

REGULAR MEETING

June 29, 2023

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CITY OFFICERS
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FRESNO CITY COUNCIL



Supplemental Packet

ITEM(S)

10:05AM #2 File ID 23-1028

Hearing - To consider the adoption of the Central Southeast Area Specific Plan and related Environmental Assessment, State Clearinghouse (SCH No. 2023020138), and related actions:

Supplement Content: Exhibit P – Resolution Approving Plan Amendment P22-00400 (Adopt), Exhibit Q – Resolution Approving Plan Amendment P2-00400 (amend), Exhibit R – Ordinance Approving Rezone P22-00400 (Final), Exhibit S – Resolution Authorizing Planning Development Director to Make Updates (Final)

Item(s)

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

Americans with Disabilities Act (ADA):

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
FRESNO, CALIFORNIA, TO ADOPT THE CENTRAL
SOUTHEAST AREA SPECIFIC PLAN (PLAN AMENDMENT
APPLICATION NO. P22-00400)

WHEREAS, on December 18, 2014, by Resolution No. 2014-226, the City Council adopted the Fresno General Plan which established a long-term comprehensive planning strategy for the City of Fresno; and

WHEREAS, Policy D-7-a of the Fresno General Plan contemplated the repeal or amendment of several specific, neighborhood, and community plans, including the Roosevelt Community Plan and the Butler/Willow Specific Plan; and,

WHEREAS, Policy D-7-b contemplated the preparation of new community, neighborhood, or specific plans for neighborhoods and locations covered by repealed plans; and

WHEREAS, on December 18, 2014, by Resolution No. 2014-225, the City Council 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

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

1 of 5

Date Adopted:
Date Approved:
Effective Date:

City Attorney Approval: 

Resolution No. _____

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 is within an area covered by a repealed plan; 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, and 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, on September 30, 2021, by Resolution No. 2021-270, the City Council amended the Fresno General Plan to incorporate Vehicle Miles Traveled revisions, consistent with Senate Bill 743, and by Resolution No. 2021-269, certified Program Environmental Impact Report SCH No. 2019050005 ("PEIR") which updated the MEIR and converted it to a PEIR; 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; and,

WHEREAS, on May 31, 2023, the Fresno City Planning Commission took action, as evidenced in Planning Commission Resolutions Nos. 13800 and 13801, to recommend approval of the subject applications; and

WHEREAS, on June 5, 2023, at its regularly scheduled meeting, the Airport Land Use Commission found the proposed Central Southeast Specific Plan consistent with the Airport Land Use Compatibility Plan by a unanimous vote; and

WHEREAS, on June 29, 2023, the Fresno City Council held a public hearing to consider Plan Amendment Application No. P22-00400 and received both oral testimony and written information presented at the hearing regarding the subject applications; and

WHEREAS, the environmental assessment conducted for the Central Southeast Area Specific Plan resulted in a Subsequent Mitigated Negative Declaration as permitted by CEQA Guidelines Section 15162, which was prepared pursuant to the requirements of CEQA Guidelines section 15070 et. seq. and dated February 1, 2023.

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 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 Council's independent judgment and analysis.

2. The Council finds the adoption of Plan Amendment Application P22-00400, as approved by the Planning Commission, is in the best interest of the City of Fresno.

3. The Council of the City of Fresno hereby adopts Plan Amendment Application No. P22-00400 to adopt the Central Southeast Area Specific Plan, including all guiding principles, goals, objectives, strategies, maps, and implementation measures, pertaining to approximately 2,000 acres as depicted in Attachment 1 – Specific Plan.

* * * * *

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

I, TODD STERMER, 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 _____ 2023.

AYES :
NOES :
ABSENT :
ABSTAIN :

Mayor Approval: _____, 2023
Mayor Approval/No Return: _____, 2023
Mayor Veto: _____, 2023
Council Override Vote: _____, 2023

TODD STERMER, CMC
City Clerk

By: _____
Deputy Date

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: _____
Talia Kolluri Date
Assistant City Attorney

Attachment: Attachment 1 – Specific Plan

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, UPDATING THE LAND USE MAP (FIGURE LU-1) OF THE FRESNO GENERAL PLAN TO INCORPORATE THE CENTRAL SOUTHEAST AREA SPECIFIC PLAN (PLAN AMENDMENT P22-00400).

WHEREAS, on December 18, 2014, by Resolution No. 2014-226, the City Council adopted the Fresno General Plan which established a long-term comprehensive planning strategy for the City of Fresno; and

WHEREAS, Policy D-7-a of the Fresno General Plan contemplated the repeal or amendment of several specific, neighborhood, and community plans, including the repeal of the Roosevelt Community Plan and the Butler/Willow Specific Plan; and

WHEREAS, on December 18, 2014, 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

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

1 of 5

Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval: 

Resolution No. _____

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, and 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, on September 30, 2021, by Resolution No. 2021-270, the City Council amended the Fresno General Plan to incorporate Vehicle Miles Traveled revisions, consistent with Senate Bill 743, and by Resolution No. 2021-269, certified Program Environmental Impact Report SCH No. 2019050005 (PEIR) which updated the MEIR and converted it to a PEIR; and

WHEREAS, the environmental assessment conducted for the Central Southeast Area Specific Plan resulted in the preparation of a Subsequent Mitigated Negative Declaration as permitted by CEQA Guidelines Section 15162, which was prepared pursuant to the requirements of CEQA Guidelines section 15070 et. seq. and dated February 1, 2023; 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; and

WHEREAS, the Fresno City Planning Commission took action, as evidenced in Planning Commission Resolutions Nos. 13800 and 13801, to recommend approval of the subject applications; and

WHEREAS, on June 5, 2023, at its regularly scheduled meeting, the Airport Land Use Commission found the proposed Central Southeast Specific Plan consistent with the Airport Land Use Compatibility Plan by a unanimous vote; and

WHEREAS, on June 29, 2023, the Fresno City Council held a public hearing to consider Plan Amendment Application No. P22-00400 and received both oral testimony and written information presented at the hearing regarding the subject applications.

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 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 Council's independent judgment and analysis;

2. The Council finds the adoption of Plan Amendment Application P22-00400, as approved by the Planning Commission, is in the best interest of the City of Fresno.

3. The Council of the City of Fresno hereby adopts Plan Amendment Application P22-00400, updating the Land Use Map (Figure LU-1) of the Fresno General Plan to incorporate the land use changes proposed in the Central Southeast Area Specific Plan as shown in Attachment 1 - Proposed Changes to the General Plan Planned Land Use Map.

* * * * *

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

I, TODD STERMER, 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 _____ 2023.

AYES :
NOES :
ABSENT :
ABSTAIN :

TODD STERMER, CMC
City Clerk

By: _____
Deputy Date

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: _____
Talia Kolluri Date
Assistant City Attorney

Attachment:

Attachment 1 - Proposed Changes to the General Plan Planned Land Use Map

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA, TO APPROVE REZONE APPLICATION NO. P22-00400 TO AMEND THE OFFICIAL ZONING MAP TO REZONE APPROXIMATELY 136 ACRES OF PROPERTY WITHIN THE CENTRAL SOUTHEAST AREA SPECIFIC PLAN AREA TO BE CONSISTENT WITH THE PLANNED LAND USE MAP.

WHEREAS, on December 18, 2014, by Resolution No. 2014-225, the City Council 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

WHEREAS, on December 3, 2015, by Ordinance 2015-39, the City Council adopted the Citywide Development Code to implement the Fresno General Plan; and

WHEREAS on February 4, 2016, by Ordinance 2016-4, the City Council updated the Official Zoning Map of the City of Fresno; and

WHEREAS, on September 30, 2021, by Resolution No. 2021-270, the City Council amended the Fresno General Plan to incorporate Vehicle Miles Traveled revisions, consistent with Senate Bill 743, and by Resolution No. 2021-269, certified Program Environmental Impact Report SCH No. 2019050005 (PEIR) which updated the MEIR and converted it to a PEIR; 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

Page 1 of 4

Date Adopted:
Date Approved
Effective Date:
City Attorney Approval:



Ordinance No.

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, 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 Rezone Application P22-00400, and the associated Environmental Assessment; and,

WHEREAS, the Fresno City Planning Commission took action, as evidenced in Planning Commission Resolutions Nos. 13800 and 13801, to recommend approval of the subject applications; and,

WHEREAS, on June 5, 2023, at its regularly scheduled meeting, the Airport Land Use Commission found the proposed Central Southeast Specific Plan consistent with the Airport Land Use Compatibility Plan by a unanimous vote; and

WHEREAS, on June 29, 2023, the Fresno City Council held a public hearing to consider Rezone Application No. P22-00400 and received both oral testimony and written information; and,

WHEREAS, the environmental assessment conducted for the Central Southeast Area Specific Plan resulted in the preparation of a Subsequent Mitigated Negative Declaration as permitted by CEQA Guidelines Section 15162, which was prepared pursuant to the requirements of CEQA Guidelines section 15070 et. seq. and dated February 1, 2023.

THE COUNCIL OF THE CITY OF FRESNO DOES ORDAIN AS FOLLOWS:

SECTION 1. The Council 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 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 Council's independent judgment and analysis

SECTION 2. The Council finds the requested Rezone Application is consistent with the planned land use designation of the Fresno General Plan as expressed in Figure LU-1 as amended by Plan Amendment Application No. P22-00400.

SECTION 3. The Council hereby rezones 136 acres of property within the Central Southeast Area Specific Plan as shown on the Map in Attachment 1: Proposed Changes to the Zoning Map, with all conditions of zoning remaining in full force and effect.

SECTION 4. This ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty-first day after its passage.

* * * * *

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

I, TODD STERMER, City Clerk of the City of Fresno, certify that the foregoing ordinance was adopted by the Council of the City of Fresno, at a regular meeting held on the _____ day of _____ 2023.

AYES :
NOES :
ABSENT :
ABSTAIN :

TODD STERMER, CMC
City Clerk

By: _____
Deputy Date

APPROVED AS TO FORM:
ANDREA JANZ
City Attorney

By: _____
Talia Kolluri Date
Assistant City Attorney

Attachment:
Attachment 1: Proposed Changes to the Zoning Map

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, AUTHORIZING THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR TO UPDATE THE TEXT, POLICIES, MAPS, TABLES, AND FIGURES CONTAINED IN THE CENTRAL SOUTHEAST AREA SPECIFIC PLAN AND THE FRESNO GENERAL PLAN DOCUMENTS TO REFLECT THE FINAL ACTION TAKEN BY CITY COUNCIL, TO THE EXTENT THAT SUCH UPDATES ARE NECESSARY TO MAINTAIN CONSISTENCY

WHEREAS, the City of Fresno (City) has prepared a Central Southeast Area Specific Plan document which contains the narrative, goals, strategies, maps, tables, and figures necessary to fully describe the required components and clarifying details of the plan; and

WHEREAS, the environmental assessment conducted for the Central Southeast Area Specific Plan resulted in the preparation of a Subsequent Mitigated Negative Declaration as permitted by CEQA Guidelines Section 15162, which was prepared pursuant to the requirements of CEQA Guidelines section 15070 et. seq. and dated February 1, 2023; and

WHEREAS, on June 29, 2023, the Council of the City of Fresno completed deliberations and took action on the Central Southeast Area Specific Plan and the associated Mitigated Negative Declaration prepared for Environmental Assessment No. P22-00400; and

WHEREAS, changes to the Central Southeast Area Specific Plan require clerical updates to the text, policies, tables, maps, and figures contained in the Fresno General Plan.

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

1. The Director of the Planning and Development Department, or her designee, is hereby authorized to update the text, policies, table, figures, and maps contained in the Central Southeast Area Specific Plan and the Fresno General Plan to reflect the final action taken by the Council of the City of Fresno to the extent such changes are necessary to

Date Adopted:

Date Approved

Effective Date:

City Attorney Approval:



Resolution No. _____

maintain consistency.

2. The Director is fully authorized to update the text, policies, tables, maps, and figures contained in the Central Southeast Area Specific Plan and the Fresno General Plan in order to correct typographical or clerical errors that are identified after adoption.

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

I, TODD STERMER, 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 _____ 2023.

AYES :
NOES :
ABSENT :
ABSTAIN :

TODD STERMER, CMC
City Clerk

By: _____
Deputy Date

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: _____
Talia Kolluri Date
Assistant City Attorney

