

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13800**

The Fresno City Planning Commission at a special meeting on May 31, 2023 adopted the following resolution relating to Plan Amendment Application No. P22-00400.

WHEREAS, the Fresno General Plan includes general goals, policies, and objectives that apply to the City of Fresno as a whole; and

WHEREAS, members of the Central Southeast Area community expressed a desire to complete a specific plan that would address a broad array of neighborhood concerns and encourage desired and attainable development; and

WHEREAS, the Plan Area is the area within city limits bounded by East Belmont Avenue to the north, South Fourth Street to the west, East Church Avenue to the south, and South Peach Avenue to the east; and

WHEREAS, the Plan Area is within Council District No. 5 and Council District No. 7; and

WHEREAS, in 2018, the Fresno City Council established a 15-member steering committee for the Plan; and

WHEREAS, the members of the steering committee were appointed by the council member representing District 5; and

WHEREAS, from January 30, 2018 to June 15, 2022, the Steering Committee and Planning and Development staff collectively held a series of public meetings and events including 10 steering committee meetings, 4 community workshops, and 20 informational presentations to committees and commissions; and,

WHEREAS, on June 18, 2020, by Resolution No. 2020-147 pursuant to Fresno Municipal Code Section 15-4902-B, the Fresno City Council initiated the Central Southeast Area Specific Plan based on the Draft Land Use Map and Guiding Principles, initiated amendments to the Plan Boundary, to adopt the Central Southeast Specific Plan, to update the Land Use Map (Figure LU-1) of the Fresno General Plan, and initiated the repeal of the Roosevelt Community Plan and Butler/Willow Specific Plan pertaining to approximately 2,000 acres located in the Established Neighborhoods South of Shaw Area of the Fresno General Plan; and

WHEREAS, on April 8, 2021, the City released a Public Draft of the Central Southeast Area Specific Plan for a 90-day public comment period; and

WHEREAS, pursuant to the provisions of 15-5809 of the Fresno Municipal Code, the Planning Commission of the City of Fresno held a duly noticed public hearing on May 31, 2023, to consider the subject applications, and the associated Environmental Assessment, receive public testimony, and consider the Planning and Development Department's report recommending approval of the proposed Plan Amendment; and,

WHEREAS, at the hearing four persons spoke in favor of the applications, one spoke in opposition of a particular land use change; and,

WHEREAS, the Fresno City Planning Commission reviewed the Environmental Assessment prepared for this Plan Amendment; and,

WHEREAS, the Planning Commission took action to recommend approval of the subject applications; and,

NOW, THEREFORE, BE IT RESOLVED by the Fresno City Planning Commission, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

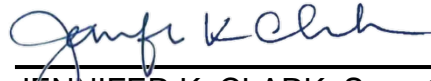
1. The Commission finds that after review of the entire record, and with the incorporated mitigation measures, there is no substantial evidence in the record to indicate that Plan Amendment Application No. P22-00400 will have a significant effect on the environment, and that adoption of Environmental Assessment No. P22-00400, a Subsequent Mitigated Negative Declaration reflects the Planning Commission's independent judgment and analysis.
2. The Commission finds in accordance with its own judgment that the proposed Plan Amendment complies with Government Code Section 65863 related to the Housing Element, as it is consistent with the Fresno General Plan and the sites remaining in the Housing Element are adequate to accommodate the City's share of the Regional Housing Needs Allocation.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Plan Amendment Application No. P22-00400, which proposes to adopt the Central Southeast Area Specific Plan and Proposed Planned Land Use Map, repeal the Roosevelt Community Plan, and repeal the Butler/Willow Specific Plan, as depicted on Attachment 1 and 2, be approved.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion from Commissioner Bray seconded by Commissioner Criner.

VOTING: Ayes - Vang, Bray, Criner, Diaz, Hardie
 Noes - None
 Not Voting - None
 Absent - Lyday, Wagner

Dated: May 31, 2023

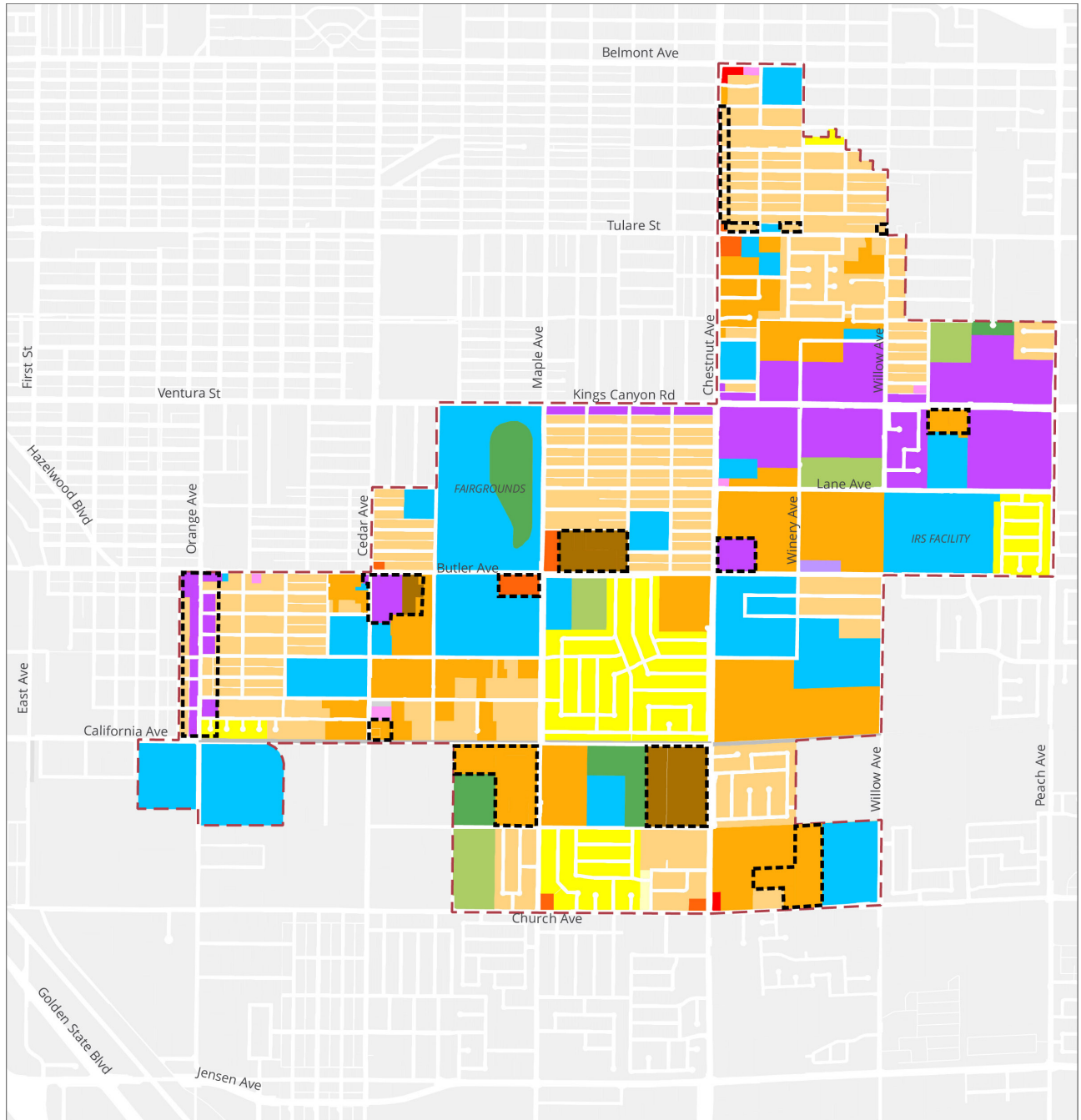


JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13800
Plan Amendment Ap. No. P22-00400
Initiated by the Fresno City Council
Action: Recommend Approval

Attachments:

- Attachment 1: Proposed Planned Land Use Map
- Attachment 2: Maps of the Roosevelt Community Plan and Butler/Willow Specific Plan



Proposed Planned Land Use Map

Legend

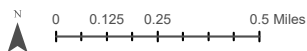
CESP Boundary

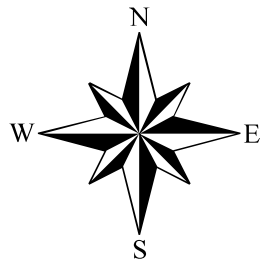
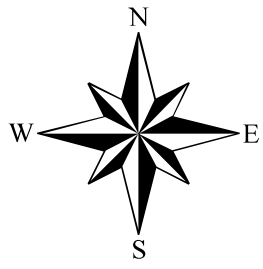
Land Use Change Area

Land Use Designations

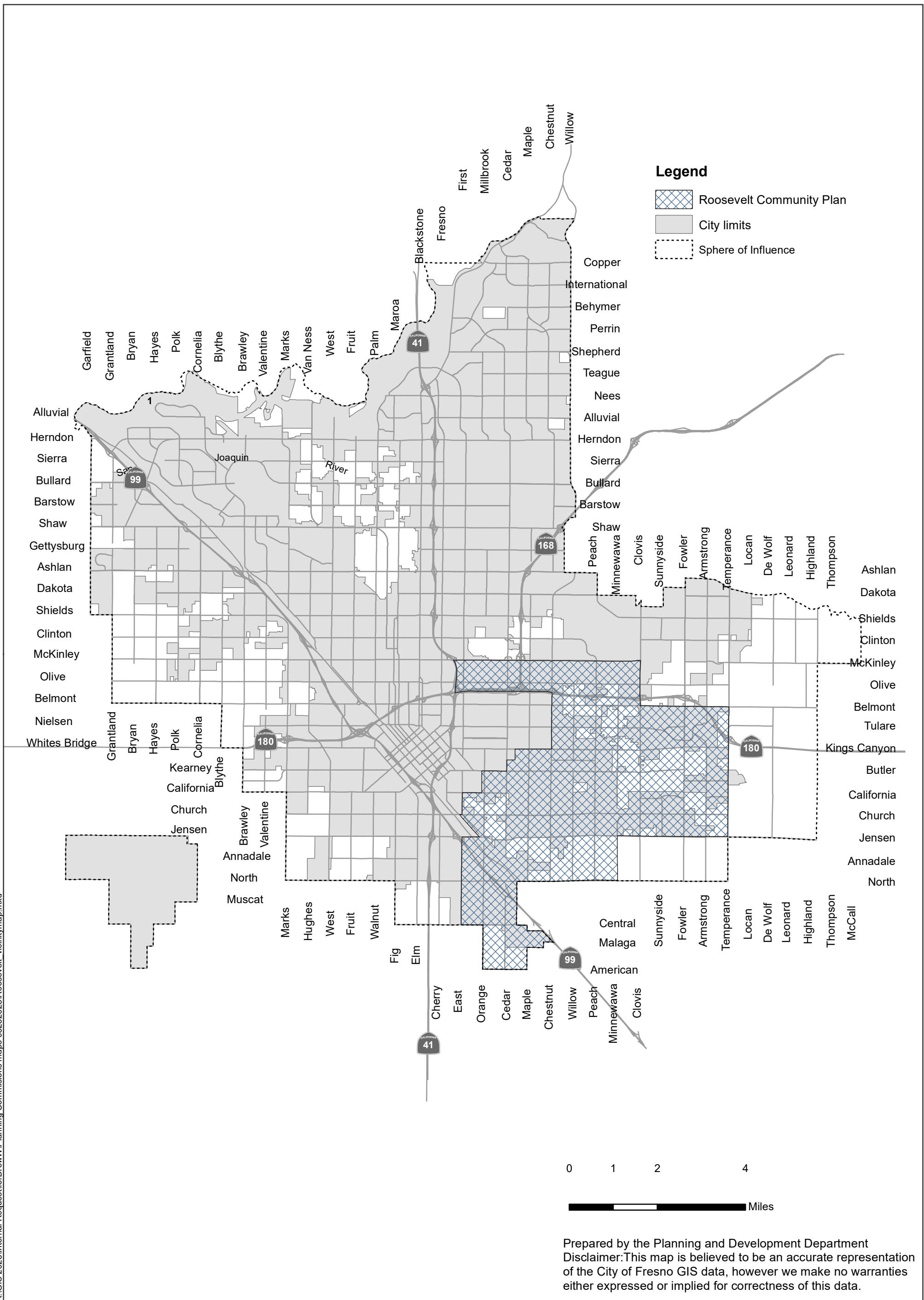
- Commercial - Community
- Commercial - General
- Mixed Use - Corridor Center
- Mixed-Use - Neighborhood
- Employment - Office
- Employment - Light Industrial
- Employment - Heavy Industrial
- Railroad
- Open Space
- Park
- Public Facility
- Residential - Low Density
- Residential - Medium Density
- Residential - Medium High Density
- Residential - Medium Low Density
- Residential - Urban Neighborhood

Central Southeast Fresno Specific Plan

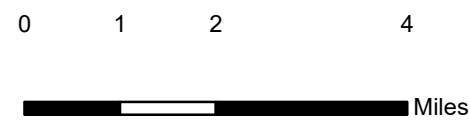




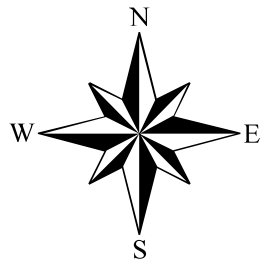
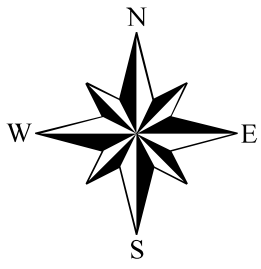
Roosevelt Community Plan Area



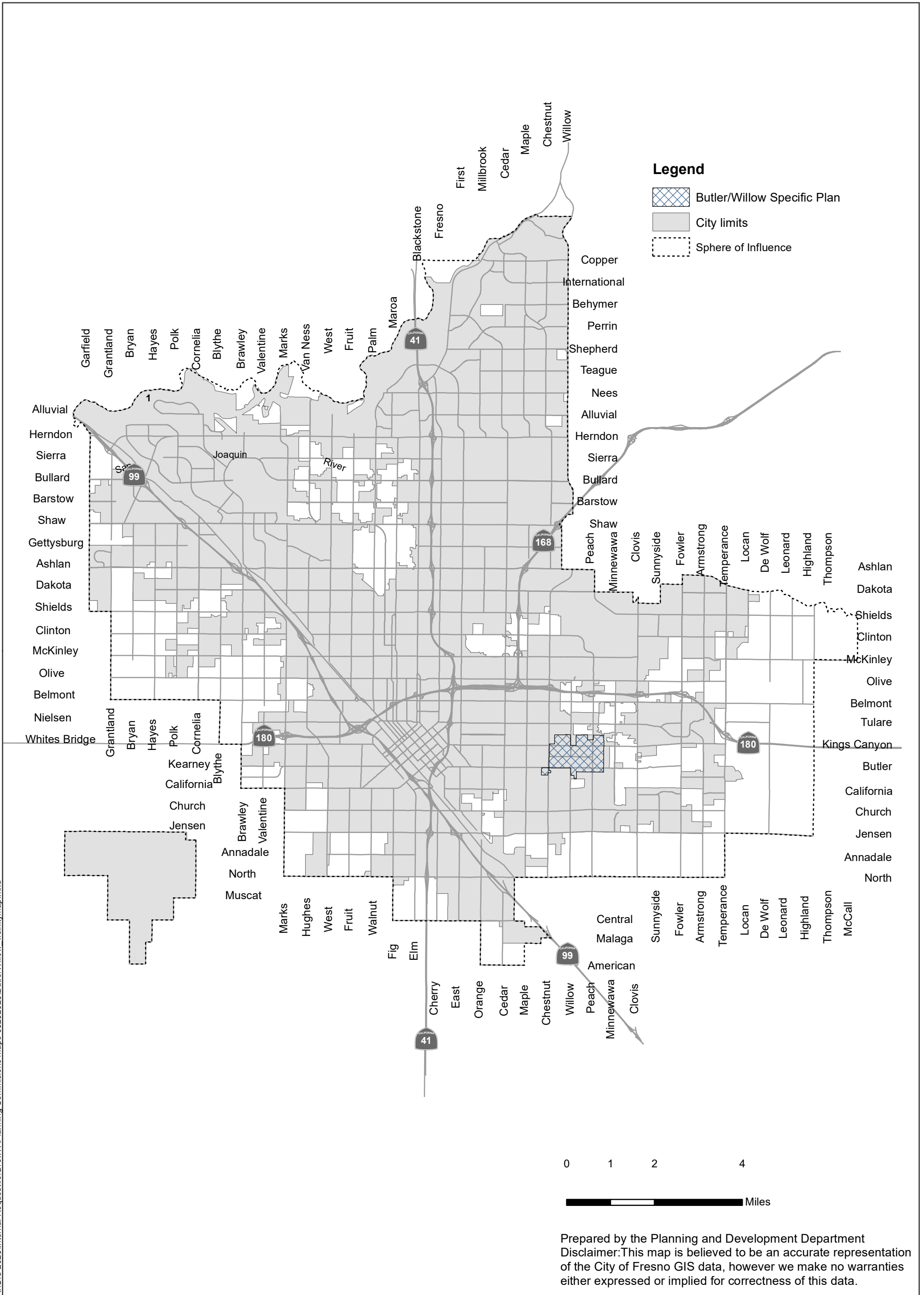
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Prepared by the Planning and Development Department
 Disclaimer: This map is believed to be an accurate representation of the City of Fresno GIS data, however we make no warranties either expressed or implied for correctness of this data.



Butler/Willow Specific Plan Area



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**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13801**

The Fresno City Planning Commission at a special meeting on May 31, 2023 adopted the following resolution relating to Rezone Application No. P22-00400.

WHEREAS, the Fresno General Plan includes general goals, policies, and objectives that apply for to the City of Fresno as a whole; and

WHEREAS, members of the Central Southeast Area community expressed a desire to complete a specific plan that would address a broad array of neighborhood concerns and encourage desired and attainable development; and

WHEREAS, the Plan Area is the area within city limits bounded by East Belmont Avenue to the north, South Fourth Street to the west, East Church Avenue to the south, and South Peach Avenue to the east; and

WHEREAS, the Plan Area is within Council District No. 5 and Council District No. 7; and

WHEREAS, in 2018, the Fresno City Council established a 15-member steering committee for the Plan; and

WHEREAS, the members of the steering committee were appointed by the council member representing District 5; and

WHEREAS, from January 30, 2018 to June 15, 2022, the Steering Committee and Planning and Development staff collectively held a series of public meetings and events including 10 steering committee meetings, 4 community workshops, and 20 informational presentations to committees and commissions; and,

WHEREAS, on June 18, 2020, by Resolution No. 2020-147 pursuant to Fresno Municipal Code Section 15-4902-B, the Fresno City Council initiated the Central Southeast Area Specific Plan based on the Draft Land Use Map and Guiding Principles, initiated amendments to the Plan Boundary, to adopt the Central Southeast Specific Plan, to update the Land Use Map (Figure LU-1) of the Fresno General Plan, and initiated the repeal of the Roosevelt Community Plan and Butler/Willow Specific Plan pertaining to approximately 2,000 acres located in the Established Neighborhoods South of Shaw Area of the Fresno General Plan; and

WHEREAS, the Planning and Development Director has initiated Rezone Application P22-00400 to rezone land to be consistent with the Proposed Planned Land Use Map; and

WHEREAS, on April 8, 2021, the City released a Public Draft of the Central Southeast Area Specific Plan for a 90-day public comment period; and

WHEREAS, pursuant to the provisions of 15-5809 of the Fresno Municipal Code, the Planning Commission of the City of Fresno held a duly noticed public hearing on May 31, 2023, to consider the subject applications, and the associated Environmental Assessment, receive public testimony, and consider the Planning and Development Department's report recommending approval of the proposed Plan Amendment; and,

WHEREAS, at the hearing four persons spoke in favor of the applications, one spoke in opposition of a particular land use change; and,

WHEREAS, the Fresno City Planning Commission reviewed the Environmental Assessment prepared for this Plan Amendment; and,

WHEREAS, the Planning Commission took action to recommend approval of the subject applications; and,

NOW, THEREFORE, BE IT RESOLVED by the Fresno City Planning Commission, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

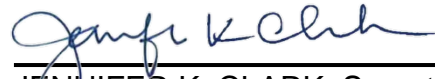
1. The Commission finds that after review of the entire record, and with the incorporated mitigation measures, there is no substantial evidence in the record to indicate that Rezone Application No. P22-00400 will have a significant effect on the environment, and that adoption of Environmental Assessment No. P22-00400, a Subsequent Mitigated Negative Declaration reflects the Planning Commission's independent judgment and analysis.
2. The Commission finds in accordance with its own judgment that the proposed Rezone Application complies with Government Code Section 65863 related to the Housing Element, as it is consistent with the Fresno General Plan and the sites remaining in the Housing Element are adequate to accommodate the City's share of the Regional Housing Needs Allocation.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Rezone Application No. P22-00400, which propose to amend the zoning map, consistent with the Fresno General Plan Planned Land Use Map (Figure LU-1) to incorporate the zone changes proposed in the Central Southeast Area Specific Plan, as shown in Attachment 1, to rezone approximately 136 acres within the Central Southeast Area Specific Plan area to be consistent with the proposed planned land uses, as shown in Attachment 2.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion from Commissioner Bray seconded by Commissioner Criner.

VOTING: Ayes - Vang, Bray, Criner, Diaz, Hardie
 Noes - None
 Not Voting - None
 Absent - Lyday, Wagner

Dated: May 31, 2023



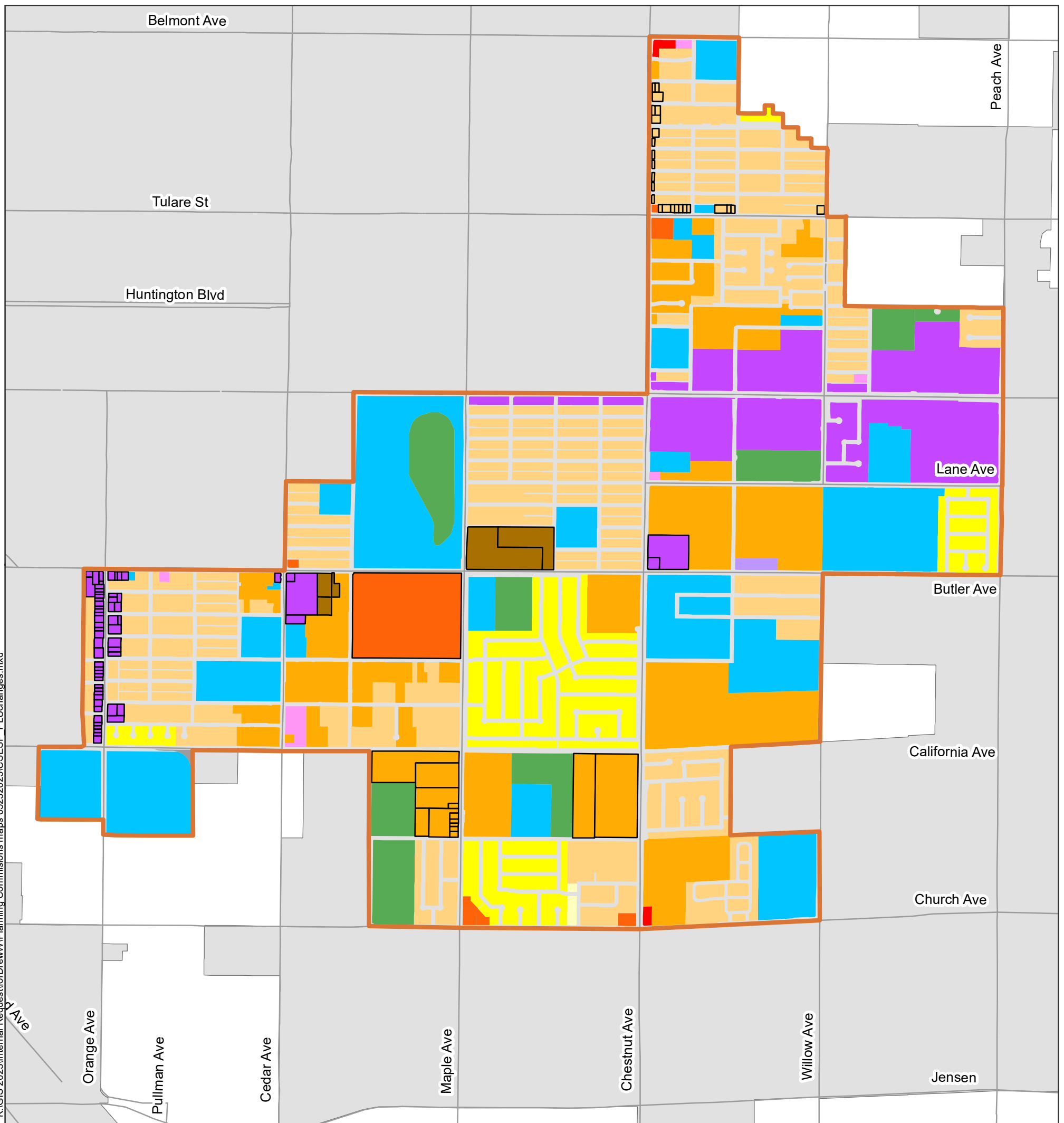
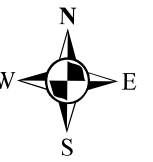
JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13800
Rezone Application. No. P22-00400
Initiated by the Planning Director
Action: Recommend Approval

Attachment:

- Attachment 1: Proposed Changes to the General Plan Planned Land Use Map (Figure LU-1)
- Attachment 2: Proposed Changes to the Zoning Map

Proposed Land Use Changes in the Central Southeast Area Specific Plan Area



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Legend

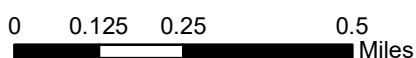
Proposed Land Use Changes

- Commercial – Community
- Corridor - Center Mixed Use
- Residential - Medium Density
- Residential - Medium High Density
- Urban Neighborhood
- General Plan - Planned Land Use**
- RESIDENTIAL**
- Low Density (1-3.5 D.U./acre)
- Medium Low Density (3.5-6 D.U./acre)
- Central Southeast Specific Plan
- City limits

- Medium Density (5.0-12 D.U./acre)
- Medium High Density (12-16 D.U./acre)
- COMMERCIAL**
- Community
- General
- EMPLOYMENT**
- Office
- Light Industrial
- Heavy Industrial

- MIXED USE**
- Neighborhood Mixed Use
- Corridor/Center Mixed Use
- OPEN SPACE**
- Community Park
- Neighborhood Park
- Open Space
- Ponding Basin
- Ponding Basin (Park use)

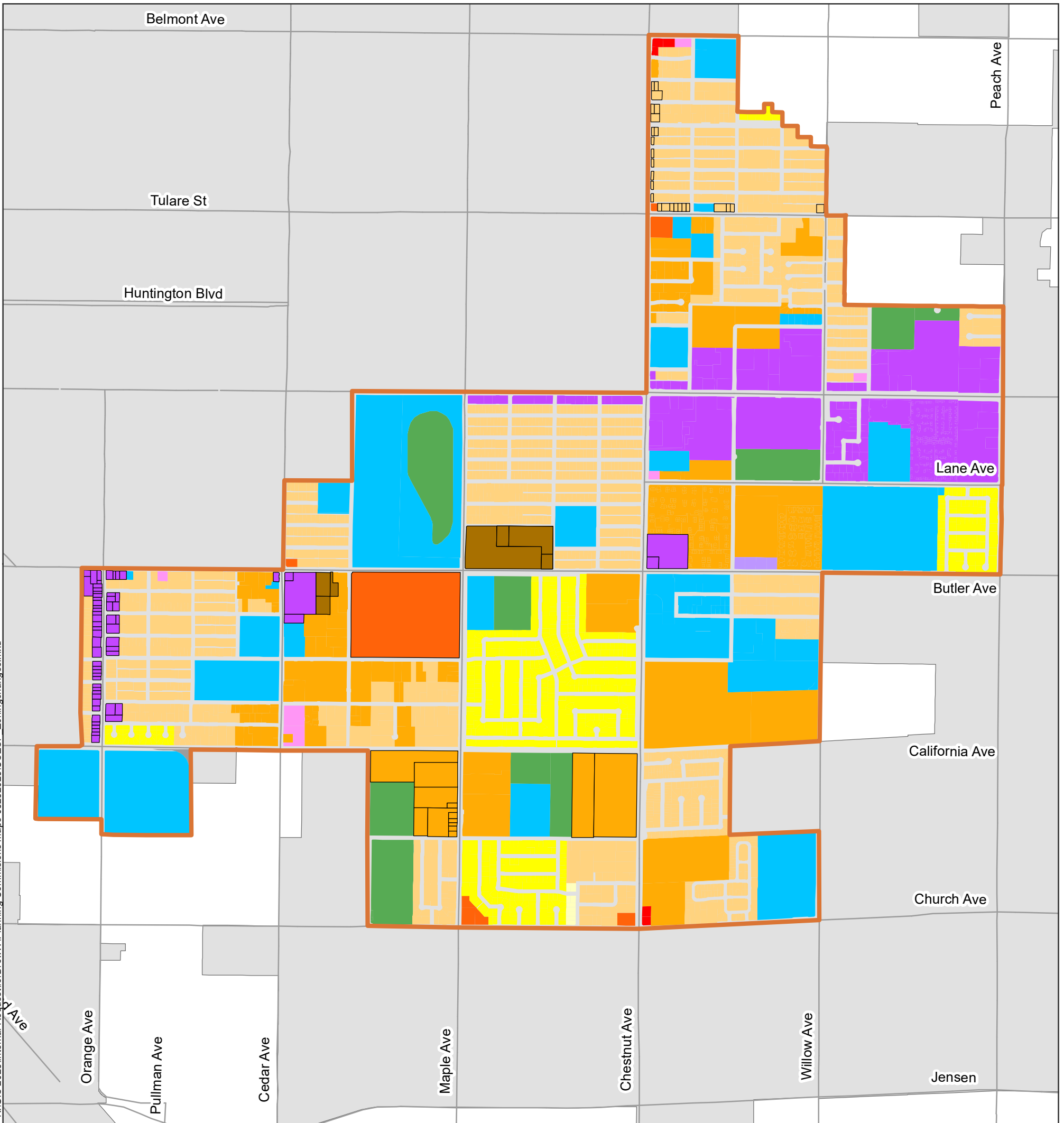
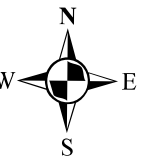
- PUBLIC FACILITIES**
- Public/Quasi-public Facility
- Special School
- Elementary School
- Middle School
- College
- Fairgrounds
- Fire Station
- PG & E Substation



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Proposed Zoning Changes in the Central Southeast Area Specific Plan Area



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Legend

Proposed Zoning Changes

Base Districts

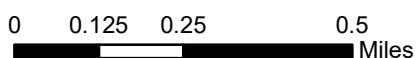
- RS-5 - Residential Single-Family, Medium Density
- RM-1 - Residential Multi-Family, Medium High Density
- RM-2 - Residential Multi-Family, Urban Neighborhood
- CMX - Corridor/Center Mixed Use
- CC - Commercial Community
- Central Southeast Specific Plan
- City limits

Zoning Districts

Base Districts

- 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
- NMX - Neighborhood Mixed Use
- CMX - Corridor/Center Mixed Use

- CC - Commercial Community
- CG - Commercial General
- O - Office
- IL - Light Industrial
- OS - Open Space
- PR - Park and Recreation
- PI - Public and Institutional



Prepared by the Planning and Development Department
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