

Exhibit B
Environmental Assessment

<p>CITY OF FRESNO</p> <p>ADDENDUM TO MASTER ENVIRONMENTAL IMPACT REPORT NO. SCH 2012111015 PREPARED FOR TEXT AMENDMENT APPLICATION NO. TA-15-001 AND PLAN AMENDMENT APPLICATION NO. A-15-003 FOR THE CITYWIDE DEVELOPMENT CODE</p> <p><i>Prepared in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines</i></p>		
<p>The full Environmental Impact Report is on file in the Development and Resource Management Department, Fresno City Hall, 3rd Floor 2600 Fresno Street Fresno, California 93721 (559) 621-8277</p>	<p>ENVIRONMENTAL ASSESSMENT NUMBER:</p> <p>TA-15-001/A-15-003: Citywide Development Code</p>	<p>This addendum was not circulated for public review pursuant to Section 15164(c) of the CEQA Guidelines</p>
<p>APPLICANT:</p> <p>City of Fresno 2600 Fresno Street Fresno, CA 93721</p>	<p>PROJECT LOCATION:</p> <p>The proposed Citywide Development Code would apply to all property within the Fresno City limits and upon annexation. See Map in Exhibit A.</p>	
<p>PROJECT DESCRIPTION:</p> <p>Text Amendment Application No. TA-15-001 and Plan Amendment Application No. A-15-003 propose to amend the Fresno Municipal Code by the adoption of a new zoning ordinance (called the Citywide Development Code, previously referred to as the Development Code Update) and to amend the text of the Fresno General Plan by updating text and tables that reference the Citywide Development Code.</p> <p>Text Amendment Application No. TA-15-001 would add a new Chapter 15 to the Fresno Municipal Code entitled the Citywide Development Code that would serve as the City's new zoning ordinance. It would define the standards for new development and new uses in existing buildings. It includes new zone districts, new regulations that apply across various zone districts, land division regulations, and administration procedures. In addition, Text Amendment Application No. TA-15-001 would repeal or amend the following other sections of the Fresno Municipal Code to maintain consistency:</p> <p>To Be Repealed</p> <p><u>Chapter 12</u></p> <p>Article 1 - General Provisions Applicable To Zoning;</p> <p>Article 2 - Establishment of Land Use Districts and Regulations Applicable Therein;</p> <p>Article 3 - General Conditions Applicable To Zoning;</p> <p>Article 4 - Procedures Applicable to Zoning;</p> <p>Article 5 - Environmental Quality;</p> <p>Article 6 - Local Planning and Procedures;</p> <p>Article 9 - Condominium Conversions;</p> <p>Article 10 - Subdivision of Real Property;</p> <p>Article 11 - Street Name Procedure;</p> <p>Article 12 - Parcel Maps;</p>		

Article 13 - Address Numbering Of Property;

Article 14 - Planned Communities;

Article 17 - Signs;

Article 18 - Advertising;

Article 22 - Outdoor Dining

Chapter 10

Article 12 - Vehicle Sales

To Be Amended

Chapter 1

Sec. 1-203 - Code Numbering

Chapter 9

Article 11 - Mobile Vendor Ordinance

Article 6 - Pawnbrokers and Secondhand Dealers

Sec. 9-2602 - Public Nudity Prohibited

Chapter 10

Article 2 - Animals

Article 3 - Animal Shelter

Chapter 13

Article 3 - Street Trees and Parkways

Plan Amendment Application No. A-15-003 would update tables that reference the Citywide Development Code in Chapter 3: Urban Form, Land Use, and Design (Tables 3-1 and 3-3); Chapter 11: Housing Element Consistency (Tables 11-3, 11-4, 11-5, 11-7, 11-8, 11-9, 11-10, 11-11, 11-12 and 11-13); and Chapter 12: Implementation (Table 12-1)

The adoption of the Fresno General Plan and Citywide Development Code were previously analyzed in Master Environmental Impact Report ("MEIR") SCH No. 2012111015, certified by the Fresno City Council on December 18, 2014. The Introduction to the MEIR specifically stated that "[t]he City of Fresno proposes to update their General Plan and Development Code and this Master Environmental Impact Report (MEIR) has been prepared to assess the impacts of those actions on the environment." The repeal and amendment of sections of the Fresno Municipal Code, including chapter 12, and the inclusion of Chapter 15 were identified in the MEIR as components of the Development Code Update. The Citywide Development Code was further identified as the City's most effective legal tool for implementing consistent land use policy and that it was developed to facilitate revitalization, infill, transit-oriented development, and more sustainable development practices. The Executive Summary of the MEIR includes the Citywide Development Code in both the Purpose and Project Summary discussions and identifies the Development Code as the second of two components of the project analyzed by the MEIR (the first component is identified as the General Plan Update.) Analysis of the impacts of the Citywide Development Code were woven throughout the body of the MEIR alongside analysis of the impacts of the Fresno General Plan. In this way, the Citywide Development Code, previously called the Development Code Update, was assessed as a part of the comprehensive project

CEQA guidelines state that Master Environmental Impact Reports are appropriate for analyzing the impacts of large and/or multi-phased projects such as general plans or for rules or regulations that will be implemented by later projects, such as zoning ordinances (Section 15175(b)(4)). However, individual projects constructed pursuant to the Fresno General Plan or Citywide Development Code may require additional environmental review if they would cause an impact that was not previously identified in the MEIR.

Based on the environmental review contained in the MEIR, the revisions to the Citywide Development Code as identified in the Summary of Changes document would not result in any new significant or substantial changes to the evaluation of the environmental resources within and outside of the Planning Area beyond those that were addressed in the MEIR.

Since the proposed project will not result in additional impacts, it may be determined that: (1) The project falls within the scope of MEIR No. SCH 2012111015 prepared for the Citywide Development Code; (2) No substantial changes are proposed in the project which require major revisions to the previous environmental finding due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (3) No substantial changes will occur with respect to the circumstances under which the project is undertaken; and, (4) No new information, which was not known and could not have been known, at the time the environmental finding for MEIR No. SCH 2012111015 was adopted, has become available.

Therefore, the City of Fresno has determined that an addendum to MEIR No. SCH 2012111015 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.

Section 15162 provides that when a EIR has been adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

FINDINGS PURSUANT TO SECTION 15162 OF THE CEQA GUIDELINES.

- (1) *Substantial changes are proposed in the project which would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*

<p><i>Finding (1):</i></p>	<p>The revisions that have occurred to the Citywide Development Code are still within the scope of the MEIR. No geographical boundaries or densities or intensities were altered outside of the ranges designated in the Fresno General Plan and analyzed in the MEIR. It should also be noted that the Citywide Development Code includes Performance Standards in Article 25 that regulate property maintenance, noise, vibration, lighting and glare, shadow casting, odors, heat, air contaminants, liquid and solid waste, fire and explosive hazards, electromagnetic interference, and radioactivity. These standards provide added protections to ensure environmental impacts are not created beyond those analyzed in the MEIR. Finally, organizational and format changes to the Citywide Development Code were also made for clarity and ease of use.</p>
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analyzed by the MEIR. However, the Development Code has been revised since certification of the MEIR. As such, this addendum analyzes the changes that have occurred as a result of those revisions. A Summary of Major Changes is included in Exhibit B.

The potential environmental impacts identified in the MEIR for the Fresno General Plan and the Citywide Development Code are classified in three categories. These categories include (1) issues found to be significant and unavoidable, (2) issues found to be less than significant with mitigation measures, and (3) issues found to have no impact or less than significant without mitigation measures.

With the incorporation of the revisions to the Citywide Development Code as identified in the Summary of Changes document, the issues that were identified as significant and unavoidable in the Master EIR (MEIR) will continue to cause significant and unavoidable impacts. These issues include aesthetics (visual character and illumination of the dark sky), agricultural resources (loss of farmland and removal of Williamson Act contract land), air quality (criteria air pollutants and toxic air contaminant pollutant concentrations), cultural resources (removal of historic resources), greenhouse gas emissions (increase in emissions beyond the Year 2020), noise (exceed noise standards and substantial permanent increase in noise standards), transportation and traffic (exceed levels of service thresholds for facilities under County of Fresno, City of Clovis, and Caltrans jurisdictions), and utility and service systems (construction impacts related to agriculture and air quality). The proposed changes identified in the Summary of Changes will still contribute to potential significant and unavoidable impacts related to aesthetics, agricultural resources, cultural resources, noise, and utility/service systems. However, the proposed code changes will not substantially increase the severity of the impacts that were addressed in the Master EIR.

The issues found to be less than significant with mitigation measures in the MEIR will continue to be less than significant with mitigation measures with the incorporation of the revisions to the Citywide Development Code as identified in the Summary of Changes document. These issues include biological resources (habitat, plant and wildlife species, and wetlands), cultural resources (archaeology, paleontology, and human remains), hazards (airport and emergency response plan), hydrology (groundwater supplies and polluted runoff), public services (construction of facilities), and utilities/service systems (capacities for water, sewer, drainage, and landfill facilities). The mitigation measures that were identified for each of these environmental issues will be required with the approval of land use entitlements, when applicable. The implementation of these measures is anticipated to reduce potential significant impacts to less than significant impacts for each of these issues.

The issues found to have no impact or less than significant impacts without mitigation measures will continue to have no impact or less than significant impacts without the need for any mitigation measures with the incorporation of the revisions to the Citywide Development Code as identified in the Summary of Changes document. These issues include geology and soils, hazardous materials, land use and planning, noise (groundborne vibration, construction noise, and aircraft noise), population and housing, transportation and traffic (roadways within the City's jurisdiction and emergency access), and mineral resources. The revisions to the Citywide Development Code may increase these environmental impacts for certain projects or in certain locations; however, the level of impact will continue to be less than significant and no mitigation measures will be required.

(2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,*

Finding
(2):

The Citywide Development Code was intended to implement the General Plan. Its use as a key implementation tool is mentioned in nearly every element of the General Plan. No substantial changes have occurred with respect to the circumstances under which the Citywide Development Code is being adopted that would require major revisions to the previous MEIR as no new impacts have been generated during the revision and refinement of the Citywide Development Code. It remains consistent with the General Plan and fully within the scope of the MEIR.

(3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MEIR was adopted, shows any of the following: (A) The project will have one or more significant effects not discussed in the previous MEIR; (B) Significant effects previously examined will be substantially more severe than shown in the previous MEIR; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project; and, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous MEIR, would substantially reduce one or more significant effects on the environment.*


Finding
(3):

No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental determination was adopted, has become available.

No mitigation measures or alternatives previously found not to be feasible are now determined to be feasible and no mitigation measures or alternatives which are considerably different from those analyzed in the previous MEIR would substantially reduce one of more significant effects on the environment. The mitigation measures identified in the Mitigation and Monitoring Reporting Program of the MEIR are still appropriate and feasible and no additional mitigation measures are necessary, since no additional impacts have been identified.

ADDENDUM PREPARED BY:
 Sophia Pagoulatos, Planning Manager

SUBMITTED BY:



Sophia Pagoulatos, Planning Manager
 CITY OF FRESNO DEVELOPMENT AND
 RESOURCE MANAGEMENT DEPARTMENT

DATE: September 25, 2015

Exhibit B
Exhibit A: Vicinity Map

Exhibit B
Exhibit B: Summary of Changes
March 31st Draft to Sept. 11th Draft

Summary of Major Changes

City of Fresno Citywide Development Code - Public Review Draft

Revised 9/23/2015

On March 31, 2015 the Development and Resource Management (DARM) Department released the Public Review Draft of the new Citywide Development Code. The public was invited to submit comments through June 1. Forty-five comment letters and emails were received, with 383 individual edits requested. After a thorough assessment of each request, DARM staff made revisions to the document. On September 11, 2015 the updated Planning Commission and City Council Review Draft was released. Below is an article-by-article synopsis of the most significant changes that were made. Please note that most articles were renumbered, and the article numbers listed below coincide with the September draft, not the March draft.

Article 1 Introductory Provisions

Changes were made to the Applicability section, 15-104, to recognize authority of State and federal agencies. The explanation of the priority of plans was restructured and expanded for clarity.

Article 2 Rules for Construction of Language

No significant changes.

Article 3 Rules of Measurement

Changes were made to clarify that the maximum number of units is to be determined by the Base District as opposed to the General Plan Land Use; alterations were made to height measurement and the definition of a “story”; and calculations of residential density and frontage coverage were updated.

Article 4 Non-Conforming Uses, Structures, Site Features, and Lots

Updates were made to 15-402, Determination of Non-Conforming Status, to include in the definition of a non-conforming use, compliance with terms and conditions imposed on said use. The Deemed Approved Use exception was deleted and information on the abandonment of Legal Non-Conforming Uses was added. Finally, an exception for the creation of Non-Conforming Lots through eminent domain causes was added.

Article 5 (Reserved)

This article was added to allow for future expansion of the Code.

Article 6 (Reserved)

This article was added to allow for future expansion of the Code.

Article 7 (Reserved)

This article was added to allow for future expansion of the Code.

Article 8 Buffer District (B)

Allowed uses were added to this district.

Article 9 Residential Single-Family Districts (RS)

Allowed uses were added to these districts and lot sizes and setbacks were adjusted, reflecting added options to the Enhanced Streetscape incentives section. Garage frontage requirements and façade elements were deleted and made optional under Enhanced Streetscapes. Building articulation requirements were deleted while duplex and multi-unit standards for the RS-5 district were added. Building orientation to streets, façade variation for multiple-home projects were relocated from the subdivision design section.

Article 10 Residential Multi-Family Districts (RM)

Allowed uses were added to these districts and setbacks were adjusted. Minimum densities were added. Screening requirements between RM and RS were added to enhance privacy, parking setbacks were more clearly defined, and standards relating to carports were deleted. Common open space requirements were shortened and storage space requirements were deleted, while standards for external pedestrian connections were added. Building articulation and materials requirements were altered and porch and balcony standards were adjusted.

Article 11 Mixed-Use Districts (MX)

Uses were added, deleted, and adjusted in these districts. The maximum height in NMX was adjusted by five feet, frontage regulations were adjusted, and requirements regarding acceptable active uses near sidewalks were more clearly defined. Screening requirements between MX and RS were added to enhance privacy, parking setbacks were more clearly defined, and standards relating to carports were deleted. Common open space requirements were shortened and storage space requirements were deleted, while sidewalk standards and standards for external pedestrian connections were added. Building articulation and materials requirements were altered and porch and balcony standards were adjusted. Façade alignment provisions were added.

Article 12 Commercial Districts (C)

Uses were added, deleted, and altered in these districts and setbacks were adjusted. Screening requirements between C and RS were added to enhance privacy. Building orientation, transparency, and façade element requirements were folded into incentivized options under a new Enhanced Streetscape section, while external pedestrian connection standards were added. Building articulation and materials visibility requirements were altered.

Article 13 Employment Districts (E)

Uses were added and adjusted in these districts. Front setback options were altered, screening requirements were added to enhance privacy between E and RS, and building orientation requirements were made optional under Enhanced Streetscapes, a section that was added along with external pedestrian connection standards for O districts. Building articulation standards and materials applicability for E districts were altered.

Article 14 Public and Semi-Public Districts (PSP)

Uses were added, deleted, and adjusted in these districts and density restrictions provided for the added allowance of on-campus housing. A provision to allow enhanced protections for the San Joaquin River Corridor was added.

Article 15 Downtown Districts

This article was added to reserve space for the future addition of Downtown standards.

Article 16 Overlay Districts

The Planned Development (PD) Overlay District, Airport Environs (AE) Overlay District, Bluff Protection (BP) Overlay District, and Expressway Area (EA) Overlay District were moved to this article.

The Residential Modifying (RM) Overlay District and Annexed Rural Residential Transitional (ANX) Overlay District were transferred from Chapter 12 and modified.

The Equine (EQ) Overlay District, Mining (M) Overlay District, and Apartment House (AH) Overlay District were added to this article.

Article 17 (Reserved)

This article was added to allow for future expansion of the Code.

Article 18 (Reserved)

This article was added to allow for future expansion of the Code.

Article 19 (Reserved)

This article was added to allow for future expansion of the Code.

Article 20 General Site Regulations

Under this article, instructions regarding the measurement of setbacks were deleted to avoid conflicts with Section 15-313. Regulations regarding trail landscaping and crossings were added, and standards regarding noise barriers were moved to 15-2506, Noise. Screening requirements between land uses were deleted and incorporated within District regulations under Part II. Security and Electrical fencing had small adjustments regarding location and height, and projection/encroachment limitations were given to outdoor dining areas. Stormwater pollution prevention requirements were added to 15-2016, Trash and Refuse Collection Areas.

Article 21 TOD Height and Density Bonus

Content regarding Concept Plans under former Article 17 (now numbered 21) was moved to Article 51, Concept Plans, Pre-Zoning, and Annexation. New content regarding a TOD Height and Density Bonus was added.

Article 22 Affordable Housing Density Bonus

Applicability, allowed maximums, and locations were updated and defined more clearly.

Article 23 Landscape

Many of the changes found within this section reflect editing for clarity, reducing verbose text where unnecessary and elaborating where helpful. A statement defining the role between the Code and State laws was added and the applicability of the section was clarified. The location of landscape structures was added to required plans, while provisions regarding landscape construction plans were deleted to reduce repetition of information. Adjustments related to plants and irrigation systems, as they pertain to landscape setbacks, were made and building perimeter landscaping requirements were clarified in regards to buildings adjacent to sidewalks. Buffering requirements were added for projects next to natural areas to preserve the character of the natural space. Rules regarding non-plant coverage (decorative rocks, synthetic turf) were changed to be more flexible.

Article 24 Parking and Loading

On-site parking requirements were adjusted for some uses and flexibility for maximums was added for sites with parking structures. Driveway and Parking Access regulations were adjusted, lighting requirements for carports were added, and truck parking and loading areas were exempted from parking lot landscaping requirements. Bike parking was updated to improve consistency between short-term and long-term requirements. Finally, required signage to reduce idling in loading bays was added.

Article 25 Performance Standards

The Noise section, 15-2106, was extensively updated for clarity and consistency with the General Plan. Noise Barrier standards, previously under Fences, Walls, and Hedges, were moved to this section.

Article 26 Signs

Many adjustments were made to this article to consolidate information for clarity and to improve its hierarchical structure. A section outlining what permits are required and when they are required was added to help improve clarity. Restrictions on agricultural sign content, grand openings, and timing for political signs were removed and outdoor scoreboard advertising standards were made more flexible. The total maximum sign area standards were adjusted for Mixed-Use and Employment districts and lighting standards were added to certain sign types. Regulations permitting roof signs were added, Downtown Districts were exempted from Master Sign Program requirements, and regulations regarding electronic copy were updated.

Article 27 Standards for Specific Uses and Activities

The Applicability section was restructured, clarified, and expanded.

For Adult-Oriented Uses, a locational exemption was provided for businesses relocating due to infrastructure programs.

Regulations regarding Off-Site Alcohol Sales were altered extensively.

Bee Keeping was removed as a permitted use under Animal Keeping for residential areas and relocated as a permitted use in the Buffer district, with additional regulations pertaining to water, food sources, etc.

Additional operational qualifications for existing Automobile Dealerships were added and minimum parcel size was altered to apply to outdoor dealerships. Blocked driveways were addressed and regulations regarding indoor dealerships were added.

The Applicability section for Automobile Service and Repair was restructured for clarity and a requirement relating to air pollution was added for spray and paint booths.

Under Automobile Washing a requirement for an attendant to be present was added and standards for on-site building design, layout, and landscaping were adjusted. Restrictions relating to self-service and requirements for compliance with water conservation rules were added.

The section regarding Check Cashers and similar financial establishments was significantly altered to incorporate material from an ordinance passed in 2014 and to adequately define the scope of such services. The maximum number of Check Cashers was deleted due to the redefined scope and video surveillance regulations were updated to match Police Department requirements.

The Crop Cultivation section was added, being taken and modified from an existing ordinance.

An exception allowing off-site compost to start a Community Garden was removed due to conflict with other regulations.

A few updates were made to the Corner Commercial section including changing the approval requirement from a Conditional Use Permit to a Zone Clearance, altering noticing and sign requirements, and prohibiting the sale of all alcohol.

Cottage Housing Developments were made more flexible with regards to two-unit structures and requirements relating to the orientation of the unit to the street were more clearly defined.

The Cyber Cafes section saw edits regarding clarification where information was duplicated or not thoroughly expressed.

An exception was provided for locational restrictions for Drive-Through Facilities in the Commercial - Highway district and design requirements to reduce idling were added.

The Farmer's Market section was updated extensively.

An explanation on regulations regarding a residential or commercial use was added to the ISO Containers section.

An exclusion from the regulations for Manufactured Homes was added for Mobile Home Parks, as these are preempted by State laws.

Extensive edits were made to the Mobile Vendors section.

A section regarding the permissibility of Model Homes was added.

A provision allowing the use of misters and/or heaters was added to the Outdoor Dining section. Further details regarding the amplification of music, the standards for access and walkways, and the designation of barriers were also added.

The Pool and Billiards section was deleted as this use is incorporated into the Small Scale Entertainment Use Category.

In the Recycling facilities section, changes were made to restrictions regarding permitted location and hours of operation, and alterations were made regarding standards for contact information building materials, and Fire Code compliance for outdoor storage.

In the Restaurants with Alcohol Sales, Bars, Nightclubs, and Lounges section, language was added to make clear that such uses would require a conditional use permit, except in Downtown Districts.

A restriction limiting the number of Service Stations within a shopping center was removed.

Language was altered to provide clarity and consistency regarding the number of guests and the length of stay under Single Room Occupancy Hotels.

Tobacco and Vapor Sales was expanded to include a wider range of smoking substances and related paraphernalia and the range of commercial advertising restrictions near sensitive uses was increased.

A section was added to regulate Unattended Donation Bins.

Video surveillance measures were added to ATM requirements under Walk-Up Facilities.

Article 28 (Reserved)

This article was added to allow for future expansion of the Code.

Article 29 (Reserved)

This article was added to allow for future expansion of the Code.

Article 30 (Reserved)

This article was added to allow for future expansion of the Code.

Article 31 General Provisions

No significant changes.

Article 32 Required Maps

No significant changes.

Article 33 Tentative Parcel and Tentative Map Filing and Processing

Some structural reorganization occurred in this article. Clarification was provided to note that public comments may include written and/or verbal testimony, and language was added to ensure projects will not exceed available infrastructure and resource capacity and that they shall comply with floodplain regulations. Grounds for denying or approving a subdivision in a flood zone were clarified.

Article 34 Vesting Tentative Maps

Requirements for the inclusion of building information were removed.

Article 35 Parcel Maps

No significant changes.

Article 36 Final Maps

No significant changes.

Article 37 Dedications and Reservations

No significant changes.

Article 38 Improvements and Security

No significant changes.

Article 39 Common Interest Developments (Condominiums & Conversions)

Some structural reorganization occurred in this article to clearly identify notification and Relocation Assistance Program (RAP) requirements. Items were added to the RAP, language for Mobile Home Park compliance was added as special regulations guide their conversion, and standards for building materials were removed to instead reference the standards of the Base District. Changes were made to the Notice of Intent to Convert section to provide clarity and an approval process to ensure all required information items are included on the notice. Additional items were added to the required information list. Language providing for the mailing of notice of public hearing was added and it was clarified that public comment includes both written and verbal testimony.

Article 40 Covenants, Conditions, and Restrictions

No significant changes.

Article 41 Subdivision Design Standards

There were structural changes made in this article to provide a more coherent hierarchy. Language regarding canals was either deleted or amended to ensure compatibility with the Fresno Irrigation District's authority over them. Information related to subdivision connectivity requirements was restructured and refined, requirements related to park accessibility were added, consistent with the General Plan, and Building Design and Orientation elements were relocated to Article 9.

Article 42 Lot Line Adjustments, Mergers, and Reversions

An allowance for a minor deviation was added to this article.

Article 43 Corrections and Amendments of Maps

No significant changes.

Article 44 Enforcement and Judicial Review

No significant changes.

Article 45 Surveys and Monuments

No significant changes.

Article 46 (Reserved)

This article was added to allow for future expansion of the Code.

Article 47 (Reserved)

This article was added to allow for future expansion of the Code.

Article 48 (Reserved)

This article was added to allow for future expansion of the Code.

Article 49 Planning Authorities

Provisions for Council District Project Review Committees, formerly known as Plan Implementation Committees, were added to this article. The Summary of Review Authorities table was altered to instead depict a Summary of Primary Planning Permits and Actions, which reflects a more user-friendly structure.

Article 50 Common Procedures

The section detailing information on the Priority of Plans was deleted as this was duplicative of information given elsewhere in the Code. A section detailing the process of a Neighborhood Meeting was added to consolidate similar information previously located in multiple places in the Code. Dual noticing was called out as an allowed process under Public Notice. The process for Reestablishing a Permit within One Year was removed and an allowance for Concurrent Processing was added. Under Building Permits, a requirement for Conformance with Associated Planning Entitlements was also added to this article.

Article 51 Zone Clearance

This article was significantly altered to more clearly articulate the scope of its provisions.

Article 52 Development Permit (Formerly Site Plan Review)

This article was renamed and substantially simplified. Requirements regarding resources and infrastructure were added to the Conditions of Approval section.

Article 53 Conditional Use Permits

Information regarding when a CUP is required was updated and expanded, particularly to except some uses and features within the Downtown Districts. The Application Requirements were rewritten and expanded for uniformity with other sections and the Public Notice section was made more explicit. A section discussing the Expiration of CUPs and the exceptions to expirations was added.

Article 54 Temporary Use Permits

Some sections of this article were rearranged to improve clarity.

Article 55 Variances

Some sections of this article were rearranged to improve clarity.

Article 56 Minor Deviations

A higher than the standard deviation percent was allowed for Lot Consolidations. Information regarding the duties of the Review Authority was updated and expanded and information regarding Public Noticing requirements was added.

Article 57 Reasonable Accommodations for Housing

Some sections of this article were rearranged to improve clarity.

Article 58 Amendments to Development Code Text, Rezones, and Plan Amendments

A section detailing the process of a Community Meeting was deleted due to consolidation of the procedures under Neighborhood Meeting in Article 50. The section detailing information on the Priority of Plans was deleted as this was duplicative of information given in Article 1.

Article 59 Planned Development Permits

No significant changes.

Article 60 Development Agreements

No significant changes.

Article 61 Concept Plans, Pre-Zoning, and Annexations

Concept Plans were modified and relocated to this article. Fair and Proportional Payments was added to Annexation Criteria and the scope of Pre-Zoning was more clearly defined.

Article 62 Street Names & Addressing

No significant changes.

Article 63 Enforcement

A Standing to Sue provision was added to this article.

Article 64 (Reserved)

This article was added to allow for future expansion of the Code.

Article 65 (Reserved)

This article was added to allow for future expansion of the Code.

Article 66 (Reserved)

This article was added to allow for future expansion of the Code.

Article 67 Use Classifications

Some classifications were added, modified, or deleted.

Article 68 Terms and Definitions

Some definitions were added, modified, or deleted.