

Exhibit I
Powerpoint Presentation



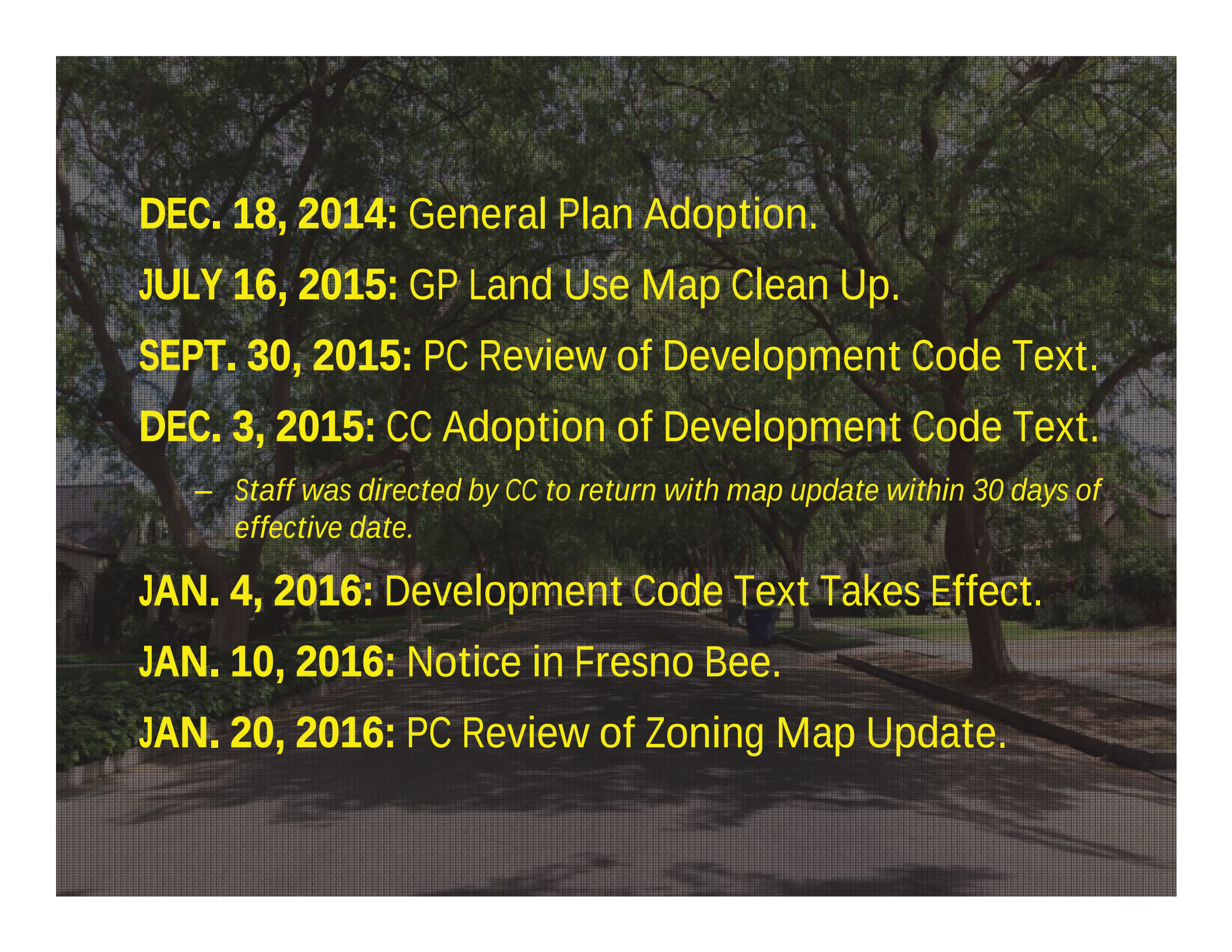
ZONING MAP UPDATE

IMPLEMENTING THE GENERAL PLAN LAND USE MAP

DAN ZACK, ASSISTANT DIRECTOR
DEVELOPMENT AND RESOURCE
MANAGEMENT DEPARTMENT

BACKGROUND INFORMATION

HOW DID
WE GET
TO THIS
POINT?

A background image of a park with large trees and a paved path. The text is overlaid in yellow.

DEC. 18, 2014: General Plan Adoption.

JULY 16, 2015: GP Land Use Map Clean Up.

SEPT. 30, 2015: PC Review of Development Code Text.

DEC. 3, 2015: CC Adoption of Development Code Text.

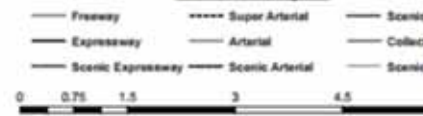
— *Staff was directed by CC to return with map update within 30 days of effective date.*

JAN. 4, 2016: Development Code Text Takes Effect.

JAN. 10, 2016: Notice in Fresno Bee.

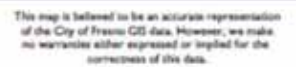
JAN. 20, 2016: PC Review of Zoning Map Update.

Land Use and Circulation Map



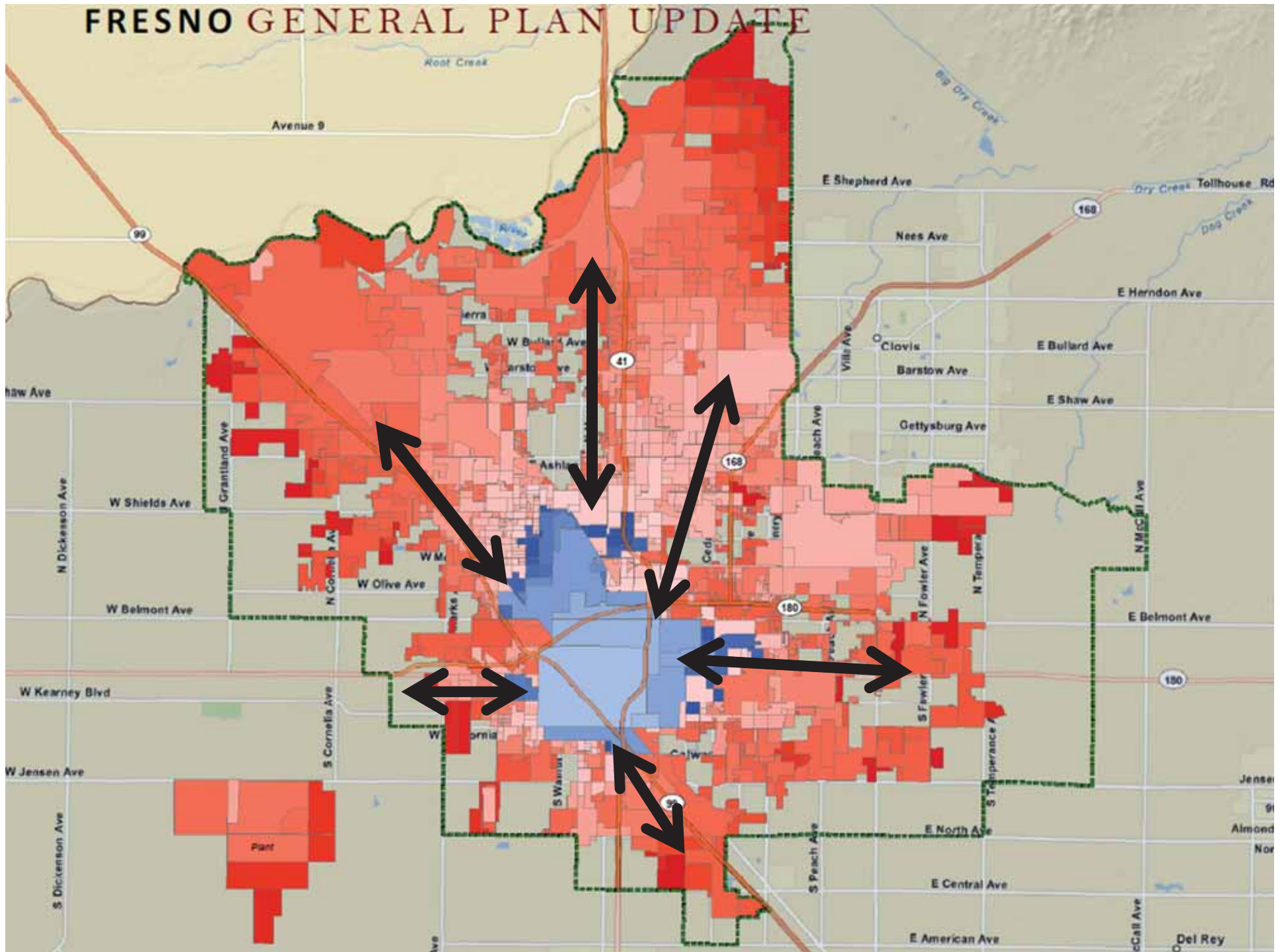


BA	Boulevard Area
BP	Bluff Preserve
CCO	Civic Center Area
EA	Expressway Area
R-M	Residential Medium Density

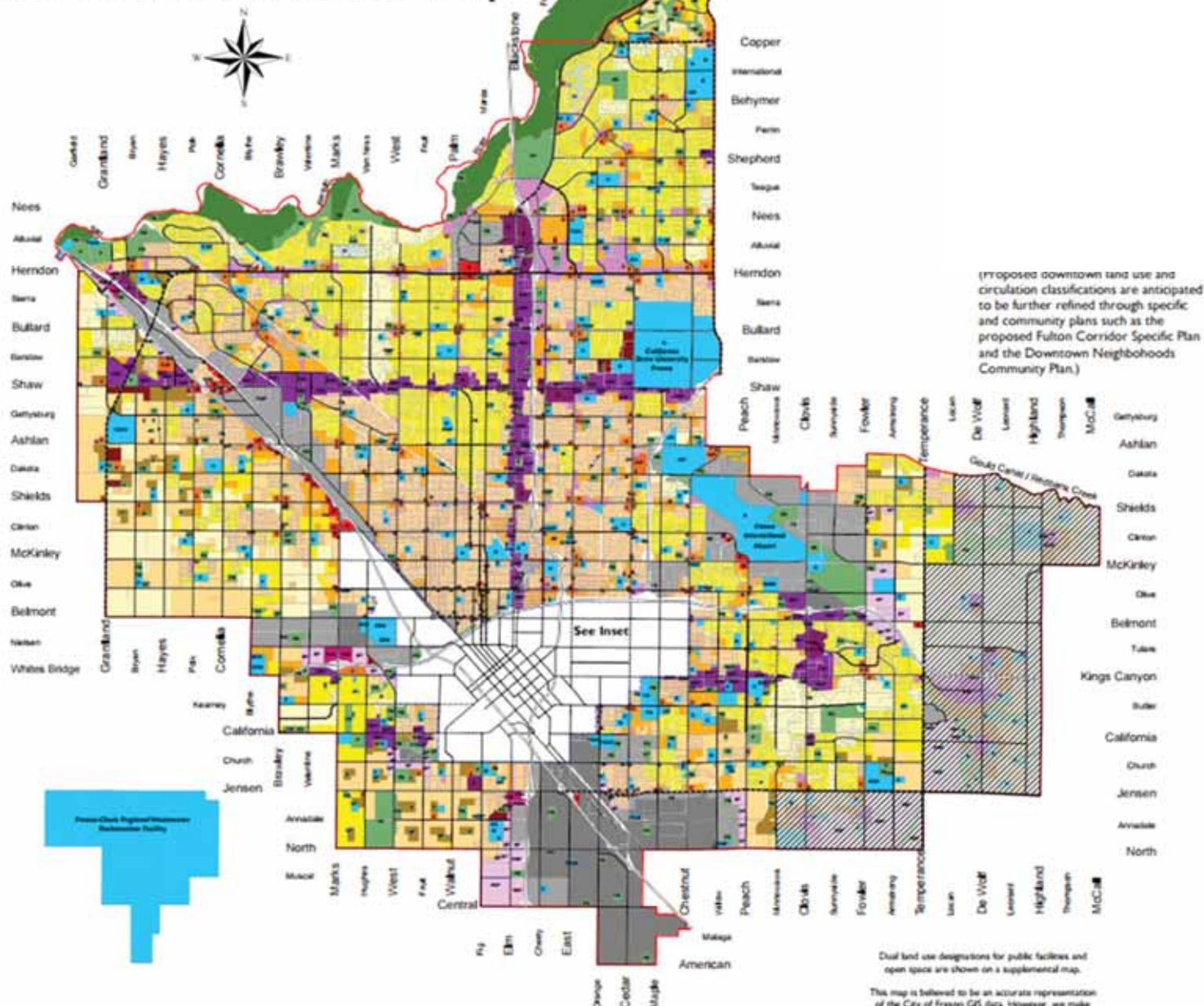


The Downtown Planning Area will be required as part of a separate effort, currently anticipated to take place in the spring of 2014.

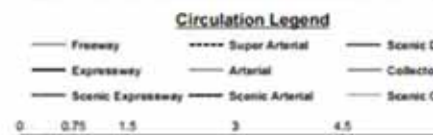
FRESNO GENERAL PLAN UPDATE



City of Fresno Fresno General Plan Land Use and Circulation Map



LEGEND	
RESIDENTIAL	PUBLIC FACILITIES
Low Density (1-5.5 D.U./acre)	Public/Government Facility
Medium Low Density (5.5-8 D.U./acre)	Special School
Medium Density (8-12 D.U./acre)	Elementary School
Medium High Density (12-16 D.U./acre)	Elementary & Middle School
Urban Neighborhood (16-30 D.U./acre)	Elementary, Middle & High School
High Density (30-40 D.U./acre)	Middle School
	High School
	College
	School with Park
	Airport
	Cemetery
	Church
	Community Activity Center
	Community Hospital
	Parkgrounds
	Fire Station
	Government Offices
	Hospital
	Medical Center
	Neighborhood Center
	PG & E Substation
	Police Dressing Station
	Water Recharge Basin
	Water Treatment Facility
	Buffer
COMMERCIAL	BOUNDARIES
Main Street	Existing Fresno Sphere of Influence
Community	Fresno Planning Boundary
Recreation	Downtown Neighborhoods
General	Southwest Development Area
Highway & Auto	
Regional	
EMPLOYMENT	
Office	
Business Park	
Regional Business Park	
Light Industrial	
Heavy Industrial	
MIXED USE	
Community Mixed Use	
Regional Mixed Use	
Neighborhood Mixed Use	
OPEN SPACE	
Clear Zone	
Commercial/Recreational	
Community Park	
Flood Control Project	
Golf Course	
Lake/Pond	
Multi-Use	
Neighborhood Park	
Outdoor Environmental Education Area	
Open Space	
Park	
Pending Basin	
Pending Basin (Park use)	
Regional Park	

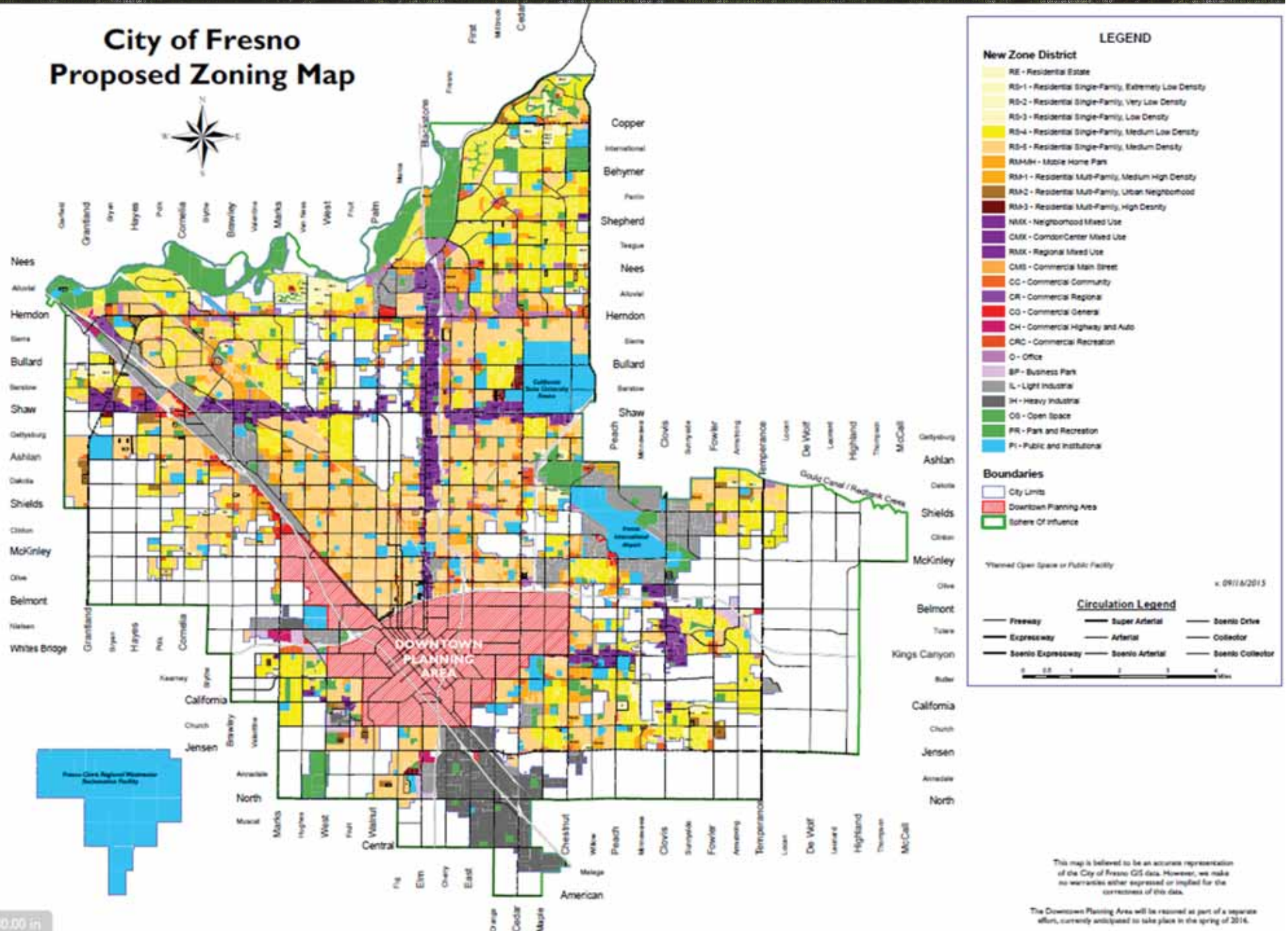


Dual land use designations for public facilities and open space are shown on a supplemental map.

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.

v. 0112

City of Fresno Proposed Zoning Map



City of Fresno Overlay Districts Map

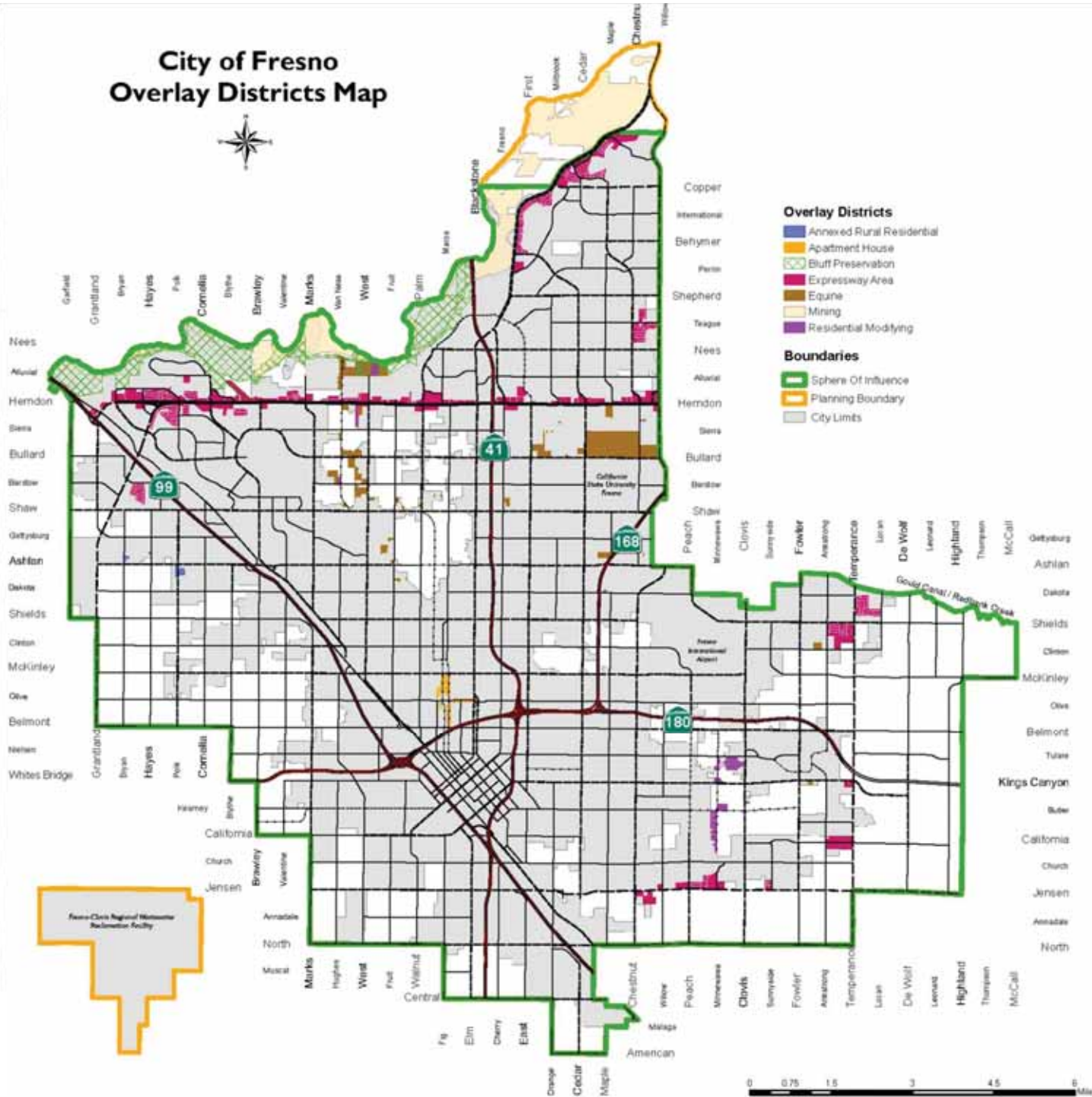


Overlay Districts

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

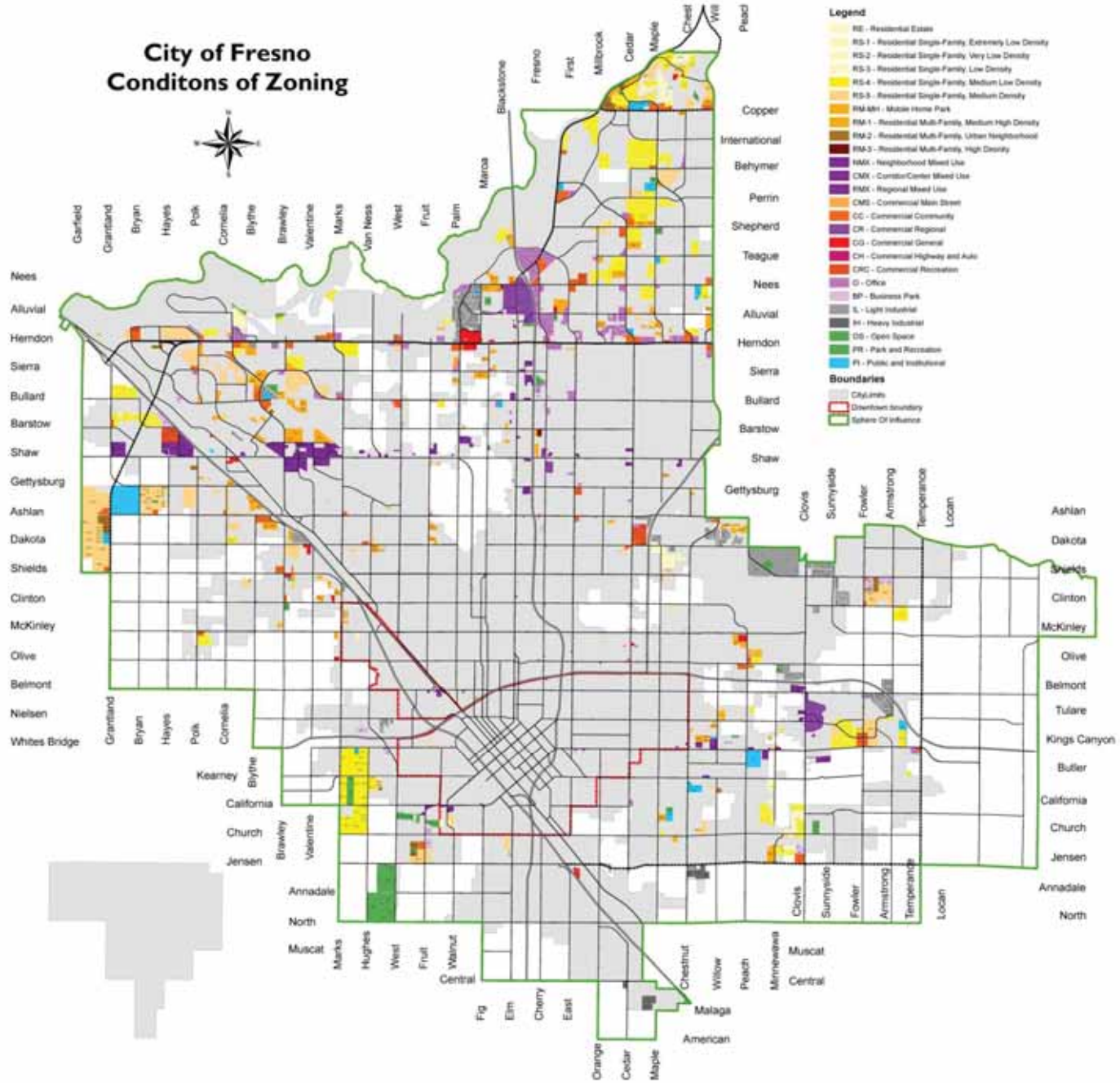
Boundaries

- Sphere Of Influence
- Planning Boundary
- City Limits



0 0.75 1.5 3 4.5 6 Miles

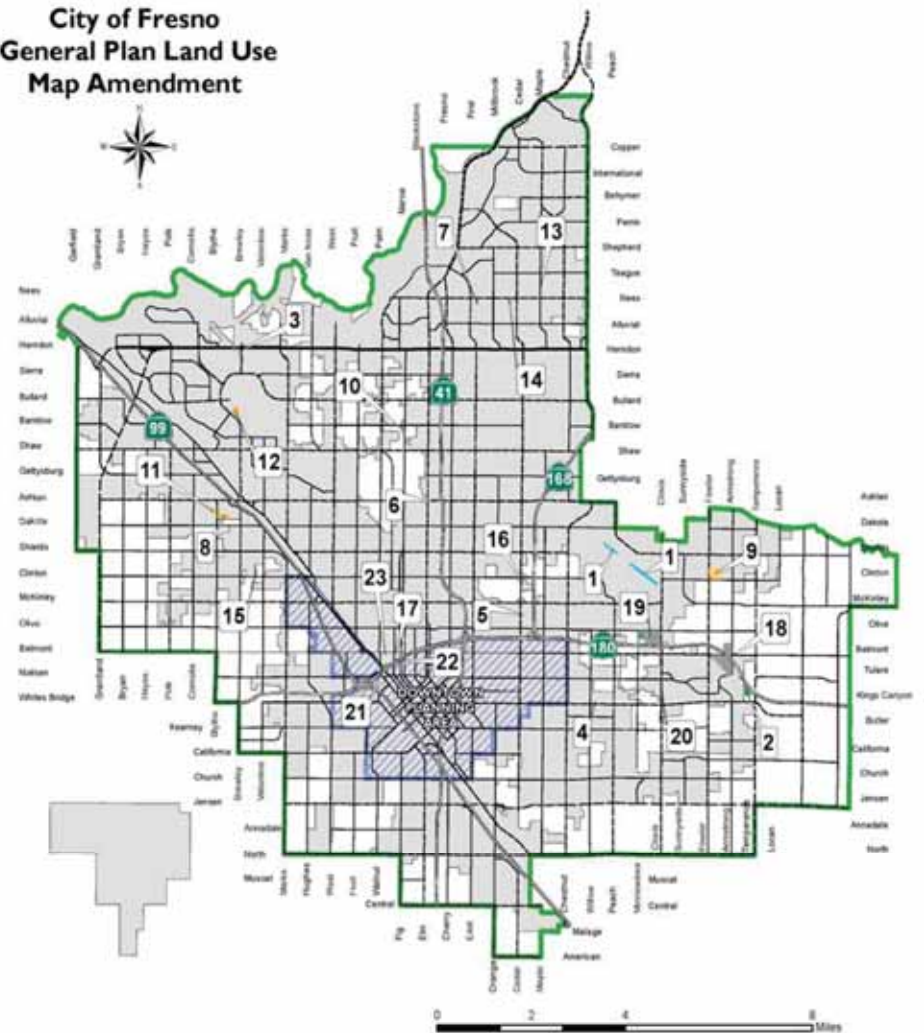
City of Fresno Conditions of Zoning

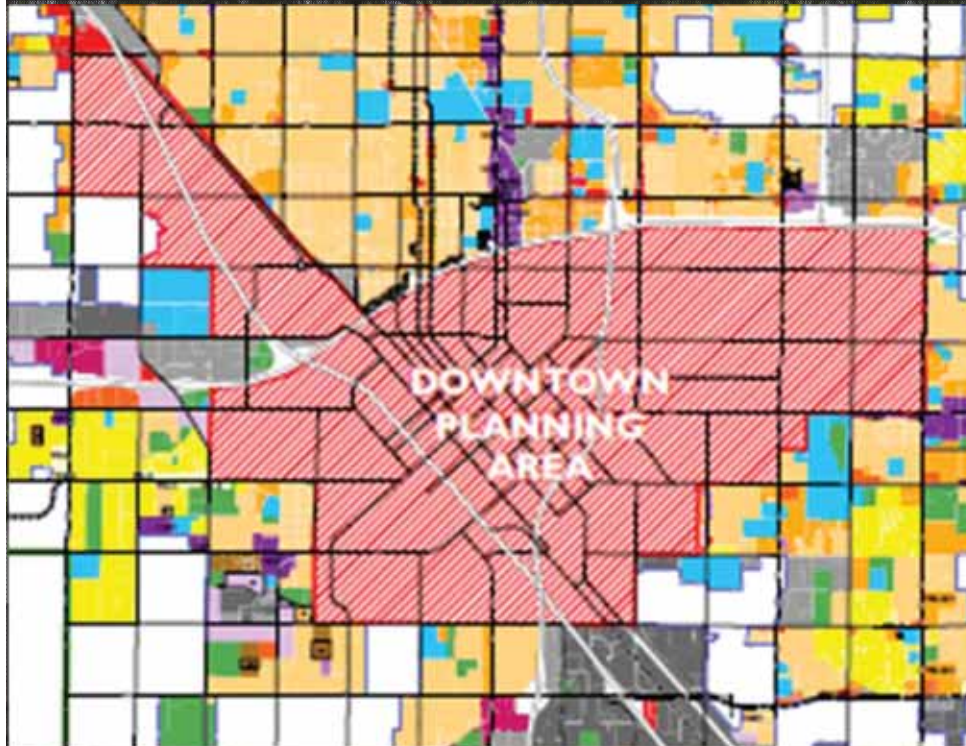


City of Fresno General Plan Land Use Map Amendment Table

Re: No.	Description	APN	GP Land Use Change Request		Acres
			From	To	
GP MEIR Mitigation Measure	MM HAZ-3: Redesignate area located within FYI Airport Zone 5 Sideline northeast of airport to Public Facilities Airport or Open Space	Part of 49406045T and 51T	Open Space - Golf Course	Public Facilities - Airport	9.28
		Part of 49406045T and 51T, part of 49402032T and 33T, and 494020265T and X1	Employment - Light Industrial	Public Facilities - Airport	22.00
FMFCO	Proposed Ponding Basin "Dv"	Part of 31328012T, 22T, 23T, 24T, 25T and 57T	Residential Medium Low Density	Open Space - Ponding Basin	13.50
ALUC	Sky Park Clear Zone correction	Part of 50109001 and 50104702	Public Facilities - Airport	Open Space Clear Zone	0.35
		501153035T and part of 501153065	Community Commercial	Open Space Clear Zone	0.46
		50703015	Employment - Office	Open Space Clear Zone	0.92
			Open Space Clear Zone	Employment - Office	2.60
		507030125T	General Commercial	Open Space Clear Zone	0.28
General Plan Amendment	4 A-14-007	46323203	Residential Medium Density	Employment - Office	0.57
	5 A-12-002	45314115	Residential Medium High Density	General Commercial	0.69
	6 A-12-004	43602201	Regional Mixed Use	Employment - Office	0.17
		43602219	Residential Medium Density	Employment - Office	0.19
	7 A-11-001	30319083, 84 and 85	Elementary School	Community Commercial	2.78
	8 A-11-002	51125002	Residential Medium Low Density	Residential Medium High Density	4.86
		51136324	Residential Medium Density	Residential Medium High Density	2.32
	9 A-11-003	Part of 31004138	Residential Medium Low Density	Residential Medium Density	31.87
	10 A-11-004	31004139	Community Commercial	Neighborhood Commercial	2.14
	11 A-11-009	41707058	Residential Medium Density	Residential Medium High Density	1.86
	12 A-11-011	51117124 and 25	Residential Medium Low Density	Residential Medium High Density	4.79
	13 A-11-013	509030695	Residential Medium Density	Residential Medium High Density	5.00
	14 A-11-014	403511595	Residential Medium Low Density	Employment - Office	0.26
	15 A	40420023	Residential Urban Neighborhood	Employment - Office	3.57
	16 B	44206033	Residential Medium High	Residential Urban Neighborhood	4.65
Correction	17 C	44723001	Residential Medium Density	Public Facilities - Church	0.61
	18 D	45904109, 12, 13, 16, 17 and 18	Residential Medium Density	Commercial Main Street	0.83
		31013201 - 09, 31013301 - 06, 313270575 - 765, 805, 835 - 865, 925, 935 and 955	Employment - Business Park	Employment - Light Industrial	78.90
	19 E	45603015, 16, 18, 52 and 56	Corridor/Center Mixed-Use	Employment - Light Industrial	65.19
			Dual Land Use Designation: Corridor/Center Mixed-Use	Dual Land Use Designation: Employment - Light Industrial	3.65
	20 F	46303022, 78 and 90	Corridor/Center Mixed-Use	Employment - Office	1.60
	21 G	45920001, 02 and 06T	Dual Land Use Designation: Employment - Light Industrial	Dual Land Use Designation: General Commercial	2.95
	22 H	45913120 and 01	Dual Land Use Designation: Residential Medium Density	Dual Land Use Designation: Commercial Main Street	1.00
	23 I	45903205 and 15	Residential Medium Density	Employment - Light Industrial	0.38

City of Fresno
General Plan Land Use
Map Amendment





Zoning Designation Translation Table

Existing Zoning Designation	Applicable Standards
AE-20 Exclusive Twenty Acre Agricultural District	B Buffer
AE-5 Exclusive Five Acre Agricultural District	RE Residential Estate
R-A Single Family Residential-Agricultural	RS-1 Residential Single Family, Extremely Low Density
R-1-E Single Family Residential Estate	RS-1 Residential Single Family, Extremely Low Density
R-1-EH Single Family Residential Estate (Horses)	RS-1 Residential Single Family, Extremely Low Density EQ Equine Overlay
R-1-A Single Family Residential	RS-2 Residential Single Family, Very Low Density
R-1-AH Single Family Residential (Horses)	RS-2 Residential Single Family, Very Low Density EQ Equine Overlay
R-1-B Single Family Residential	RS-3 Residential Single Family, Low Density
R-1-C Single Family Residential	RS-3 Residential Single Family, Low Density
R-1 Single Family Residential	RS-4 Residential Single Family, Medium Low Density
R-2-A Low Density Multiple Family Residential- One Story	RM-1 Residential Multi-Family, Medium High Density
R-2 Low Density Multiple Family Residential District	RM-2 Residential Multi-Family, Urban Neighborhood
R-3 Medium Density Multiple Family Residential	RM-2 Residential Multi-Family, Urban Neighborhood
R-4 High Density Multiple Family Residential	RM-3 Residential Multi-Family, High Density
MH Mobile Home Single Family Residential	RM-MH Mobile Home Park
T-P Trailer Park Residential	RM-MH Mobile Home Park
CL Limited Neighborhood Shopping Center	CC Commercial - Community
C-1 Neighborhood Shopping Center	CC Commercial - Community
C-2 Community Shopping Center	CC Commercial - Community
C-3 Regional Shopping Center	CR Commercial - Regional
C-4 Central Trading	RMX Regional Mixed Use
C-5 General Commercial	OMS Commercial - Main Street
C-6 Heavy Commercial	OH Commercial - Highway and Auto
CR Commercial Recreation	CR Commercial - Recreation
R-P Residential and Professional Office District	O Office
RP-L Residential and Professional Limited Office District	O Office
CC Civic Center District	RMX Regional Mixed Use
C-P Administrative and Professional Office District	O Office
C-M Commercial and Light Manufacturing District	IL Light Industrial
S-L Storage/Limited, Mini Storage Facility District	O Office
M-1-P Industrial Park Manufacturing District	IL Light Industrial
M-1 Light Manufacturing District	IL Light Industrial
M-2 General Industrial District	IH Heavy Industrial
M-3 Heavy Industrial District	IH Heavy Industrial
O Open Conservation District	OS Open Space
P Off-Street Parking District	PI Public and Institutional
ANX Annexed Rural Residential Transitional Overlay District	ANX Annexed Rural Residential Transitional Overlay District
BA Boulevard Area Overlay District	None
BP Bluff Preservation Overlay District	BP Bluff Preservation Overlay District
CCO Civic Center Area Modifying Overlay District	None
EA Expressway Area Overlay District	EA Expressway Area Overlay District
R-M Residential Modifying Overlay District	RM Residential Modifying Overlay District



Zoning Map Update

Like every major city in the United States, Fresno has a Development Code, which is also known as a Zoning Ordinance. This document is the DNA of the city. It details all of the standards to keep Fresno moving forward in a smart and organized manner.

- What kind of businesses are appropriate and in which locations?
- How tall should buildings be so that they create value but don't negatively impact neighbors?
- Should buildings be close to or far from the street?
- How much parking should be provided?

The Development Code answers these questions and many more.

FRESNO CITY PLANNING COMMISSION

Wednesday, January 20, 2016

6:00 p.m., or thereafter

City Hall Council Chamber
Second Floor
2600 Fresno Street
Fresno, CA 93721

FRESNO CITY COUNCIL

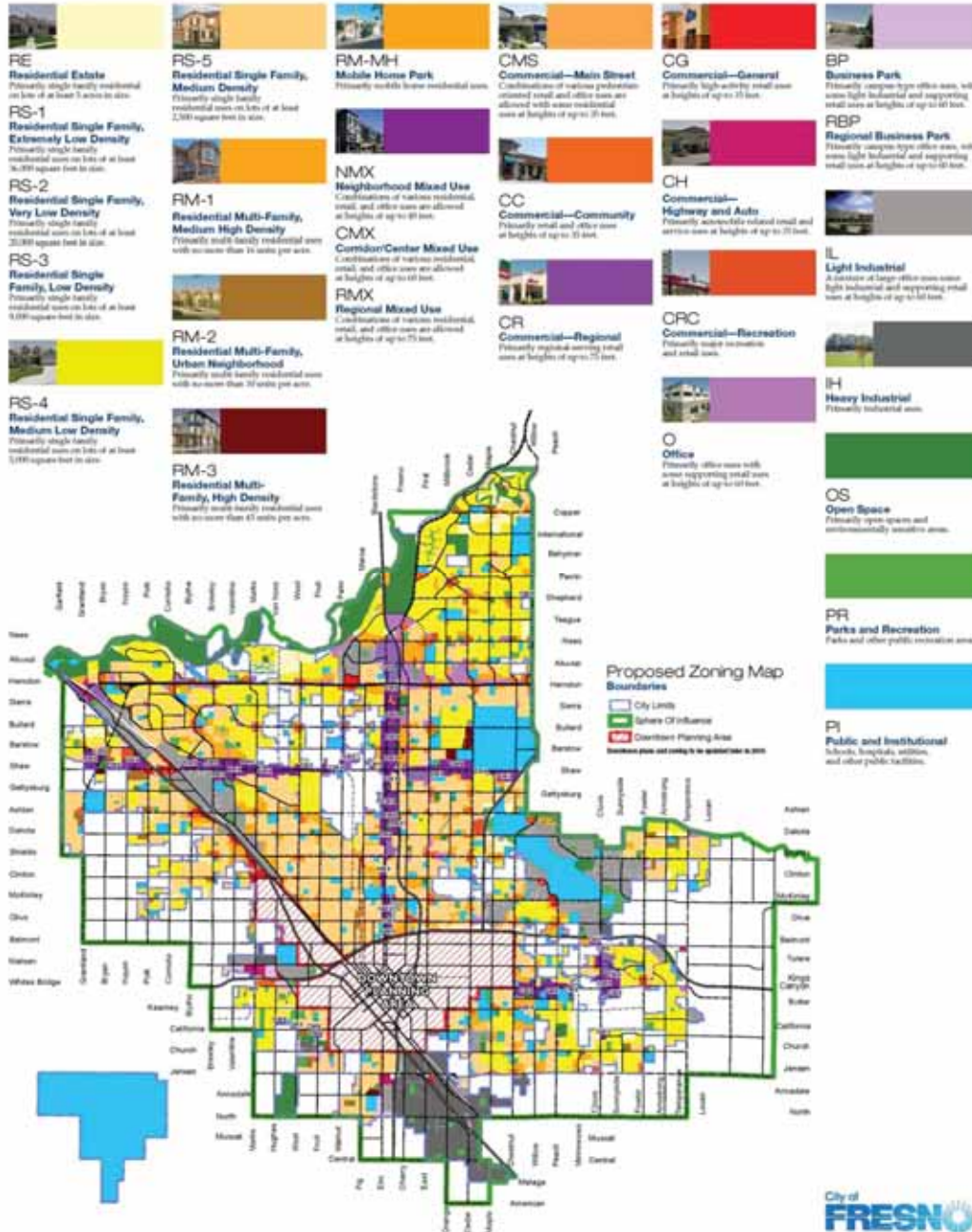
Thursday, February 4, 2016

5:00 p.m., or thereafter

City Hall Council Chamber
Second Floor
2600 Fresno Street
Fresno, CA 93721



Zoning Map Update



GENERAL PLAN & DEVELOPMENT CODE UPDATE

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Zoning Map Update

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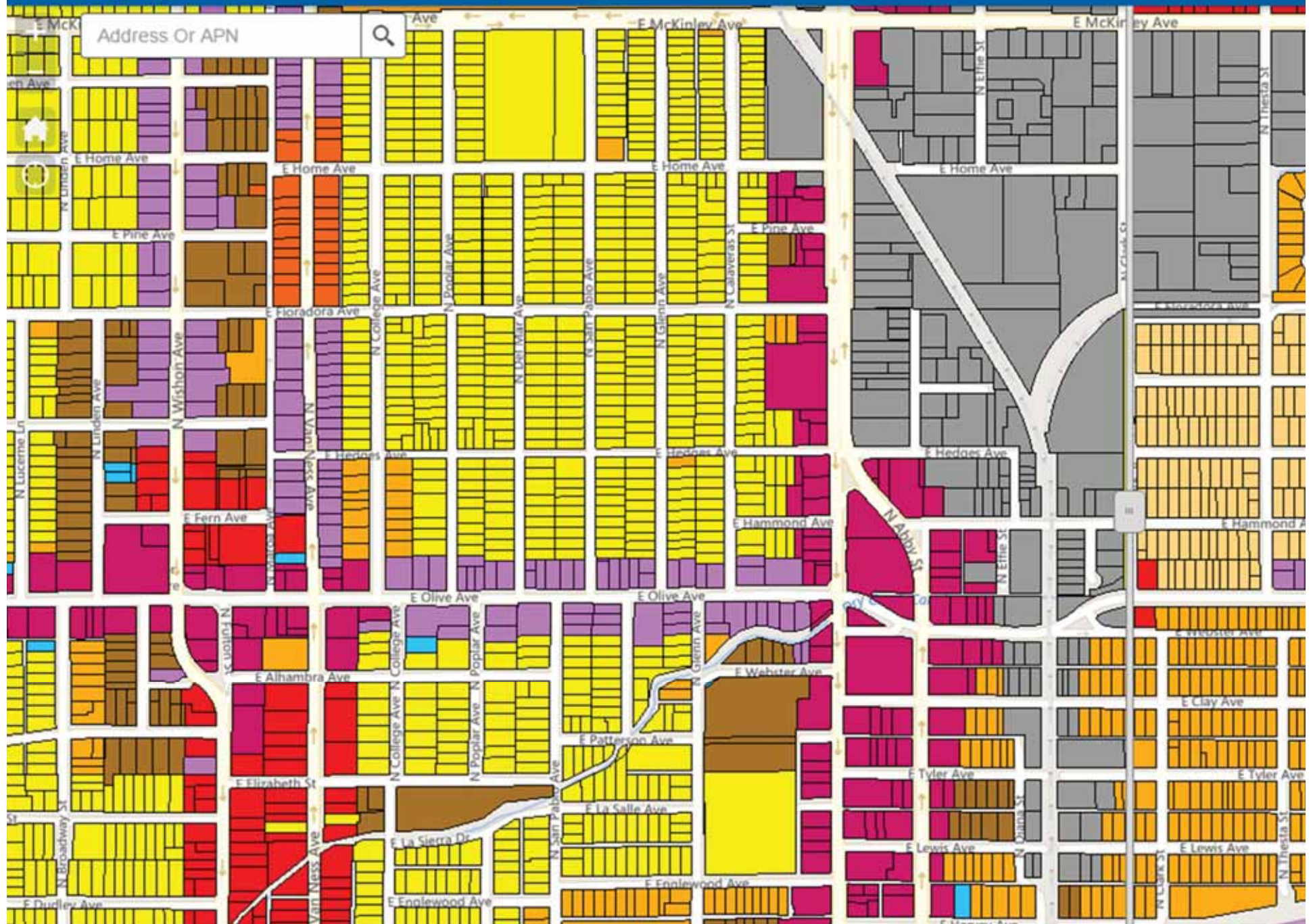
Now that a new Development Code has been written and adopted, a Zoning Map update is necessary to streamline the development process for property owners and ensure that the right rules get applied to the right areas. The new map will make sure that we grow in areas that make sense, and that other parts of our city are preserved and enhanced. During the five-year process that resulted in Fresno's new General Plan, a Land Use Map was approved by the City Council. The Zoning Map Update will make sure the Land Use Map, the Development Code, and the Zoning Map are all consistent.

A new Zoning Map protects and preserves our existing neighborhoods while making sure there are places for new investments the market will support. It will facilitate the creation of convenient shopping areas and robust employment districts with good access to transportation; it will create flexibility to build mixed-use buildings where investments are being made in upgraded transit systems; it will guide new single-family residential growth into areas that are served by the necessary infrastructure; and it will direct multi-family housing into areas with the best access to jobs and services.



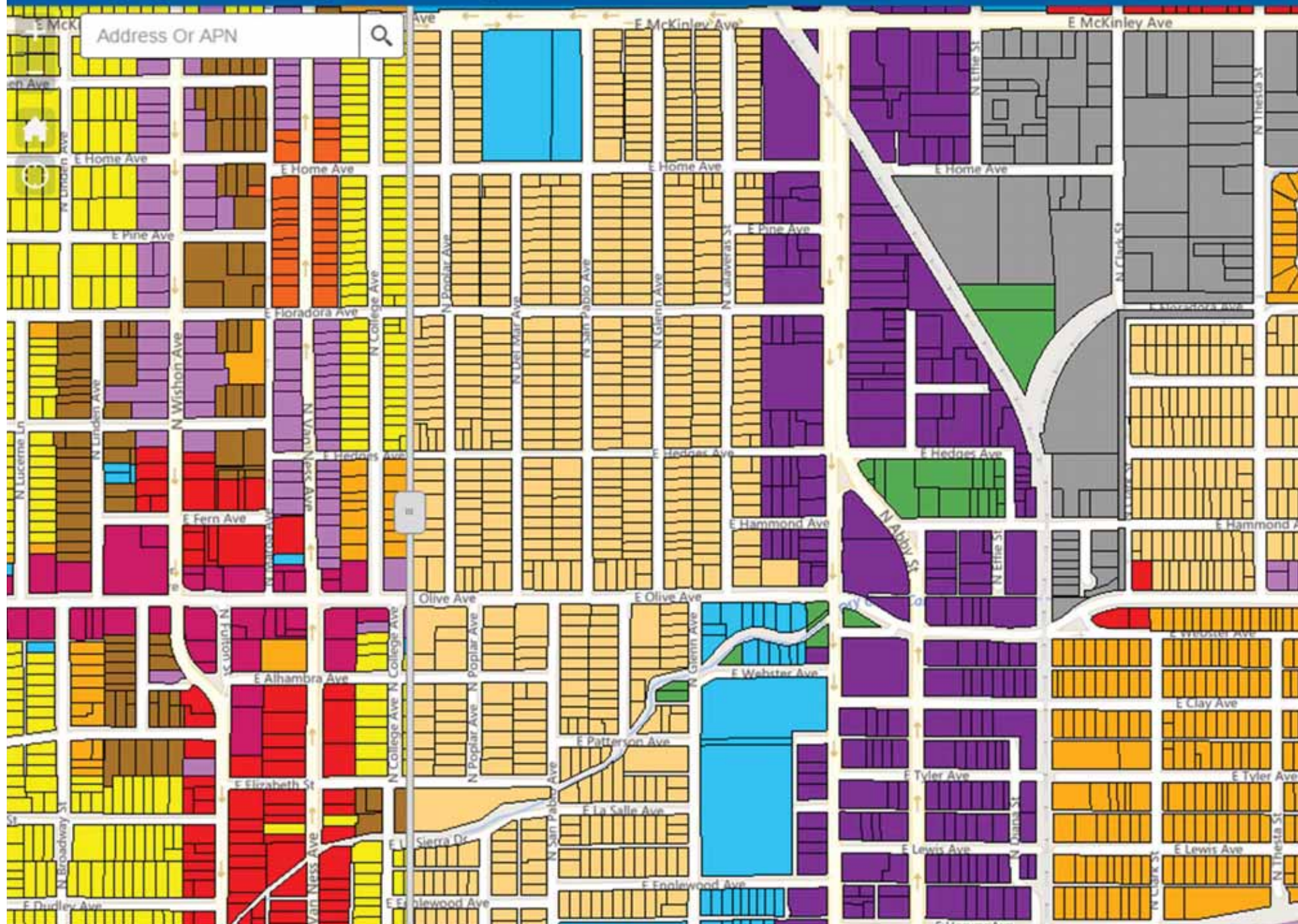
Zoning Update Comparison Map

Address format - 123 N Main. No punctuation or suffixes required. APN - No dashes required.



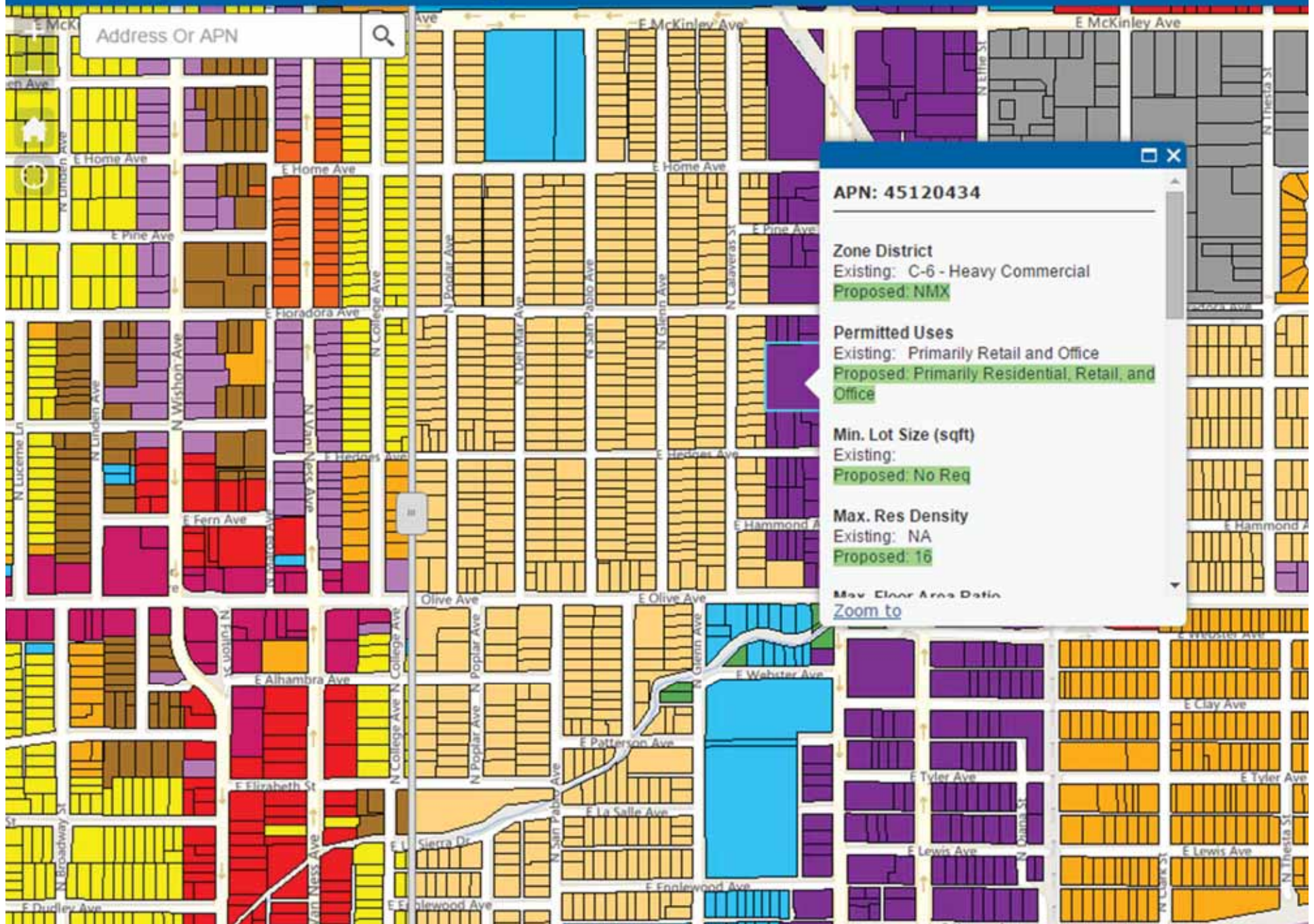
Zoning Update Comparison Map

Address format - 123 N Main. No punctuation or suffixes required. APN - No dashes required



Zoning Update Comparison Map

Address format - 123 N Main. No punctuation or suffixes required. APN - No dashes required



COMMITTEE FEEDBACK



Committee	Meeting Date	Recommendation
District 1	January 19, 2016	Approval with concern about increased density and traffic congestion-recommends further traffic analysis at time of project approval
District 2	January 19, 2016	Approval
District 3	January 25, 2016	Will discuss at upcoming meeting
District 4	January 11, 2016	Approval
District 5	January 11, 2016	Approval
District 6	January 11, 2016	Approval
District 7	NA	NA
Tower DRC	January 15, 2016	Continued for more time to analyze plan amendments
Fulton/Lowell DRC	January 11, 2016	Approval

PUBLIC FEEDBACK



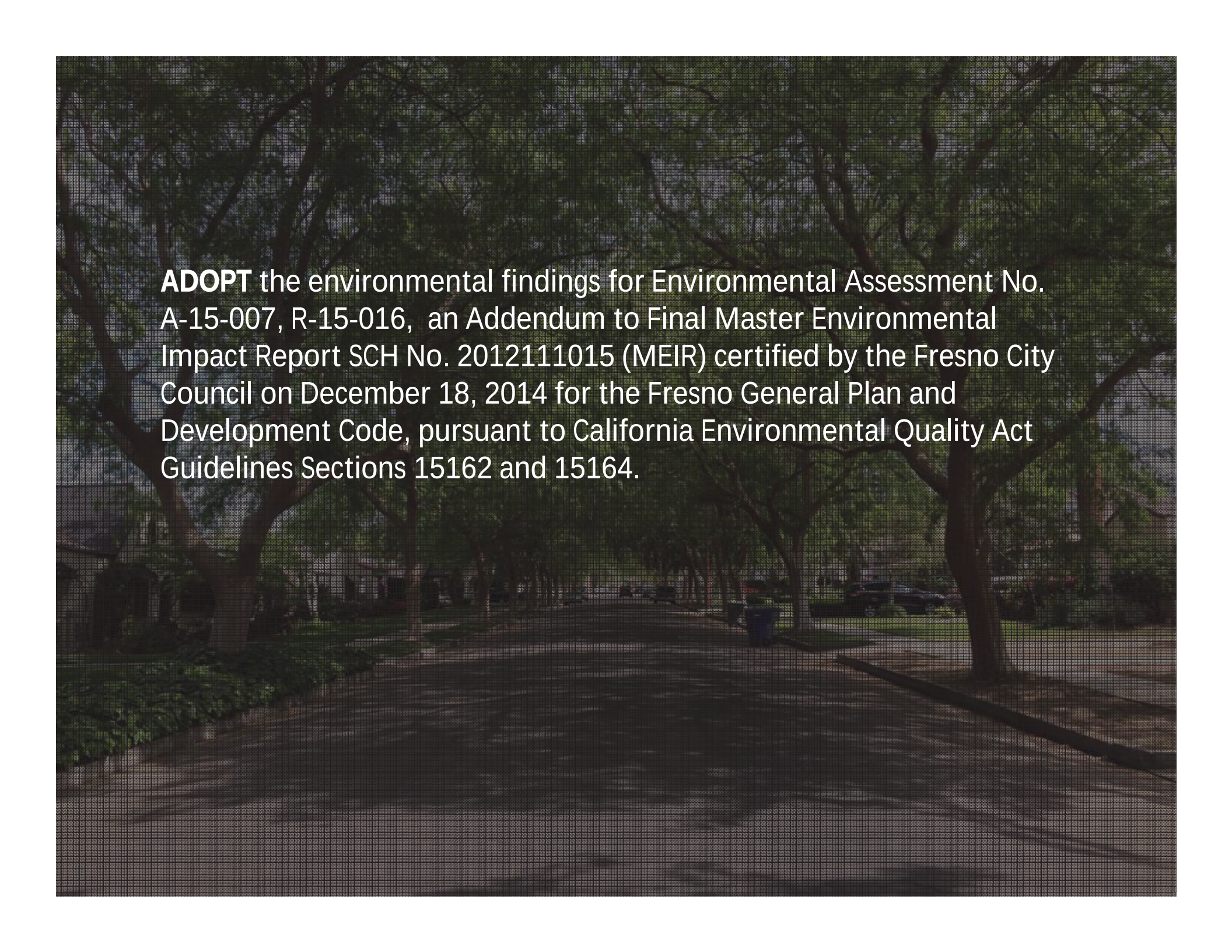
Plan Amendment Application No. A-15-007, Rezone Application No. R-15-016

Comment Summary

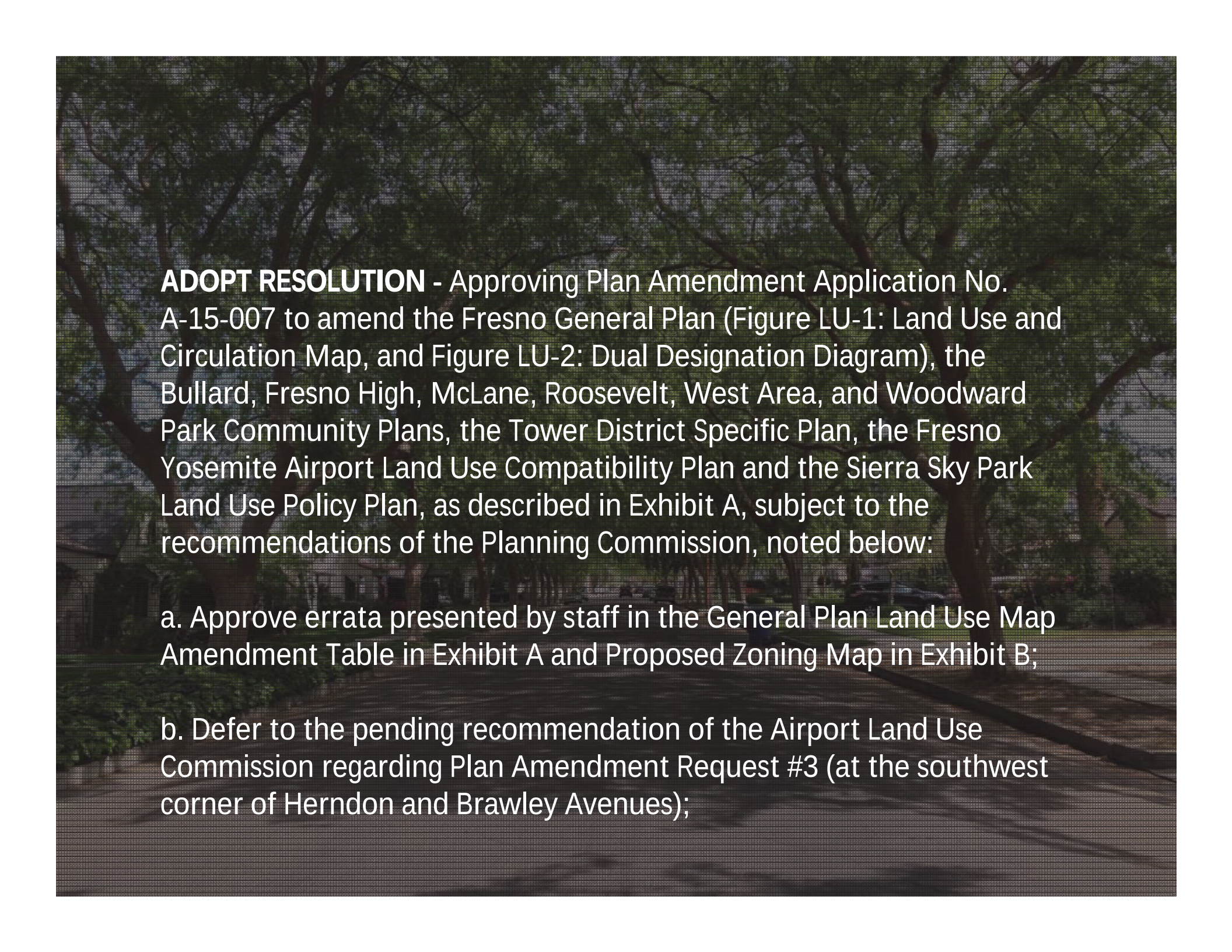
Date	Name	Property	Plan Amendment Property Number	Comment
January 11, 2016	Susan Downs	Clinton/Marks Area	NA	General Map Question
January 12, 2016	Jeffrey Roberts	NEC of Fowler and Clinton Avenues	9	General Question
January 18, 2016	Gilda Barrett	456-030-16, SWC of Clovis and Olive Avenues	19	Prefers that 1-acre portion on Clovis and Olive be planned for Commercial General
January 19, 2016	Dennis Sniffin	SWC Herndon and Brawley	3	General Question
January 20, 2016	Migran Kutnarian	North side of Shields Avenue between West and Fruit Avenues; 546 W. Shields Ave	NA	Property currently planned med high density residential and proposed for RM-1 zoning (Residential Multifamily). Property owner prefers a zone district that allows office and retail

STAFF RECOMMENDATION





ADOPT the environmental findings for Environmental Assessment No. A-15-007, R-15-016, an Addendum to Final Master Environmental Impact Report SCH No. 2012111015 (MEIR) certified by the Fresno City Council on December 18, 2014 for the Fresno General Plan and Development Code, pursuant to California Environmental Quality Act Guidelines Sections 15162 and 15164.



ADOPT RESOLUTION - Approving Plan Amendment Application No. A-15-007 to amend the Fresno General Plan (Figure LU-1: Land Use and Circulation Map, and Figure LU-2: Dual Designation Diagram), 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, subject to the recommendations of the Planning Commission, noted below:

- a. Approve errata presented by staff in the General Plan Land Use Map Amendment Table in Exhibit A and Proposed Zoning Map in Exhibit B;
- b. Defer to the pending recommendation of the Airport Land Use Commission regarding Plan Amendment Request #3 (at the southwest corner of Herndon and Brawley Avenues);



BILL – (for introduction and adoption) approving Rezone Application No. R-15-016 to update the Zoning Map of the City of Fresno by adopting the Proposed Zoning Map and Overlay District Map consistent with the City of Fresno General Plan Land Use and Circulation Map adopted on December 18, 2014, and as subsequently amended, as described in Exhibit B. All conditions of zoning will remain in effect.