

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, TO ADOPT PLAN AMENDMENT APPLICATION NO. P19-00980, AMENDING THE TEXT OF CHAPTER 11 OF THE FRESNO GENERAL PLAN, THE HOUSING ELEMENT

WHEREAS, California Planning and Zoning Law (California Government Code Section 65000, et seq.), requires the City of Fresno (“City”) to adopt a comprehensive, long term general plan for the City’s physical development and for any land outside City boundaries which bear relation to the City’s planning; and

WHEREAS, on December 18, 2014, by Resolution No. 2014-226, the City Council adopted the Fresno General Plan, and by Resolution No. 2014-225 certified Master Environmental Impact Report SCH No. 2012111015 (MEIR) which evaluated the potentially significant adverse environmental impacts of urban development within the City’s designated urban boundary line and sphere of influence; and

WHEREAS, on October 20, 2016, by Resolution No. 2016-214 the City Council adopted Downtown Neighborhoods Community Plan and by Resolution No. 2016-2015 adopted the Fulton Corridor Specific Plan, and by Resolution No. certified Program Environmental Impact Report SCH No. 2012041009 for the Downtown Neighborhoods Community Plan, the Fulton Corridor Specific Plan, and the Downtown Development Code

WHEREAS, California Government Code Sections 65580 – 65589.8 require adoption of a Housing Element as one of the seven required elements of the General Plan and that the Housing Element shall include an inventory of land suitable and

Date Adopted:
Date Approved:
Effective Date:

City Attorney Approval: _____



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available for residential development to meet the local government's allocation of the regional housing need; and

WHEREAS, after a robust and diligent public engagement process, on April 28, 2016, by Resolution 2016-60, the City Council amended Chapter 11 of the Fresno General Plan to incorporate the Fresno 2015-2023 Housing Element; and

WHEREAS, the California Department of Housing and Community Development (HCD) is required to review the City's Housing Element pursuant to Government Code Section 65585 and to issue a determination as to whether or not HCD finds that the Housing Element substantially complies with the requirements of the Government Code, commonly referred to as a "certification letter"; and

WHEREAS, HCD reviewed the 2015-2023 Housing Element and issued a certification letter on July 7, 2017; and

WHEREAS, the California Legislature approved SB 166 on September 29, 2017, amending California Government Code Section 65863 – which requires a local government to maintain a housing sites inventory that can accommodate its remaining unmet share of the regional housing need (known as the RHNA) – to specify that should the remaining inventory be unable to accommodate the remaining unmet need, the local government has 180 days to identify and make available additional adequate sites; and

WHEREAS, California Government Code Section 65400 requires the preparation of an annual progress report on the City's status and progress on implementing the Housing Element to be submitted to HCD by April 1 of each year; and

WHEREAS, the 2018 Annual Progress Report on the Housing Element called for the addition of new sites to the Housing Sites Inventory for the 2008-2013 RHNA; and,

WHEREAS, the Director of the Planning and Development Department filed an application to amend the Chapter 11 of the General Plan, the Housing Element, to amend Program 2: Residential Densities on Identified Sites to be consistent with state law, and add 91 sites totaling approximately 54.16 acres located in Downtown to Table B-2-Housing Sites Inventory (2008-2013 RHNA); and

WHEREAS, the environmental assessment conducted for the proposed plan amendment resulted in the preparation of an Addendum to the Final Master Environmental Impact Report for the Fresno General Plan and Development Code and to the Program Environmental Impact Report for the Downtown Neighborhoods Community, the Fulton Corridor Specific Plan and the Downtown Development Code; and

WHEREAS, on October 2, 2019, at a regular meeting, the Planning Commission held a public hearing to consider Plan Amendment Application No. P19-00980, received testimony and other information, deliberated, and recommended approval of Plan Amendment Application No. P19-00980 and related environmental assessment by a 5-0-1 vote as evidenced in Planning Commission Resolution No. 13612;

WHEREAS, on October 24, 2019, the City Council held a public hearing to consider Plan Amendment Application No. P19-00980, received testimony and other information, and deliberated on the matter.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. All staff reports and analysis submitted in connection with this matter are hereby incorporated by this reference.

2. The Council finds in accordance with its own independent judgment that Environmental Assessment No. P19-00980, an Addendum to Final Master Environmental Impact Report SCH No. 2012111015 (MEIR) certified by the Fresno City Council on December 18, 2014 for the Fresno General Plan and Development Code, and to Program Environmental Impact Report SCH No. 2012041009 certified by the Fresno City Council on October 20, 2016 for the Downtown Neighborhoods Community Plan, the Fulton Corridor Specific Plan, and the Downtown Development Code pursuant to California Environmental Quality Act Guidelines Sections 15162 and 15164 is appropriate.

3. The Council finds that the proposed amendment to the Housing Element has been prepared in accordance with the provisions of Government Code Sections 65580 – 65589.8.

4. The Council finds the adoption of the proposed Plan Amendment is in the best interest of the City.

5. The Council hereby adopts Plan Amendment Application No. P19-00980, as depicted in Exhibit “A” attached hereto and incorporated by reference.

7. This Resolution shall become effective upon its adoption.

* * * * *

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the _____ day of _____, 2019.

AYES :
NOES :
ABSENT :
ABSTAIN :

YVONNE SPENCE, CMC
City Clerk

By: _____
Deputy

APPROVED AS TO FORM:
DOUGLAS T. SLOAN
City Attorney

By: _____
Talia Kolluri Date
Supervising Deputy City Attorney