

RESOLUTION NO. 2018-_____

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, AMENDING THE FRESNO GENERAL PLAN LAND USE MAP, THE BULLARD, FRESNO HIGH, MCLANE, HOOVER, WOODWARD AND DOWNTOWN NEIGHBORHOODS COMMUNITY PLANS, THE TOWER DISTRICT SPECIFIC PLAN, THE FRESNO CHANDLER EXECUTIVE AIRPORT LAND USE COMPATIBILITY PLAN, THE FRESNO-CHANDLER DOWNTOWN AIRPORT MASTER AND ENVIRONS SPECIFIC PLAN AND THE FRESNO YOSEMITE AIRPORT LAND USE COMPATIBILITY PLAN (PLAN AMENDMENT APPLICATION NO. P18-03514)

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 of Fresno's designated urban boundary line and sphere of influence, and by Resolution No. 2016-212 certified Program Environmental Impact Report SCH No. 2012041009 ("PEIR") which evaluated the potentially significant adverse environmental impacts of urban development within the boundaries of the Downtown Plans and Code; and

WHEREAS, the City of Fresno Development and Resource Management Director has filed an application to amend the Fresno General Plan Land Use Map, the Bullard, Fresno High, McLane, Hoover, Woodward and Downtown Neighborhoods Community Plans, the Tower District Specific Plan, the Fresno Chandler Executive Airport Land Use Compatibility Plan, the Fresno-Chandler Downtown Airport Master and Environs Specific Plan and the Fresno Yosemite Airport Land Use Compatibility Plan for

1 of 7

Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval:



Resolution No.

approximately 207 net acres of property located within the Planning Area of the Fresno General Plan as noted in Exhibit A Maps and Table; and

WHEREAS, the environmental assessment conducted for the proposed Plan Amendment resulted in the filing of an Addendum to the above-noted MEIR and PEIR; and

WHEREAS, on December 5, 2018, the Fresno City Planning Commission held a public hearing to consider Plan Amendment Application No. P18-03514 and the associated Addendum prepared for Environmental Assessment No. P18-03514; and

WHEREAS, on _____, 2018, the District 1 Plan Implementation Committee recommended _____ of the proposed Plan Amendment and associated Rezone and Text Amendment applications; and

WHEREAS, on November 26, 2018, the District 2 Plan Implementation Committee recommended approval of the proposed Plan Amendment and associated Rezone and Text Amendment applications; and

WHEREAS, the District 3 Plan Implementation Committee is currently inactive and therefore did not meet to consider the applications; and

WHEREAS, on November 26, 2018, the District 4 Plan Implementation Committee recommended approval of the proposed Plan Amendment and associated Rezone and Text Amendment applications; and

WHEREAS, on _____, 2018, the District 5 Plan Implementation Committee recommended _____ of the proposed Plan Amendment and Associated Rezone and Text Amendment applications; and

WHEREAS, on November 26, 2018, the District 6 Plan Implementation Committee recommended approval of the proposed Plan Amendment and associated Rezone and Text Amendment applications; and

WHEREAS, the District 7 Plan Implementation Committee is currently inactive and therefore did not meet to consider the applications; and

WHEREAS, on November 26, 2018, the Fulton-Lowell Design Review Committee recommended approval of the proposed Plan Amendment and associated Rezone and Text Amendment applications; and

WHEREAS, on November 26, 2018, the Tower District Design Review Committee recommended approval of the proposed Plan Amendment and associated Rezone and Text Amendment applications; and

WHEREAS, on December 3, 2018, the Airport Land Use Commission reviewed the Plan Amendment Application and related Rezone and Text Amendment applications and found consistency between Plan Amendment Requests 3,6,7 and 8 and the Sierra Skypark Airport Land Use Policy Plan, Request 11 and the Fresno Chandler Downtown Airport Downtown Specific Plan and Land Use Compatibility Plan, and Request 13 and the Fresno Yosemite International Airport Land Use Compatibility Plan as well as the applicable provisions of the Text Amendment; and

WHEREAS, on December 6, 2018, the Fresno City Council held a public hearing to consider Plan Amendment Application No. P18-03514 and the associated Rezone and Text Amendment and received both oral testimony and written information presented at the hearing regarding Plan Amendment Application No. P18-03514; and

WHEREAS, the Fresno City Planning Commission took action, as evidenced in Planning Commission Resolution No. _____ to recommend _____ of Plan Amendment Application No. P18-03514; and

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

1. The Council finds in accordance with its own independent judgment that an addendum to MEIR No. SCH 2012111015 and PEIR SCH No. 2012041009 is appropriate given that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred; and new information added is only for the purposes of providing minor changes or additions, in accordance with Section 15164 of the CEQA Guidelines. Accordingly, the Council adopts the Addendum prepared for Environmental Assessment No. No. P18-03514 dated November 21, 2018.

2. The Council finds the adoption of the proposed Plan Amendment as recommended by the Planning Commission is in the best interest of the City of Fresno and makes the following findings pursuant to section 65863 of the California Government Code:

a. The reduction in residential densities on sites within the Housing Element inventory included in the proposed Plan Amendment is consistent with the goals and objectives of the Fresno General Plan, and is consistent with the Housing Element; and

b. The remaining sites identified in the Housing Element are adequate to meet the requirements of Section 65583.2 and to accommodate the City's share of the regional housing need pursuant to Section 65584. The capacity quantification for all income categories is as follows:

i. The 2013-2023 RHNA capacity for very low/low is proposed to be increased by 119 units which will increase the excess capacity from 4,742 to 4,861. The 2013-2023 RHNA obligation for very low/low is 8,834 and the total capacity remaining after the proposed increase is 13,695.

ii. The 2013-2023 RHNA capacity for moderate is proposed to be reduced by 67 units which will reduce the surplus from 1,928 to 1,861. The 2013-2023 RHNA obligation for moderate is 3,228, and the total capacity remaining after the proposed reduction is 5,089.

iii. The 2013-2023 RHNA capacity for above moderate is proposed to be reduced by 10 units which will decrease the surplus from 3,606 to 3,596. The 2013-2023 RHNA obligation for above moderate is 10,116, and the total capacity after the proposed reduction is 3,712.

iv. The 2008-2013 RHNA total capacity has no changes proposed.

3. The Council of the City of Fresno hereby adopts Plan Amendment Application No. P18-03514 amending the Fresno General Plan (Figure LU-1: Land Use and Circulation Map), the Bullard, Fresno High, McLane, Hoover, Woodward and

Downtown Neighborhoods Community Plans, the Tower District Specific Plan, the Fresno Chandler Executive Airport Land Use Compatibility Plan, the Fresno-Chandler Downtown Airport Master and Environs Specific Plan and the Fresno Yosemite Airport Land Use Compatibility Plan for approximately 207 net acres of property (Requests 1-10 and 12-17) located within the Planning Area of the Fresno General Plan, as described in Exhibit A.

* * * * *

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, California, at a regular meeting held on the 6th day of December, 2018, by the following vote:

AYES :
NOES :
ABSENT :
ABSTAIN :

YVONNE SPENCE, CMC MMC
City Clerk

By: _____
Deputy Date

APPROVED AS TO FORM:
DOUGLAS T. SLOAN
City Attorney

By: _____
Talia Kolluri-Barbick
Supervising Deputy City Attorney

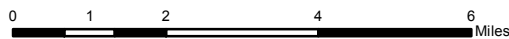
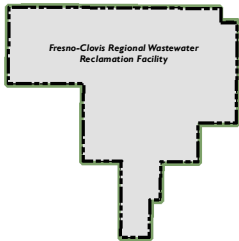
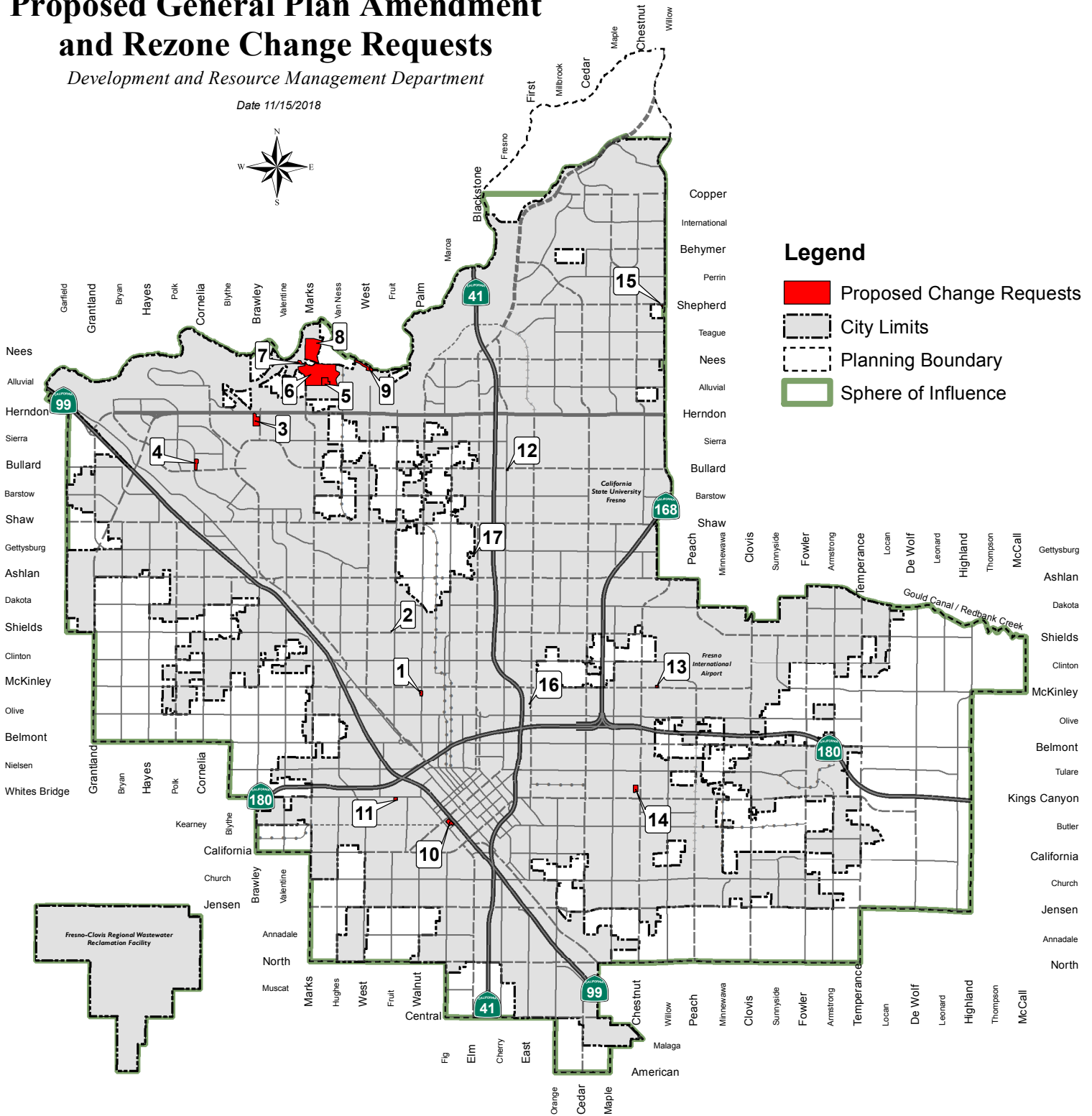
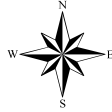
Attachment: Exhibit A

City of Fresno

Proposed General Plan Amendment and Rezone Change Requests

Development and Resource Management Department

Date 11/15/2018



CITY OF FRESNO PROPOSED GENERAL PLAN LAND USE AMENDMENTS AND REZONING

#	Description	Council District	APN	Zoning		General Plan Land Use		Acres	Staff Recommendation
				Present	Request	Present	Request		
1	Palm Ave. near McKinley Ave.	1	45006423, 28, 32-34, 45103113	RS-5	CMS	Residential - Medium Density	Commercial - Main Street	1.56	Approve
			45010404, 05, 45110107	RS-5	CMS	Residential - Medium Density	Commercial - Main Street	0.40	
			45103107, 14-16, 45110105-06 (Split)	RS-5	CMS	Residential - Medium Density	Commercial - Main Street	0.43	
2	Shields Ave. at Fruit Ave.	1	43527413	RM-1	CMS	Residential - Medium High Density	Commercial - Main Street	0.16	Approve
3	Brawley Ave. & Herndon Ave.	2	50703048ST	RS-5	O	Residential - Medium Density	Employment - Office	4.48	Approve
4	Dante St. at Bullard Ave.	2	50613036S, 37S	RM-1	RM-2	Residential - Medium High Density	Residential - Urban Neighborhood	6.70	Approve
5	Sierra Sport and Racquet Club	2	50043021 (Split)	PR	RS-3	Open Space - Commercial Recreational	Residential - Low Density	9.66	Approve
			50043024T	CRC	PI	Commercial Recreation	Public Facility	0.05	
6	Sierra Sport and Racquet Club Neighborhood	2	50037020, 21, 26, 28, 35, 42, 43, 45-50, 53, 50038022, 23, 26-35, 37, 38, 40-44, 46, 47, 49-56, 60, 61, 50039006, 07, 09, 10-12, 14, 15, 34, 35, 42, 43, 50040017, 24-27, 32, 33, 35, 37-40, 44-48, 50-52, 57 (Split) 50041013-16, 20-22, 24-34, 36-38, 50-65, 71, 72, 50042001-6, 8, 9, 12-18, 29, 31, 50043003, 13S-21S, 500030X1, 50033001S, 2S, 4S-11S, 13S-26S, 28S, 29S, 31S-34S, 50034002S, 3S, 6S-8S, 10S, 11S, 14S-22S, 24S-33S, 35S-42S, 50035001S-45S, 50036001S-36S, 50037004S, 5S, 8S, 11S, 38S, 40S, 41S, 56S, 58S 50038001S-6S, 9S, 12S, 15S, 18S, 21S, and 50041003S, 6S, 9S, 12S	RS-4	RS-3	Residential - Medium Low Density	Residential - Low Density	100.52	Approve
7	San Joaquin Country Club Neighborhood	2	50003004S-6S, 8S	RS-4	RS-1	Residential - Medium Low Density	Residential - Low Density	4.77	Approve
8	Scout Island	2	50002011S-21S	PR	RE	Open Space - Multi-Use	Residential - Low Density	63.81	Approve
9	Van Ness Ave. at San Joaquin River	2	40503014S (Split)	PR	RS-1	Open Space - Multi-Use	Residential - Low Density	1.08	Approve
10	C St. at Tulare Ave.	3	46710502, 46710601-06, 46715207-08, 46715217, 46715301-04	RS-5	NMX	Residential - Medium Density	Mixed Use - Neighborhood	4.40	Approve
11	Whitesbridge Ave. at Fruit Ave.	3	46411103, 04, 11-14	RS-5	CG	Residential - Medium Density	Commercial - General	2.18	Deny
12	Bullard Ave. at Fresno St.	4	41802101	RS-5	CC	Residential - Medium Density	Commercial - Community	0.62	Approve

13	McKinley Ave. at Winery Ave.	4	49429109T	PI	CC	Public Facilities	Commercial - Community	1.49	Approve
14	Huntington Blvd. at Chestnut Ave.	5	46123302-05, 07, 46123401-02, 12, 14-17, 46130301	RS-5	RM-2	Residential - Medium Density	Residential - Urban Neighborhood	5.11	Approve
			46123306	RS-5	RM-2	Residential - Medium Density	Residential - Urban Neighborhood	0.42	Approve
			46123413	RS-5	RM-2	Residential - Medium Density	Residential - Urban Neighborhood	0.23	Approve
15	Willow Ave. at Shepherd Ave.	6	40305066	NA	PI	Employment - Business Park	Public Facilities	0.72	Approve
16	First St. near Floradora Ave.	7	45124226, 45124425, 27	RS-5	CG	Residential - Medium Density	Commercial - General	0.28	Approve
			45124227	RS-5	CG	Residential - Medium Density	Commercial - General	0.06	Approve
17	Indianapolis Ave. at Blackstone Ave.	7	42609224	RS-4	CMX	Residential - Medium Low Density	Mixed Use - Corridor/Center	0.41	Approve

Total: 209.54