

Exhibit F
Planning Commission Resolutions

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13363**

The Fresno City Planning Commission at its regular meeting on January 20, 2016, adopted the following resolution relating to Plan Amendment Application No. A-15-007.

WHEREAS, Plan Amendment Application No. A-15-007 has been filed by the City of Fresno Development and Resource Management Director to amend the Fresno General Plan, the Bullard, Fresno High, McLane, Roosevelt, West Area, and Woodward Park Community Plans, the Tower District Specific Plan, the Fresno Yosemite Airport Land Use Compatibility Plan and the Sierra Sky Park Land Use Policy Plan, as described in Exhibit A (including errata indicated on Table 1); and

WHEREAS, Plan Amendment Application A-15-007 proposes to amend the Fresno General Plan the Bullard, Fresno High, McLane, Roosevelt, West Area, and Woodward Park Community Plans, the Tower District Specific Plan, the Fresno Yosemite Airport Land Use Compatibility Plan and the Sierra Sky Park Land Use Policy Plan for approximately 265 net acres of property located within the Planning Area of the Fresno General Plan as noted in Table 1 and related maps in Exhibit A; and,

WHEREAS, on January 20, 2016, the Fresno City Planning Commission conducted a public hearing to review the proposed plan amendment, received public testimony and considered the Development and Resource Management Department's report recommending approval of the proposed plan amendment as modified by staff recommendation; and,

WHEREAS, at the hearing four persons spoke in opposition to the proposed plan amendment application; and four persons spoke in opposition to the related Zoning Map Update and one spoke neither in support or opposition; and,

WHEREAS, on July 19, 2016 the District 1 Plan Implementation Committee reviewed the plan amendment and recommended approval of staff recommendation with a concern about increased density and traffic congestion and a recommendation for further traffic analysis at time of project approval; and

WHEREAS, on January 19, 2016 the District 2 Plan Implementation Committee reviewed the plan amendment and recommended approval of staff recommendation; and

WHEREAS, the District 3 Plan Implementation Committee did not comment on the proposed plan amendment because no subject property was located in District 3; and

WHEREAS, on January 11, 2016 the District 4 Plan Implementation Committee reviewed the plan amendment and recommended approval of staff recommendation; and

WHEREAS, on January 11, 2016 the District 5 Plan Implementation Committee reviewed the plan amendment and recommended approval of staff recommendation; and

WHEREAS, on January 11, 2016 the District 6 Plan Implementation Committee reviewed the plan amendment and recommended approval of staff recommendation; and

WHEREAS, on January 11, 2016, the Fulton-Lowell Design Review Committee reviewed the plan amendment and did not comment because no subject property was located in the Fulton-Lowell Specific Plan Area; and

WHEREAS, on January 15, 2016, the Tower District Design Review Committee reviewed the plan amendment and requested more time to comment on the proposed applications; and

WHEREAS, on January 20, 2016 the Fresno City Planning Commission held a public hearing to consider Plan Amendment Application No. A-15-007 and the associated Addendum prepared for Environmental Assessment No. A-15-007, R-15-016; and

WHEREAS, the Planning Commission reviewed the subject plan amendment application in accordance with the land use policies of the Fresno General Plan, the Bullard, Fresno High, McLane, Roosevelt, West Area, and Woodward Park Community Plans, the Tower District Specific Plan, the Fresno Yosemite Airport Land Use Compatibility Plan and the Sierra Sky Park Land Use Policy Plan; and,

WHEREAS, the Fresno City Planning Commission reviewed the environmental assessment prepared for this plan amendment, Environmental Assessment No. A-15-007, R-15-016 dated January 20, 2016, and is satisfied that general plan objectives and policies and Fresno General Plan Master Environmental Impact Report SCH No. 2012111015 ("MEIR") mitigation measures will adequately alleviate any potential adverse impacts related to Plan Amendment A-15-007, and hereby concurs with the issuance of an Addendum to MEIR No. SCH 201211015; and,

NOW, THEREFORE, BE IT RESOLVED that Fresno City Planning Commission finds in accordance with its own independent judgment 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. Accordingly, the Planning Commission recommends that the Council adopt the Addendum prepared for Environmental Assessment No. A-15-007, R-15-016 dated January 20, 2016.

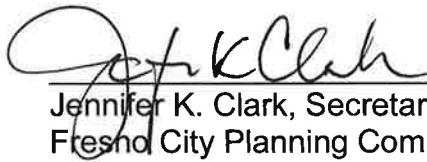
BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Plan Amendment Application No. A-15-007, which proposes to amend the Fresno General Plan, the Bullard, Fresno High, McLane, Roosevelt, West Area, and Woodward Park Community Plans, the Tower District Specific Plan, the Fresno Yosemite Airport Land Use Compatibility Plan and the Sierra Sky Park Land Use Policy Plan as depicted by the attached Exhibit "A" and described within the staff report to the Planning Commission dated January 20, 2016, be approved as follows:

- a. Defer to the recommendation of the Airport Land Use Commission on Request 3

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Holt, seconded by Commissioner Vasquez.

VOTING: Ayes -Holt, Vasquez, Garcia, Medina, Reed, Torossian
 Noes -None
 Not Voting -None
 Absent -Catalano

DATED: January 20, 2016



Jennifer K. Clark, Secretary
Fresno City Planning Commission

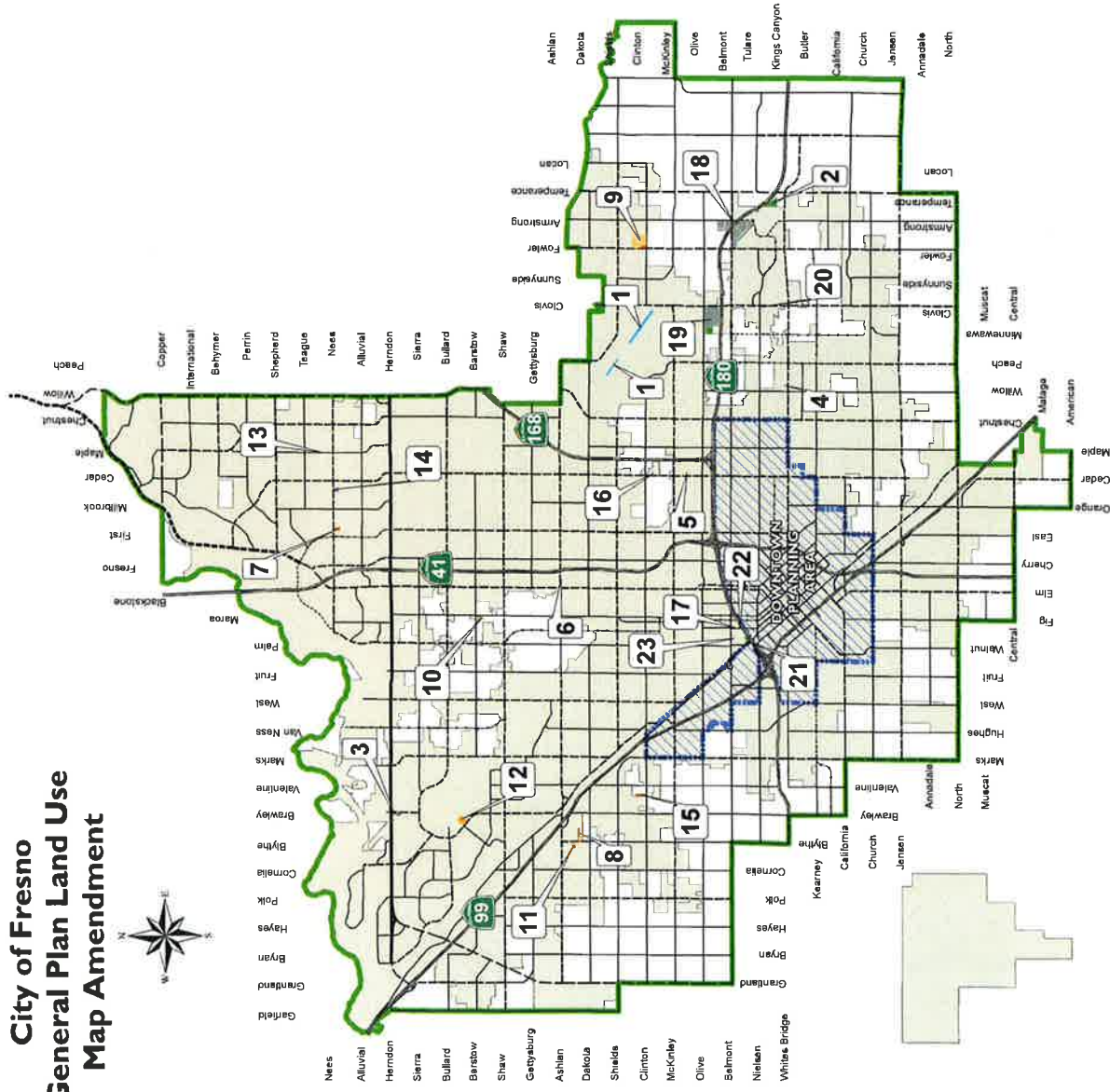
Resolution No. 13363
Plan Amendment Application No. A-15-007
Filed by City of Fresno Development and
Resource Management Department
Director
Action: Recommend Approval

Exhibit A

Re: Table 1: City of Fresno General Plan Land Use Map Amendment Table						
	No	Description	APN	GP Land Use Change Request		Acres
				From	To	
GP MEIR Mitigation	1	MM HAZ-3: Re-designate area located within FYI Airport Zone 5 Sideline northeast of airport to Public Facilities Airport or Open Space.	Part of 49406045T & 51T	Open Space - Golf Course	Public Facilities - Airport	9.28
			Part of 49406045T and 51T, part of 49402032T and 33T, and 49402026ST and X1	Light Industrial	Public Facilities - Airport	22.00
FMCD	2	Proposed ponding basin "DV."	Part of 31328012T, 22T, 23T, 24T, 25T, and 57T	Res. Medium Low Density	Open Space - Ponding Basin	13.50
ALUC			Part of 50105001 and 50104702	Public Facilities - Airport	Open Space Clear Zone	0.35
			50115303ST and part of 50115306S	Community Commercial	Open Space Clear Zone	0.46
			Part of 50703015	Office	Open Space Clear Zone	0.92
				Open Space Clear Zone	Office	2.60
General Plan Amendments	3	Sky Park Clear Zone correction.	Part of 50703012ST	General Commercial	Open Space Clear Zone	0.28
	4	A-14-007	46323203	Res. Medium Density	Office	0.57
	5	A-12-002	45314115	Res. Medium High Density	General Commercial	0.69
	6	A-12-004	43602201	Regional Mixed Use	Office	0.17
			43602219	Res. Medium Density Regional Mixed Use	Office	0.19
	7	A-11-001	30319083, 84 and 85	Public Facility - Middle and Elementary School	Community Commercial	2.78
	8	A-11-002	51125002	Res. Medium Low Density	Res. Medium High Density	
			51136324	Res. Medium Density	Res. Medium High Density	4.86
	9	A-11-003	Part of 31004138	Res. Medium Low Density	Res. Medium Density	31.87
			31004139	Community Commercial	Neighborhood Community Commercial	2.14
	10	A-11-004	41707058	Res. Medium Density	Res. Medium High Density	1.86
	11	A-11-009	51117124 and 25	Res. Medium Low Density	Res. Medium High Density	4.79
	12	A-11-011	50903069S	Res. Medium Density	Res. Medium High Density	10.17
	13	A-11-013	40351159S	Res. Medium Low Density	Office	0.26
	14	A-11-014	40420023	Res. Urban Neighborhood	Office	3.57
Correction	15	A	44206033	Res. Medium High	Res. Urban Neighborhood	4.65
	16	B	44723001	Res. Medium Density	Public Facilities - Church	0.61
	17	C	45904109, 12, 13, 16-18	Res. Medium Density	Commercial Main Street	0.83
	18	D	31013201 - 09, 31013301 - 06, 31327057S - 76S, 80S, 83S - 86S, 92S, 93S, and 95S	Business Park	Light Industrial	78.90
			45603015, 16, 18, 52, 56	Corridor/Center Mixed-Use	Light Industrial	65.19
	19	E	45603057T	Dual Land Use Designation: Corridor/Center Mixed-Use	Dual Land Use Designation: Light Industrial	3.65
	20	F	46303022, 78, and 90	Corridor/Center Mixed-Use	Office	1.60
	21	G	45920001, 02, and 06T	Dual Land Use Designation: Light Industrial	Dual Land Use Designation: General Commercial	2.95
	22	H	45913120 and 01	Dual Land Use Designation: Res. Medium Density	Dual Land Use Designation: Commercial Main Street	1.00
	23	I	45903205 and 15	Residential Medium Density	Light Industrial	0.38

Strikethrough indicates errata recommended by staff. Request 6 was approved by Planning Commission; Request 9 was recommended by staff after Planning Commission and indicates a deletion of the plan amendment. See staff report for details.

City of Fresno General Plan Land Use Map Amendment



- Legend**
- General Plan Land Use Amendments
- Public Facilities
- Church
 - Airport
 - Open Space
 - Clear Zone
 - Neighborhood Park
 - Open Space
 - Ponding Basin
 - Employment
 - Office
 - Business Park
 - Light Industrial
 - Residential
 - Medium Low Density
 - Medium Density
 - Medium High Density
 - Urban Neighborhood
 - Commercial
 - Main Street
 - Community
 - Recreation
 - General
- Boundaries**
- Downtown Planning Area
 - City Limits
 - Sphere Of Influence

City of Fresno Development and Resource Management Planning Division

**Figure LU - 2:
Dual Designation Diagram**

- 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

- Community
- Main Street
- General

Employment

- Office
- Business Park
- Regional Business Park

Mixed Use

- Light Industrial
- Heavy Industrial
- Corridor/Center Mixed Use
- Regional Mixed Use
- Neighborhood Mixed Use

Boundaries

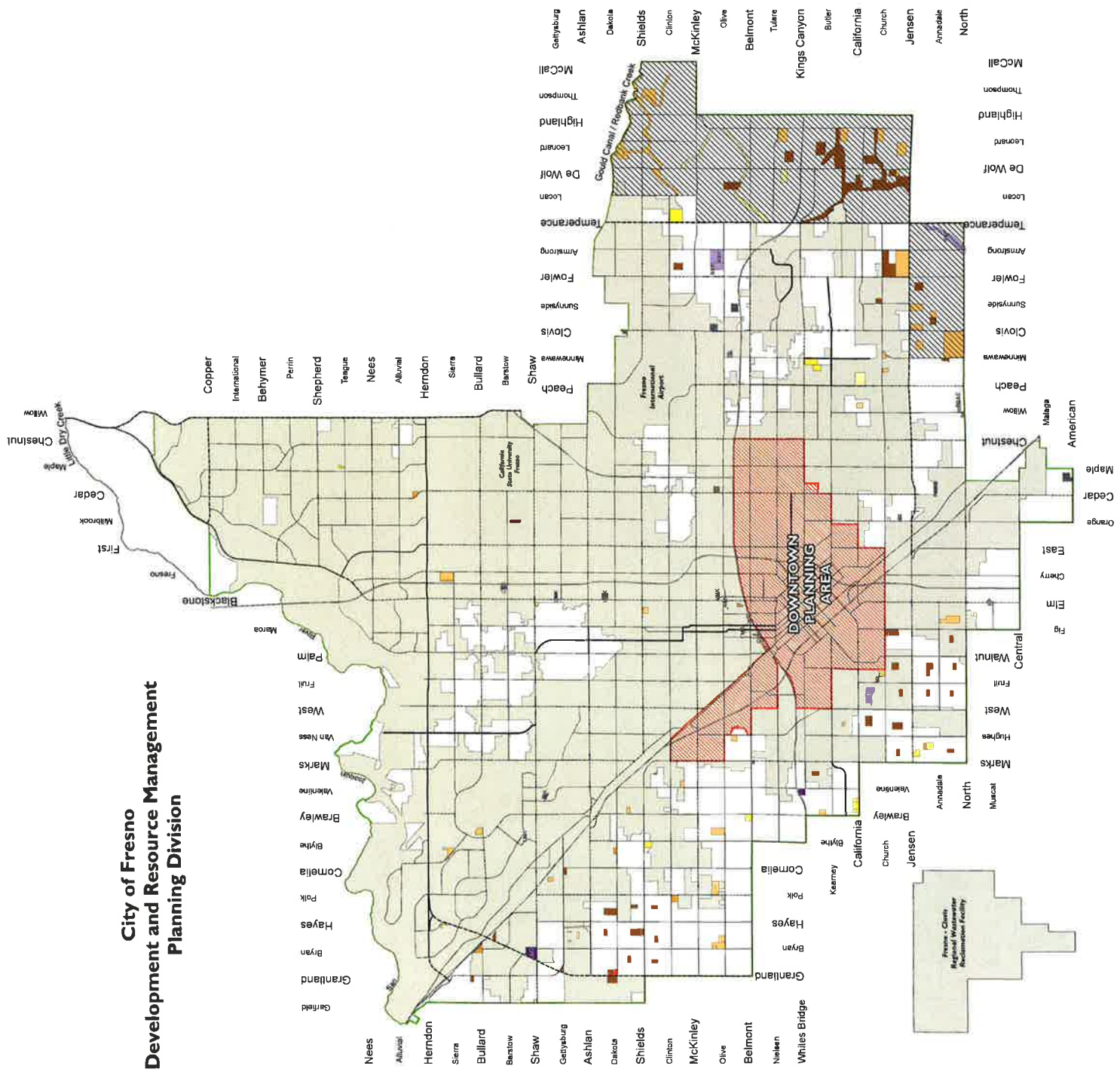
- Fresno Planning Boundary
- Existing Sphere of Influence
- City Limit
- Downtown Neighborhoods
- Southeast Development Area (SEDA)

Circulation Legend

- Freeway
- Expressway
- Scenic Expressway
- Ramp
- Super Arterial
- Arterial
- Scenic Arterial
- Collector
- Scenic Collector



Note: All planned land uses for future parks, open space, ponding basins, schools (e.g. special, elementary, middle, high, and colleges) and schools with parks carry dual planned land use designations so that if that facility is not needed private and public development consistent with zoning and development standards may be approved. This map shows the additional land use designations.



**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13364**

The Fresno City Planning Commission, at its regular meeting on January 20, 2016, adopted the following resolution relating to Rezone Application No. R-15-016, also called the Zoning Map Update.

WHEREAS, The Zoning Map Update has been filed by the City of Fresno Development and Resource Management Director as described in Exhibit A; and

WHEREAS, the Zoning Map Update proposes to update the zoning map consistent with the Fresno General Plan Land Use and Circulation Map (Figure LU-1) and the Dual Designation Diagram (Figure LU-2), adopted on December 18, 2014 and as subsequently amended; and,

WHEREAS, on January 20, 2016, the Fresno City Planning Commission conducted a public hearing to review the proposed Zoning Map Update, received public testimony and considered the Development and Resource Management Department's report recommending approval of the proposed Zoning Map Update as modified by staff recommendation; and,

WHEREAS, at the hearing four persons spoke in opposition to the Zoning Map Update and one spoke neither in support or opposition; and,

WHEREAS, on July 19, 2016 the District 1 Plan Implementation Committee reviewed the Zoning Map Update and recommended approval of staff recommendation with a concern about increased density and traffic congestion and a recommendation for further traffic analysis at time of project approval; and

WHEREAS, on January 19, 2016 the District 2 Plan Implementation Committee reviewed the Zoning Map Update and recommended approval of staff recommendation; and

WHEREAS, on January 25, 2016 the District 3 Plan Implementation Committee reviewed the Zoning Map Update and recommended approval of staff recommendation; and

WHEREAS, on January 11, 2016 the District 4 Plan Implementation Committee reviewed the Zoning Map Update and recommended approval of staff recommendation; and

WHEREAS, on January 11, 2016 the District 5 Plan Implementation Committee reviewed the Zoning Map Update and recommended approval of staff recommendation; and

WHEREAS, on January 11, 2016 the District 6 Plan Implementation Committee reviewed the Zoning Map Update and recommended approval of staff recommendation; and

WHEREAS, on January 11, 2016, the Fulton-Lowell Design Review Committee reviewed the Zoning Map Update and recommended approval of staff recommendation; and

WHEREAS, on January 25, 2016, the Tower District Design Review Committee reviewed the Zoning Map Update and recommended approval of staff recommendation with a request to revisit some designations at a future date; and

WHEREAS, on January 20, 2016 the Fresno City Planning Commission held a public hearing to consider The Zoning Map Update and the associated Addendum prepared for Environmental Assessment No. A-15-007, R-15-016; and

WHEREAS, the Planning Commission reviewed the subject Zoning Map Update application in accordance with the land use policies of the Fresno General Plan, the Bullard, Fresno High, McLane, Roosevelt, West Area, and Woodward Park Community Plans, the Tower District Specific Plan, the Fresno Yosemite Airport Land Use Compatibility Plan and the Sierra Sky Park Land Use Policy Plan; and,

WHEREAS, the Fresno City Planning Commission reviewed the environmental assessment prepared for this Zoning Map Update, Environmental Assessment No. A-15-007, R-15-016 dated January 20, 2016, and hereby concurs with the issuance of an Addendum to MEIR No. SCH 201211015; and,

NOW, THEREFORE, BE IT RESOLVED that Fresno City Planning Commission finds in accordance with its own independent judgment that an Addendum to MEIR No. SCH 201211015 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 Planning Commission recommends that the Council adopt the Addendum prepared for Environmental Assessment No. A-15-007, R-15-016 dated January 20, 2016.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends that the City Council approve the Zoning Map Update, which includes adopting the Proposed Zoning Map and Overlay District Map in Exhibit A, consistent with the Fresno General Plan Land Use and Circulation Map (Figure LU-1) and the Dual Designation Diagram (Figure LU-2), adopted on December 18, 2014 and as subsequently amended and described within the staff report to the Planning Commission dated January 20, 2016:

- a. Defer to the recommendation of the Airport Land Use Commission on Plan Amendment Request 3 in related Plan Amendment, and carry recommendation through to zone district designation in Zoning Map Update.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Holt, seconded by Commissioner Vasquez.

VOTING: Ayes -Holt, Vasquez, Garcia, Medina, Reed, Torossian
 Noes -None
 Not Voting -None
 Absent -Catalano

DATED: January 20, 2016

A handwritten signature in black ink, appearing to read "Jennifer K. Clark", written over a horizontal line.

Jennifer K. Clark, Secretary
Fresno City Planning Commission

Resolution No. 13364
Zoning Map Update Application No. R-15-016
Filed by City of Fresno Development and Resource
Management Department Director
Action: Recommend Approval

Exhibit A

City of Fresno Proposed Zoning Map



Legend

Proposed New Zone District

- 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-1 - Residential Multi-Family, Medium High Density
- RM-2 - Residential Multi-Family, Medium Density
- RM-3 - Residential Multi-Family, High Density
- NMX - 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 - Parks and Recreation
- PI - Public and Institutional

Boundaries

- Sphere Of Influence
- City Limits
- Downtown Planning Area

Circulation Legend

- Freeway
- Expressway
- Scenic Expressway
- Super Arterial
- Arterial
- Scenic Arterial
- Scenic Drive
- Collector
- Scenic Collector

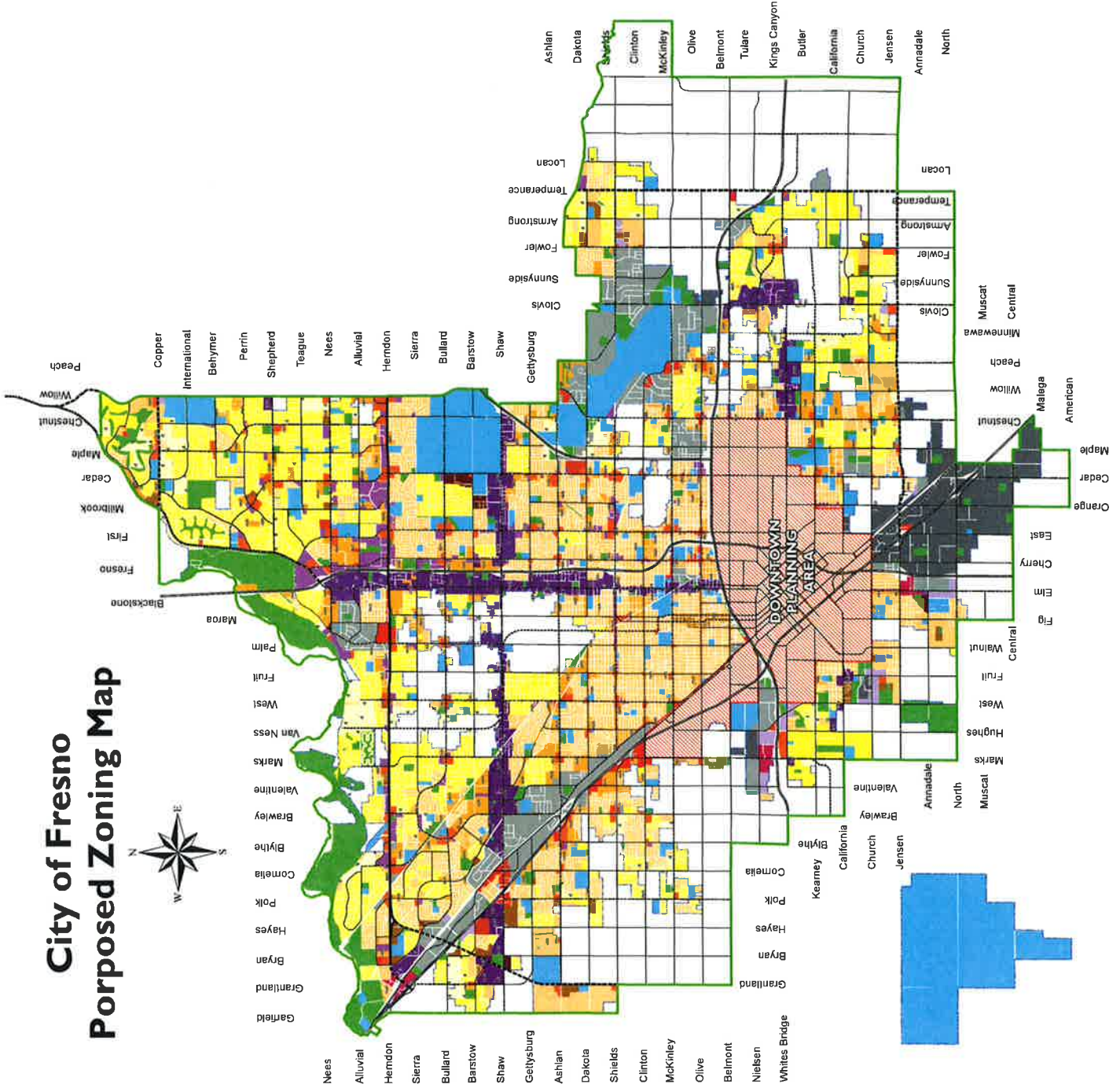


Date: 1/15/2016

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 the correctness of this data.

The Downtown Planning Area will be rezoned as part of a separate effort currently anticipated to take place in the spring of 2016.

Dual land use designations for public facilities and open space are shown on a supplemental map.



City of Fresno Overlay Districts Map



Overlay Districts

- Annexed Rural Residential
- Apartment House
- Bluff Preservation
- Expressway Area
- Equine
- Mining
- Residential Modifying

Boundaries

- Sphere Of Influence
- Planning Boundary
- City Limits

