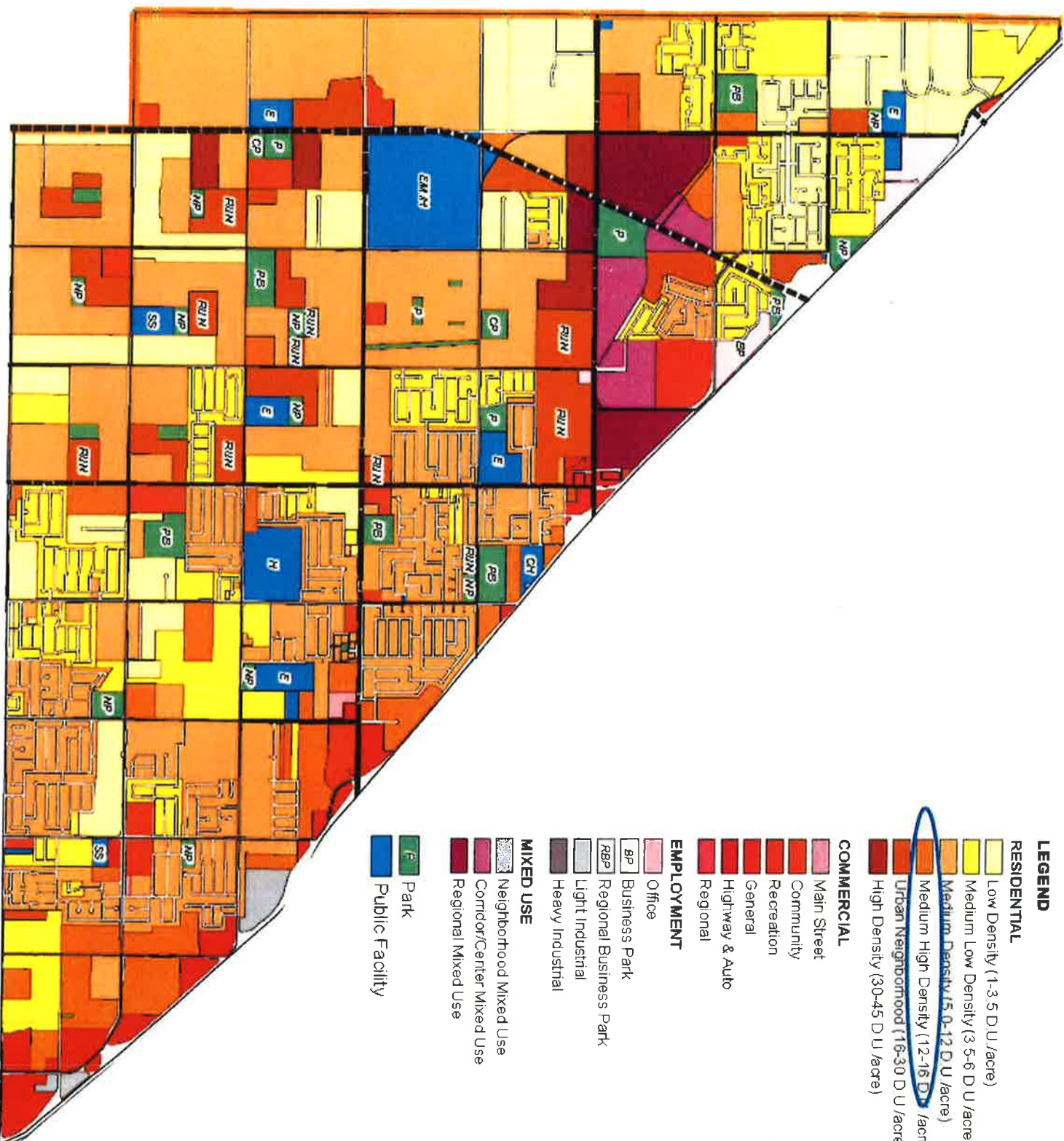
EMPLOYMENT

-  Office
 Business Park
 Regional Business Park
 Light Industrial
 Heavy Industrial

MIXED USE

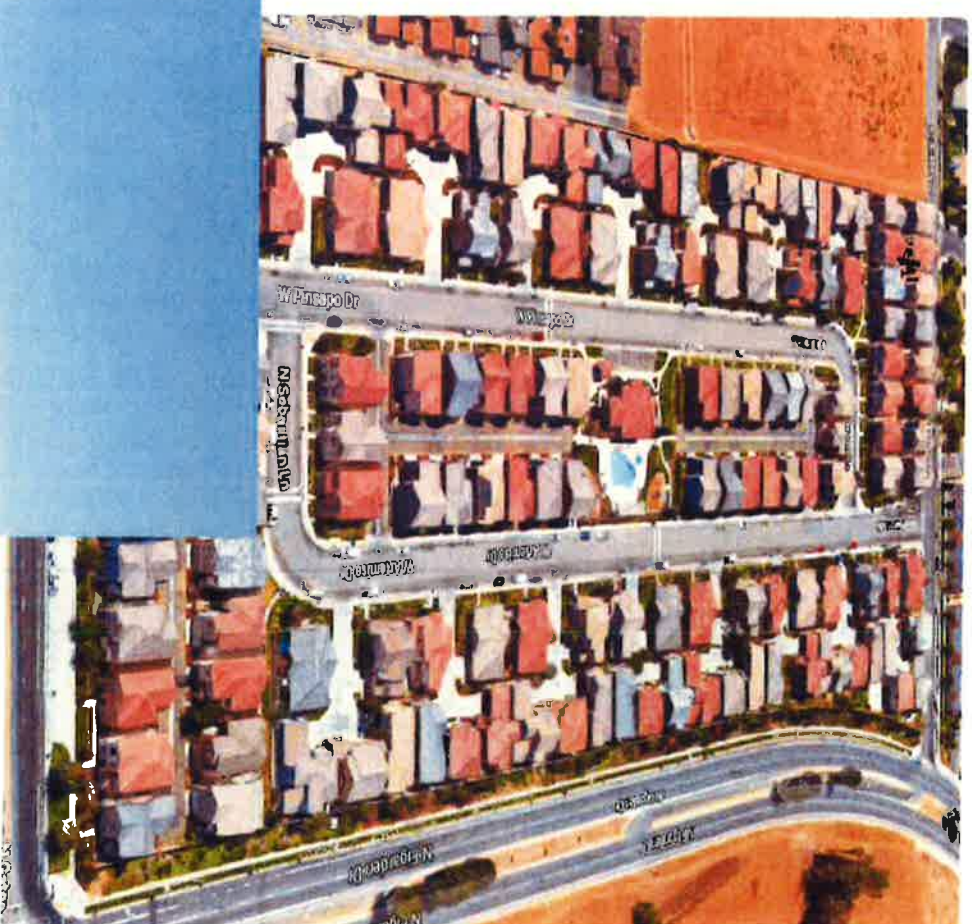
- Neighborhood Mixed Use
Corridor/Center Mixed Use
Regional Mixed Use

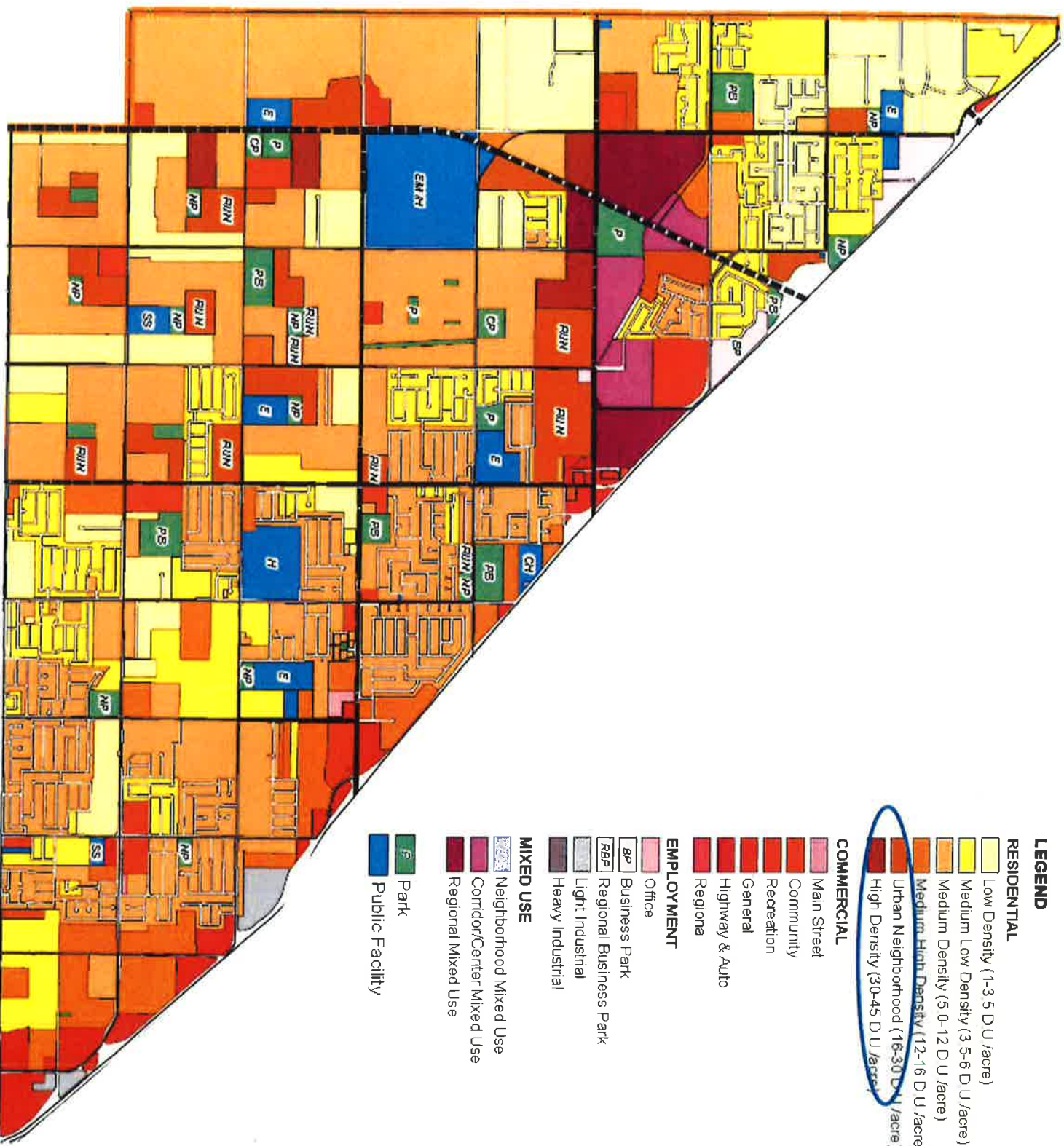
- Park
Public Facility





Residential
Medium High Density
(RM-1)





LEGEND

RESIDENTIAL

- Low Density (1-3.5 D U /acre)
- Medium Low Density (3.5-6 D U /acre)
- Medium Density (5.0-12 D U /acre)
- Medium High Density (12-16 D U /acre)
- Urban Neighborhood (16-30 D U /acre)
- High Density (30-45 D U /acre)

COMMERCIAL

- Main Street
- Community
- Recreation
- General
- Highway & Auto
- Regional

EMPLOYMENT

- Office
- Business Park
- Regional Business Park
- Light Industrial
- Heavy Industrial

MIXED USE

- Neighborhood Mixed Use
- Corridor/Center Mixed Use
- Regional Mixed Use

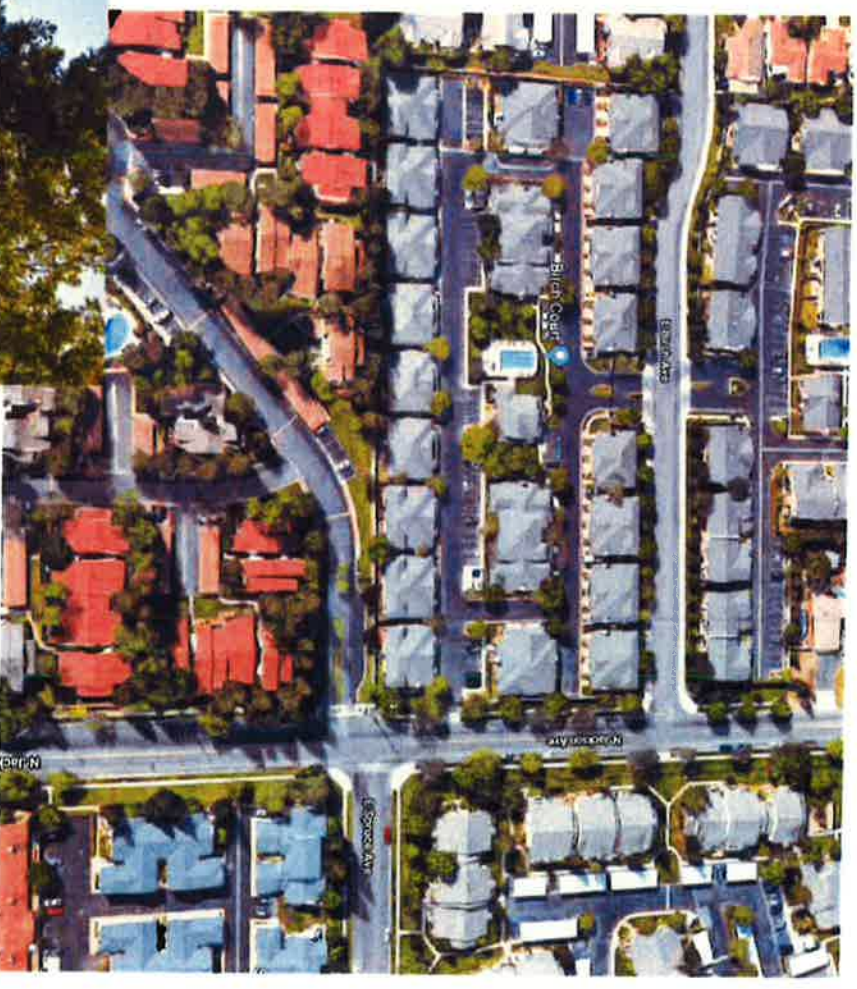
- Park
- Public Facility

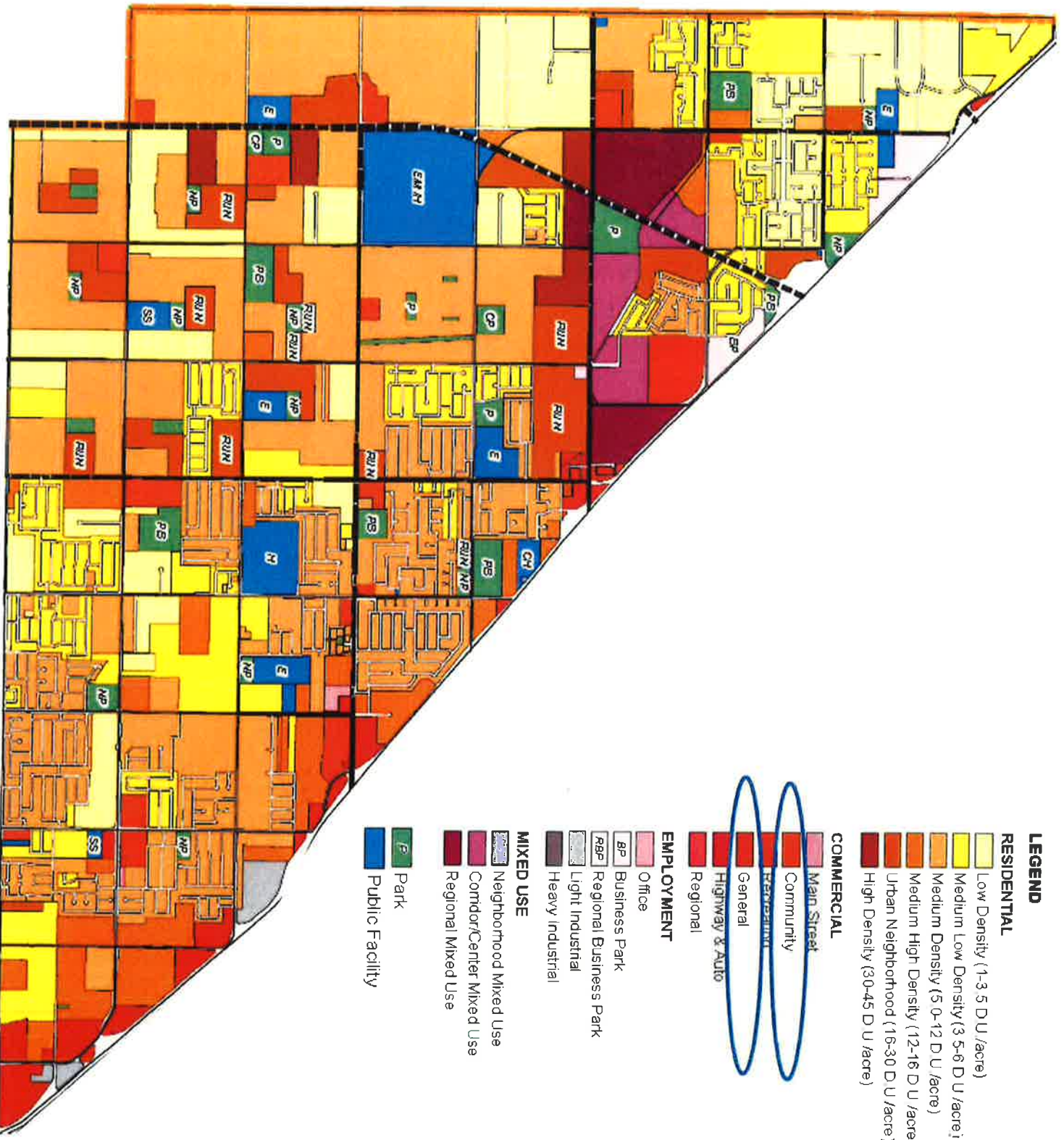


Residential
Urban Neighborhood
(RM-2)



Residential
High Density
(RM-3)





LEGEND

RESIDENTIAL

- Low Density (1-3.5 D U /acre)
- Medium Low Density (3.5-6 D U /acre)
- Medium Density (5.0-12 D U /acre)
- Medium High Density (12-16 D U /acre)
- Urban Neighborhood (16-30 D U /acre)
- High Density (30-45 D U /acre)

COMMERCIAL

- Main Street
- Community
- General
- Highway & Auto
- Regional

EMPLOYMENT

- Office
- Business Park
- Regional Business Park
- Light Industrial
- Heavy Industrial

MIXED USE

- Neighborhood Mixed Use
- Corridor/Center Mixed Use
- Regional Mixed Use

- Park
- Public Facility



Community
Commercial (CC)



General
Commercial (CG)



LEGEND

RESIDENTIAL

- Low Density (1-3.5 D U /acre)
- Medium Low Density (3.5-6 D U /acre)
- Medium Density (5.0-12 D U /acre)
- Medium High Density (12-16 D U /acre)
- Urban Neighborhood (16-30 D U /acre)
- High Density (30-45 D U /acre)

COMMERCIAL

- Main Street
- Community
- Recreation
- General
- Highway & Auto
- Regional

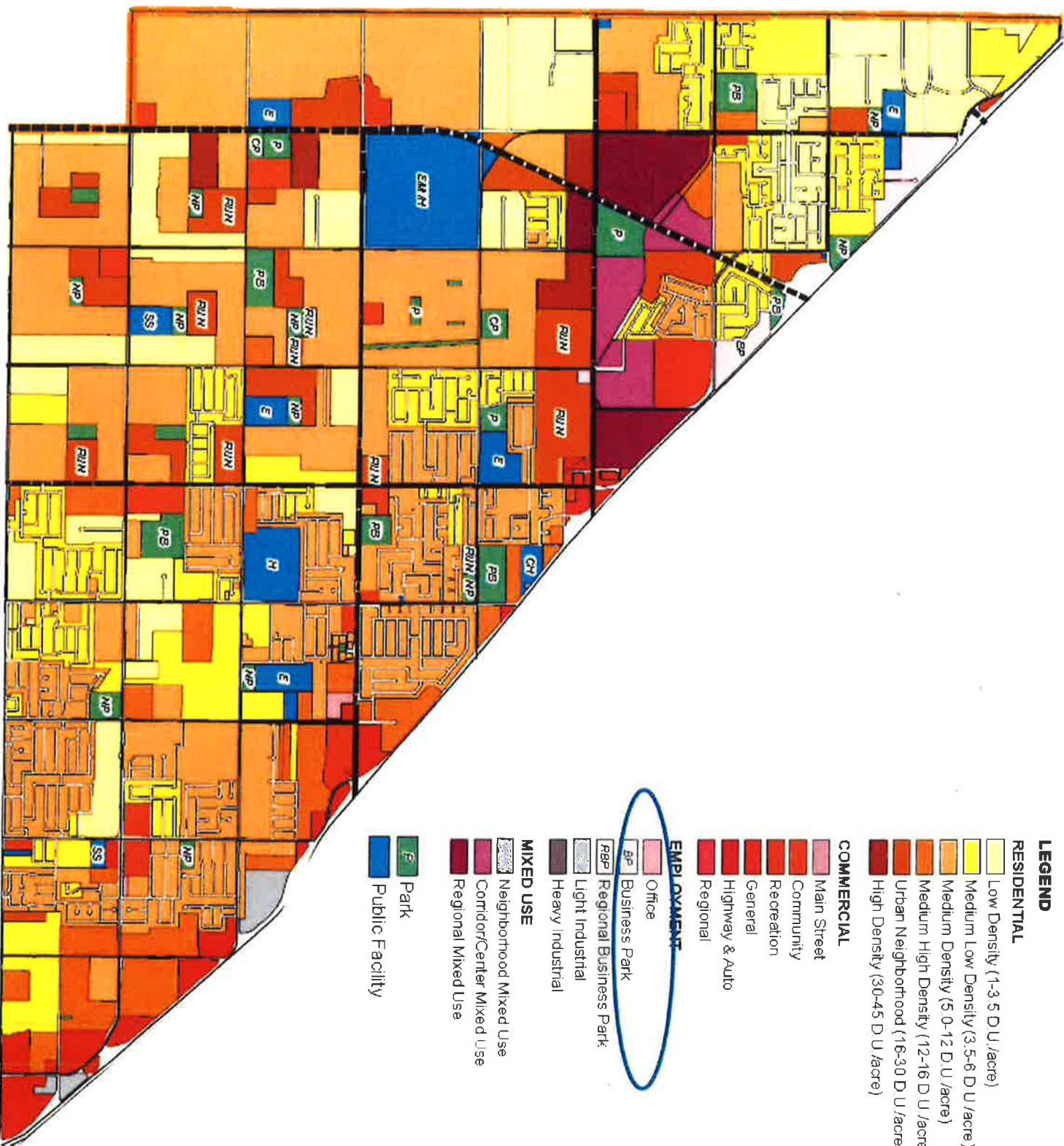
EMPLOYMENT

- Office
- Business Park
- Regional Business Park
- Light Industrial
- Heavy Industrial

MIXED USE

- Neighborhood Mixed Use
- Corridor/Center Mixed Use
- Regional Mixed Use

- Park
- Public Facility

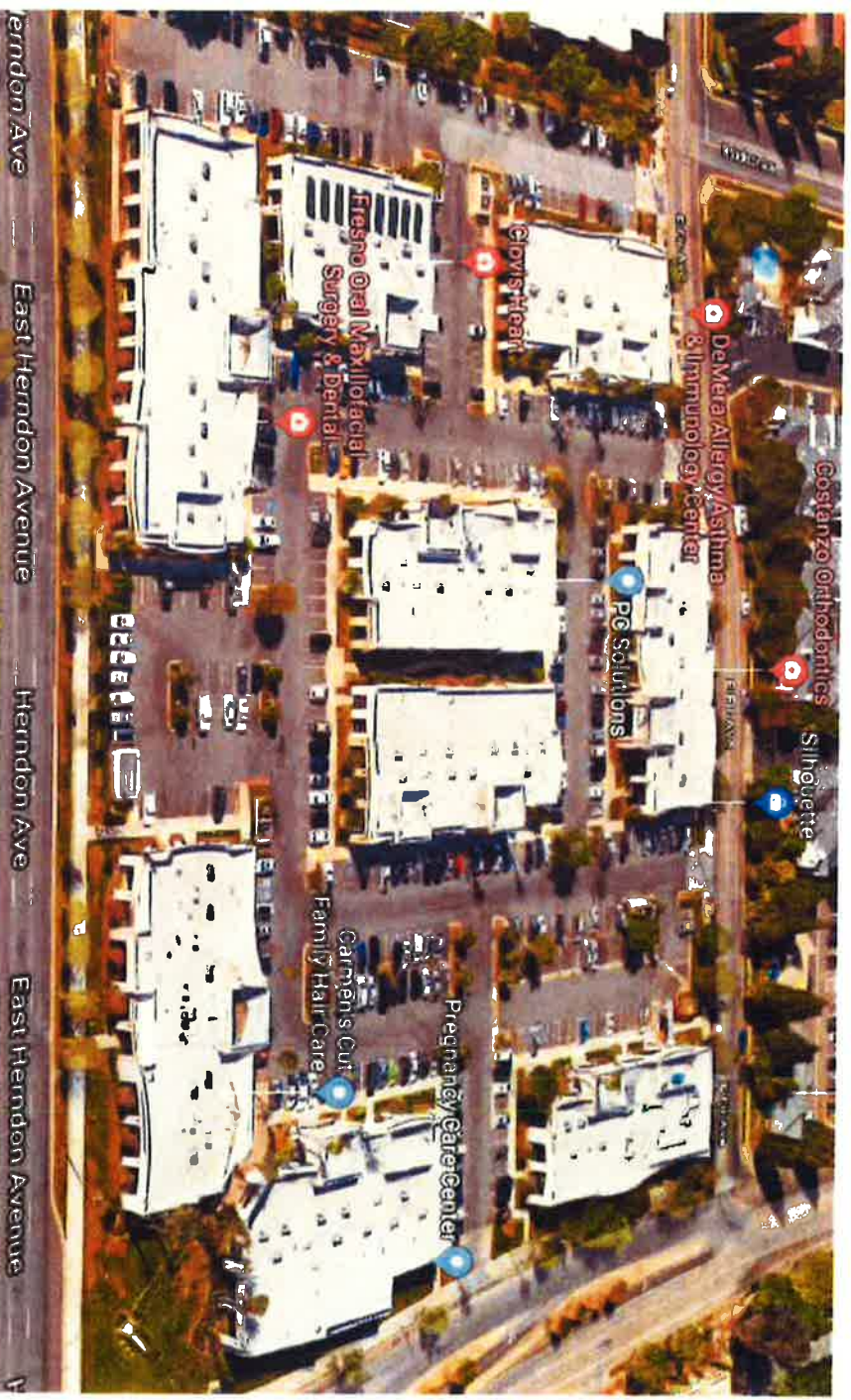




Office (O)



Business
Park (BP)



LEGEND

RESIDENTIAL

- Low Density (1-3 D U /acre)
- Medium Low Density (3-5-6 D U /acre)
- Medium Density (5-0-12 D U /acre)
- Medium High Density (12-16 D U /acre)
- Urban Neighborhood (16-30 D U /acre)
- High Density (30-45 D U /acre)

COMMERCIAL

- Main Street
- Community
- Recreation
- General
- Highway & Auto
- Regional

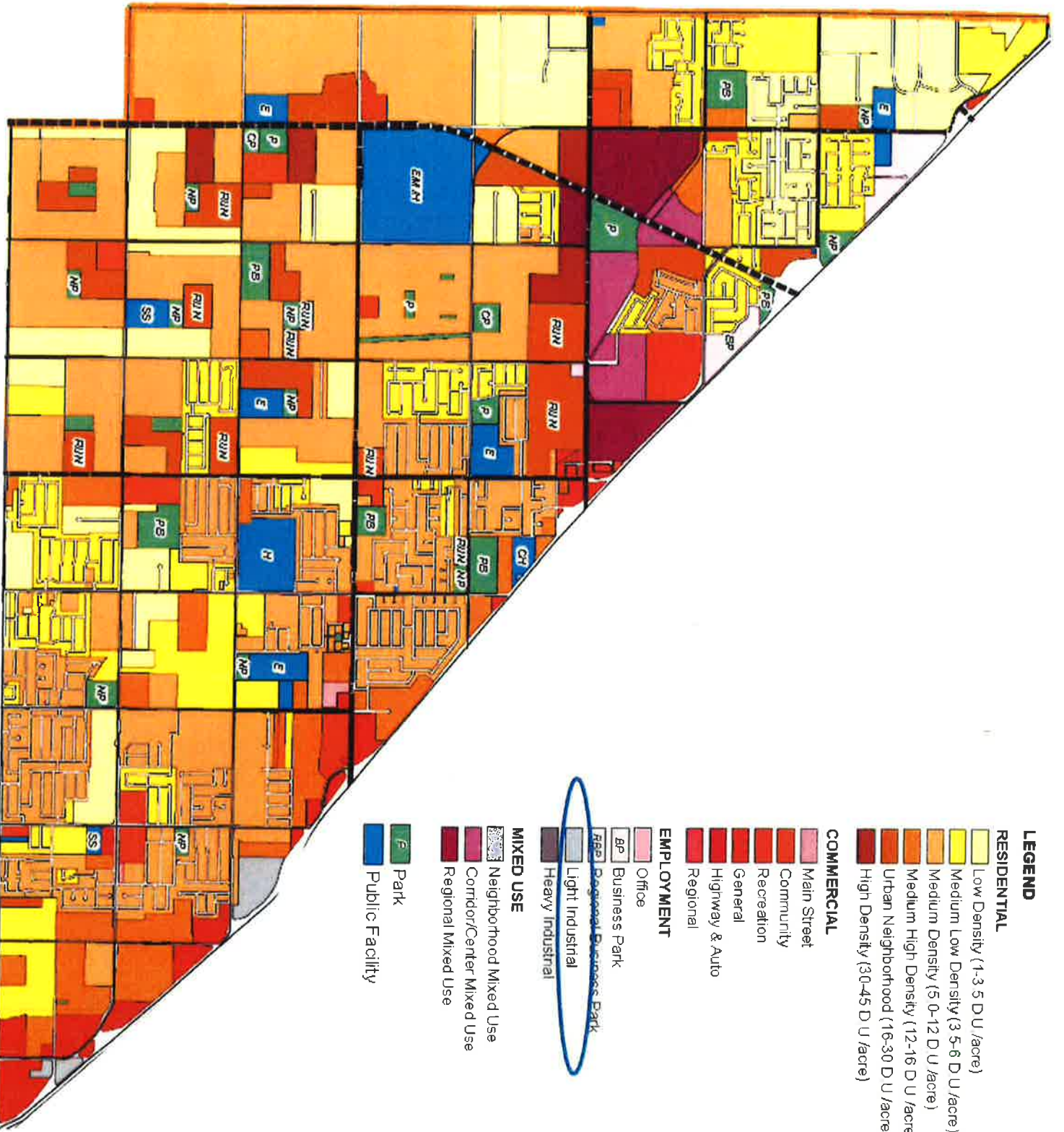
EMPLOYMENT

- Office
- Business Park
- Regional Business Park
- Light Industrial
- Heavy Industrial

MIXED USE

- Neighborhood Mixed Use
- Corridor/Center Mixed Use
- Regional Mixed Use

- Park
- Public Facility



RESIDENTIAL

- COMMERCIAL**

Main Street

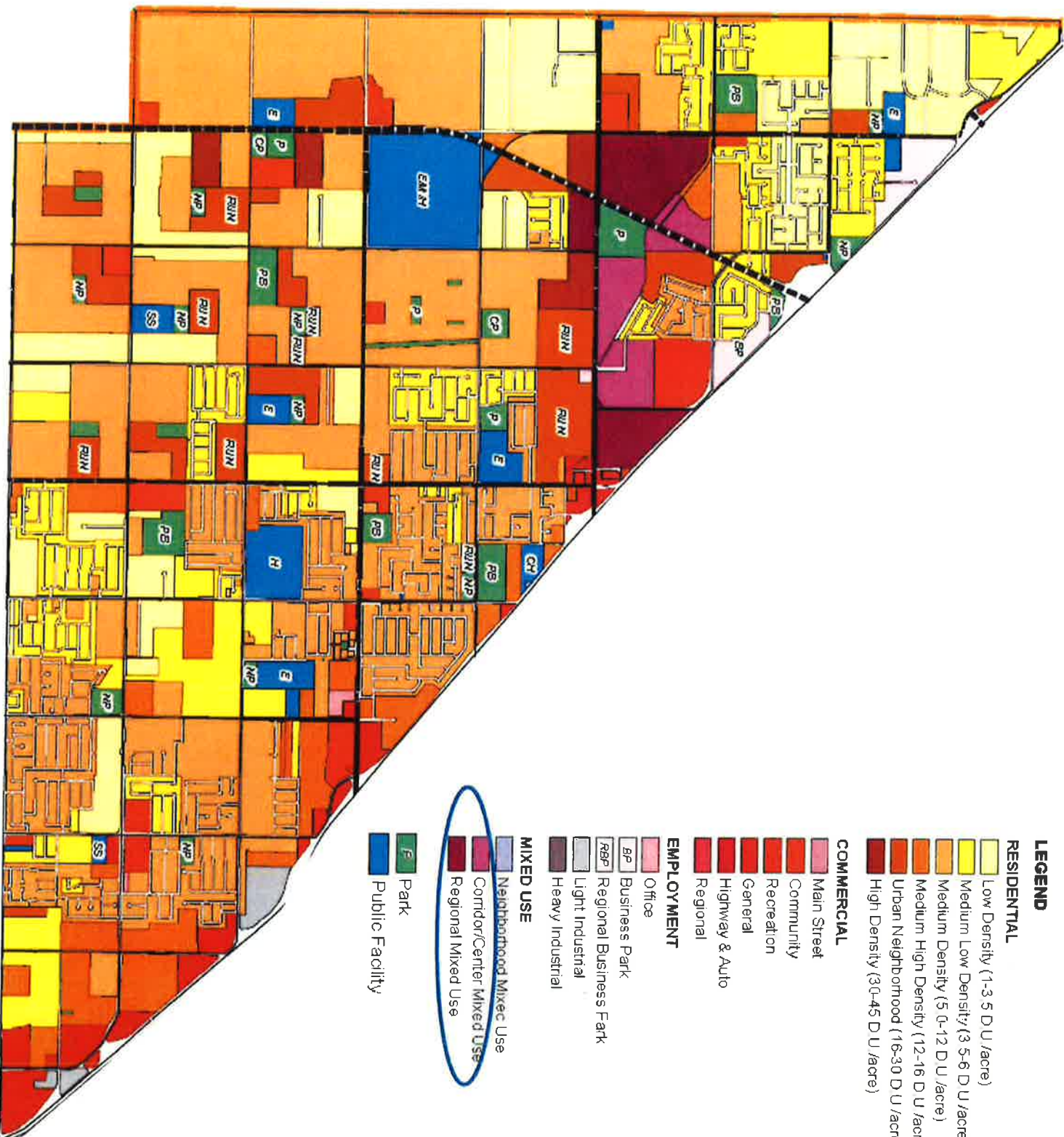
- ## EMPLOYMENT

Office

- MIXED USE**

Neighborhood Mixed Use

-

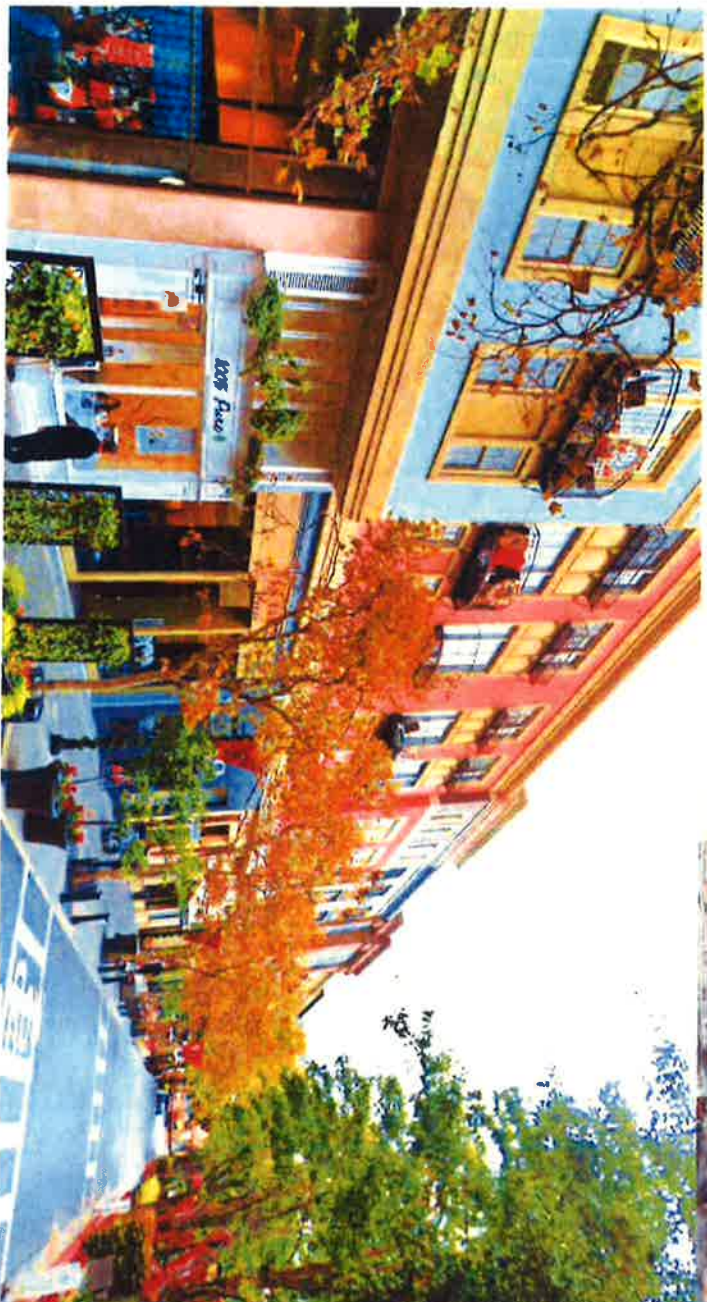




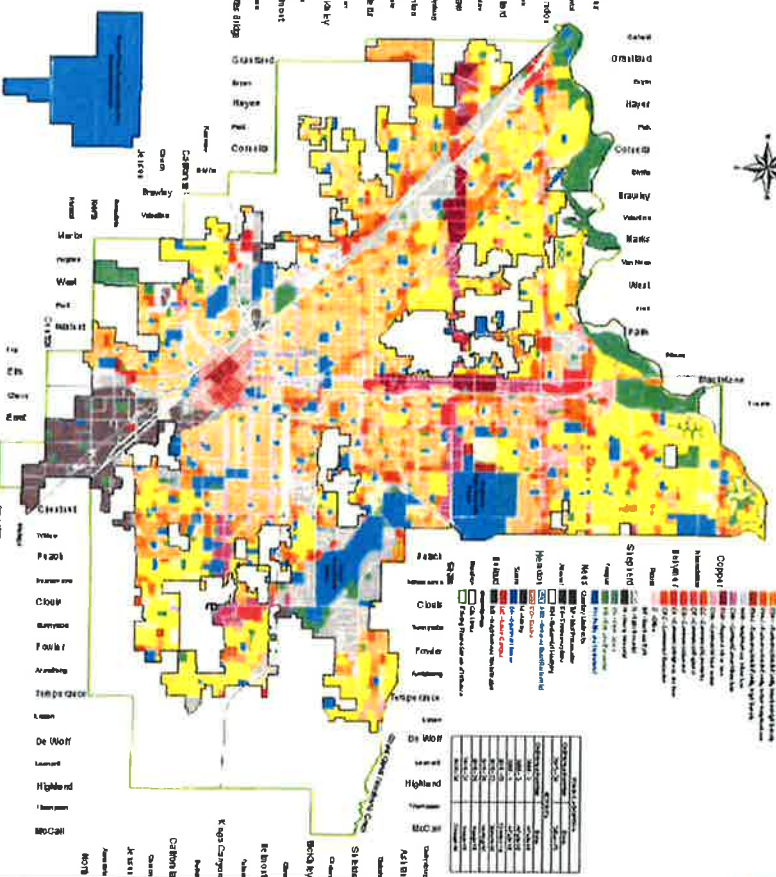
Corridor/Center
Mixed Use (CMX)



Regional
Mixed Use (RMX)



City of Fresno Zoning Map



City of Fresno
Development and Resource Management
Planning Division

Fresno Municipal Code Chapter 15: CITYWIDE DEVELOPMENT CODE

SEPTEMBER, 2015

Development and Resource
Management Department

City of



Article 11 Mixed-Use Districts (MX)

Sections:

15-1101	Purpose
15-1102	Use Regulations
15-1103	Density, Intensity, and Massing Development Standards
15-1104	Site Design Development Standards

15-1101 Purpose

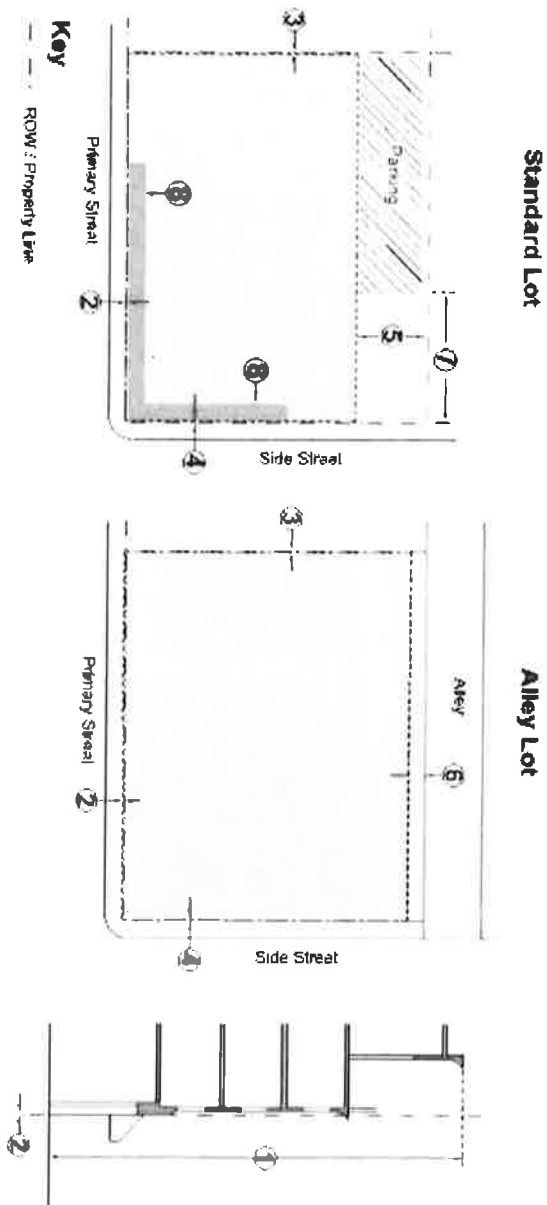
The purposes of the Mixed-Use (MX) Districts are to:

- A. Promote pedestrian-oriented infill development, intensification, and reuse of land consistent with the General Plan.
- B. Allow and encourage the development of mixed-use centers and corridors with a vibrant concentration of goods and services, multi-family housing, and community gathering and public spaces at strategic locations.
- C. Transform certain auto-oriented boulevards and corridors into vibrant, diverse, and attractive corridors that support a mix of pedestrian-oriented retail, office, and residential uses in order to achieve an active social environment within a revitalized streetscape.
- D. Provide options which reduce the need for private automobile use to access shopping, services, and employment and minimize air pollution from vehicle miles traveled.
- E. Offer additional housing opportunities for residents seeking to live in an urban environment.
- F. Improve access to a greater range of facilities and services for surrounding residential neighborhoods.
- G. Establish development and design standards for these centers and corridors that will create a unified, distinctive, and attractive urban character, with appropriate transitions to adjacent

TABLE 15-1102: USE REGULATIONS—MIXED-USE DISTRICTS					
Use Classifications	NMX	CMX	RMX	Additional Regulations	
Residential Use Classifications					
Residential Housing Types					
Single-Unit Dwelling, Attached	P(1)	P(1)	P(1)	\$15-2754, Second Dwelling Units, Backyard Cottages, and Accessory Living Quarters	
Multi-Unit Residential	P(1)	P(1)	P(1)		
Adult Family Day Care					
Small (6 clients or less)	P(1)	P(1)	-		
Large (7 to 12 clients)	P(1)	-	-		
Elderly and Long-Term Care	P(1)	-	-		
Family Day Care					
Small (8 or fewer children)	P(1)	P(1)	P(1)	\$15-2725, Day Care Centers and Family Child Care Homes	
Group Residential					
Small (6 persons or less)	P(1)	P(1)	P(1)		
Large (7 persons or more)	P(1)	P(1)	P(1)		
Residential Care Facilities					
Residential Care, Limited	P(1)	P(1)	P(1)		
Public and Semi-Public Use Classifications					
Colleges and Trade Schools, Public or Private	C(3)	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)	C(4)	C(4)	P		
Community Garden	P	P	P	\$15-2720, Community Gardens / Urban Farms	
Conference/Convention Facility	C(4)	C(4)	C		
Cultural Institutions	P(5)	C	C		
Day Care Centers	P	P	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)		

TABLE 15-1103: DENSITY, INTENSITY, AND MASSING STANDARDS—MIXED-USE DISTRICTS

Standard Lot				Alley Lot		#
District	NMX	CMX	RMX	Additional Regulations		
Floor Area Ratio (max.)	1.5	1.5	2.0	§15-309, Determining Floor Area Ratio		
Residential Density, du/ac (min./max.)	12/16	16/30	30/45	§15-310, Determining Residential Density Min. res. density shall not be required for the following: projects on lots less than 20,000 sq. ft. in area; projects further than 1,000 feet from a planned or existing BRT route; and projects which submit a Development Permit application prior to January 1, 2019.		
Maximum Height (ft.)	40	60	75	§15-1104-B, RS Transition Standards and §15-2012, Heights and Height Exceptions		①
Setbacks (ft.)						
Front (min./max.)	-/10	-/10	-/10			②
Interior Side (min.)	•	•	•			③
Street Side (min.)	•	•	•	§15-313, Determining Setbacks and Yards		④
Rear (min.)	•	•	•	§15-1104-B, RS Transition Standards		⑤
Alley (min.)	3	3	3	§15-1104-D, Parking Setback		⑥



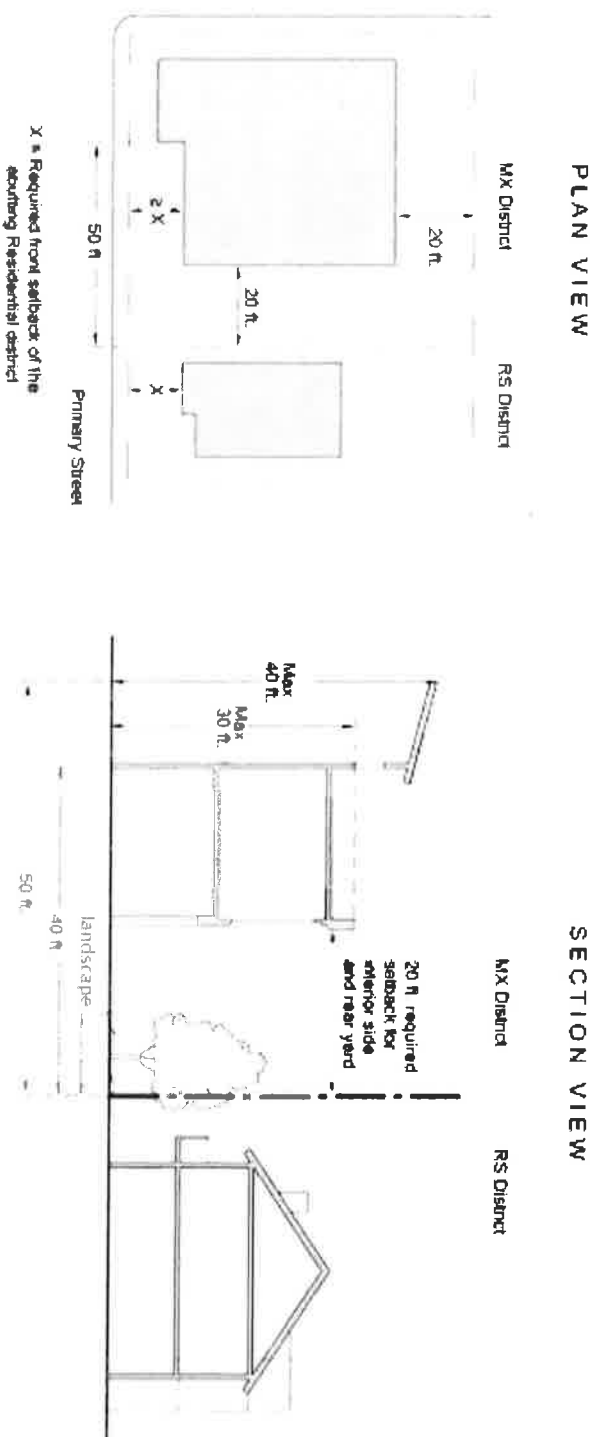


FIGURE 15-1104-B: RS TRANSITION STANDARDS—MX DISTRICTS

4. **Screening:** When a multi-story building is proposed and the second story or above is located within 50 feet of the side or rear yard of a single-family lot, screening measures shall be applied to provide a reasonable degree of privacy.
 - a. Screening measures include, but are not limited to, landscaping, alternate window and balcony placements, placing windows at least six feet from the floor of the interior of the unit, incorporating wing walls or louvers, using glass block or other translucent material, and other such methods.
 - b. **Sufficiency of Screening.** The Review Authority shall determine the sufficiency of the proposed screening measures and may require additional measures.



**Fresno Municipal Code Chapter 15:
CITYWIDE
DEVELOPMENT CODE**

Development and Resource Management Department





Wednesday, November 28, 2018 Meeting Summary – DRAFT

Steering Committee

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

The Steering Committee met on Wednesday, November 28, 2018, 6:00 p.m. at Central High School – East Campus, Cafeteria/Multipurpose Room, 3535 N. Cornelia Avenue.

Non-voting Session.

1. CALL TO ORDER:

Vice Chairperson Singh called the Steering Committee to order at 6:07 p.m. An announcement of translation services in Hmong, Punjabi, and Spanish was made by Orchid Interpreting, Inc. Staff provided a brief explanation of the meeting protocol and the plan process to the Steering Committee and meeting attendees.

2. ATTENDANCE:

MEMBERS:

PRESENT 8 – Vice Chairperson Deep Singh, Joseph Martinez, Tiffany Mangum, Cathy Caples, Eric Payne, Gurdeep Shergill, Jeff Roberts, and Bill Nijjer

ABSENT 3 – Chairperson Pena, Dennis Gaab, and John Kashian

OTHERS PRESENT:

Council President Esmeralda Z. Soria, *District 1*

Councilmember – Elect Miguel Arias, *District 3*

Sophia Pagoulatos, *Planning Manager, DARM*

Michael Andrade, *GIS Specialist, DARM*

Kara Hammerschmidt, *Service Aid, DARM*

Rodney Horton, *Planner, DARM*

3. PRESENTATION OF DRAFT LAND USE MAP & GUIDING PRINCIPLES:

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

following draft guiding principles were presented to the community and members of the Steering Committee:

Agriculture

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

Retail

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

Housing

- Encourage the development of housing to accommodate multi-generational households.
- Encourage multi-family dwelling units to be located along corridors and streets that have access to transit and commercial goods.
- Discourage the expansion of detach-single-family starter homes.

Parks and Trails

- Provide for the location a Regional Park in the Plan Area that has components of the Plan Area's agricultural history through the planting of drought – resistant vegetation or trees, and the creation of public art that exhibits the Plan Area's contribution to the agricultural industry.
- Create parks that are within existing and planned neighborhoods that are easily accessed by community members using pedestrian and bicycle pathways, transit services, or motor vehicle.
- Maintain the vision of the General Plan and the Active Transportation Plan for class I bicycle lanes, and class II bike lanes planned for in the West Area.

Catalytic Corridors

Encourage the orderly and consistent development of civic, parkland, retail and commercial, mixed-use, and multi-family uses along West Shaw Avenue, West Ashlan

Avenue, Veterans Boulevard, West Shields Avenue, West Clinton Avenue, and Blythe Avenue.

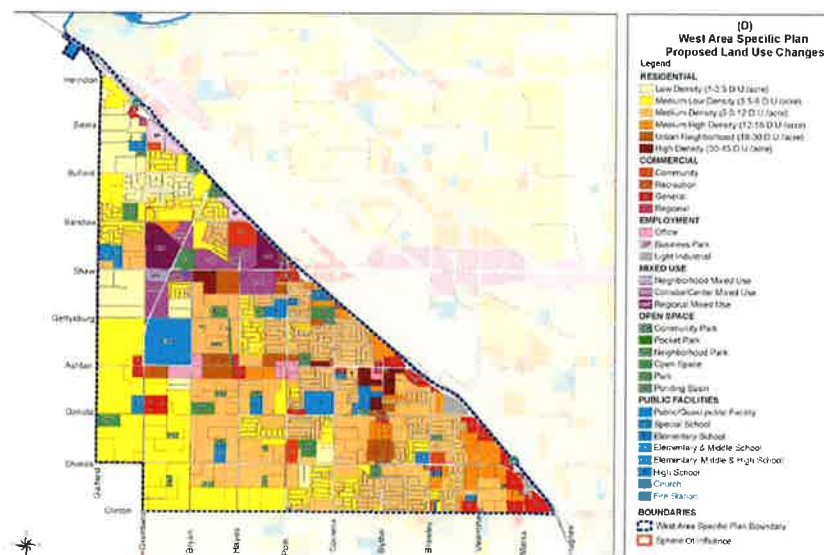
Transportation

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

The Steering Committee entered into brief discussion about the process to make changes to the draft guiding principles at the January 16, 2019. Staff revealed the draft land use map that was prepared using the conceptual land use option selected by the Steering Committee at the August 22, 2018 meeting.

Approximately 7% of the parcels are recommended to change, overall residential land use designations decrease and commercial land use designations increase. The draft land use map relocated higher density from the most western edge of the Plan Area to catalytic corridors.

The Steering Committee will be able to make changes to the draft land use map at the January 16, 2019 meeting.



4. REGIONAL PARK

The Steering Committee entered into a discussion on the proposed location of a Regional Park in the Plan Area. Member Caples expressed an interest in having the Regional Park located immediately behind the north side of West Shaw Avenue to be anchored by commercial land uses and Island Waterpark. Member Shergill discussed the desire to have the Regional Park located south of West Shaw Avenue. The Steering Committee entered into a small discussion on possible locations for a Regional Park within the Plan Area before turning the floor over to Council President Soria and Councilmember – Elect Arias.

Council President Soria thanked the Steering Committee for being committed to the process, and thanked the community for providing input throughout the plan process. She mentioned that the West Area Specific Plan is the first step toward providing for good development in the West Area that will provide for essential amenities that is currently lacking in the West Area. She concluded her comments by briefly discussing the need for greenspace south of West Shaw Avenue.

Councilmember – Elect Arias thanked the community for being a part of the plan process and encouraged the community to be aggressive and creative in laying the vision for the Plan Area.

5. UNSCHEDULED COMMUNICATIONS

Elisa Bilios

5323 N. Tisha

Ms. Bilios would like the Regional Park located north of West Shaw Avenue. She is also concerned about potential changes to the draft land use map.

Jane Brannick

4701 W. Griffith Way

Ms. Brannick discussed the potential for trails to connect to and through Regional and Community Parks.

Unnamed Speaker

Starter homes could become rental homes.

Unnamed Speaker

Ashlan/Hayes

Would like to hear more about how transportation will be improved in the Plan Area. Interested to know what would prevent the plan from being adopted.

Mark Stevenson

Builder/Developer

Mr. Stevenson said that he plans to complete an affordable housing project near Polk/Dakota area and inquired how the plan will impact his project.

Unnamed Speaker

Where will water come from to support development?

Sophia Pagoulatos

Planning Manager

Ms. Pagoulatos responded to questions by sharing that the plan will need to be adopted by City Council, the plan does not guarantee anything gets built or that businesses will locate to the area. She mentioned that water needs are constantly assessed in the City of Fresno. The City has determined that adequate water resources exist in the West Area. An environmental impact report will be completed as part of the plan process which will also evaluate water resources in the Plan Area.

6. ADJOURNMENT

The non-voting meeting adjourned at 7:31 p.m. The next meeting will be held on January 16, 2019 at 6:00 p.m. at Central High – East Campus (cafeteria).

Respectfully Submitted,



Rodney L. Horton
Staff Representative