

Attachment H
Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, TO ADOPT PLAN AMENDMENT APPLICATION NO. A-17-001, AMENDING THE TEXT OF CHAPTER 11 OF THE FRESNO GENERAL PLAN TO INCORPORATE THE HOUSING ELEMENT AMENDMENT, INCLUDING ALL TEXT, POLICIES, MAPS, TABLES, AND EXHIBITS CONTAINED IN THE FRESNO HOUSING ELEMENT AMENDMENT REVISED PUBLIC REVIEW DRAFT DOCUMENT DATED MARCH 2017.

WHEREAS, California Planning and Zoning Law (California Government Code Section 65000, et seq.), requires the City of Fresno (City) to adopt a comprehensive, long term general plan for the City's physical development and for any land outside City boundaries which bear relation to the City's planning; and

WHEREAS, on December 18, 2014, by Resolution No. 2014-226, the City Council adopted the Fresno General Plan and by Resolution No. 2014-225 certified Master Environmental Impact Report SCH No. 2012111015, (MEIR) which evaluated the potentially significant adverse environmental impacts of urban development within the City's designated urban boundary line and sphere of influence; and

WHEREAS, California Government Code Sections 65580 – 65589.8 require adoption of a Housing Element as one of the seven required elements of the General Plan; and

WHEREAS, the City adopted or amended previous Housing Elements in 1971, 1972, 1975, 1992, 2002, 2008, and 2009; and

WHEREAS, after a robust and diligent public engagement process, on April 28, 2016, the City Council adopted the 2015-2023 Housing Element, which included an

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

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amendment to Chapter 11 of the Fresno General Plan as well as related amendments to Chapters 3 and 9 of the Fresno General Plan; and

WHEREAS, the California Department of Housing and Community Development (HCD) is required to review the City's Housing Element pursuant to Government Code Section 65585 and to issue a determination as to whether or not HCD finds the Housing Element substantially complies with the requirements of the Government Code, commonly referred to as a "certification letter"; and

WHEREAS, HCD reviewed the 2015-2023 Housing Element and provided the City with comments in a letter dated August 11, 2016, and updated on November 1, 2016; and

WHEREAS, HCD recognized the 2015-2023 Housing Element addressed many of the statutory requirements of the Government Code; and

WHEREAS, HCD recommended certain revisions be made to the 2015-2023 Housing Element before issuing a certification letter; and

WHEREAS, the City carefully considered the guidance in HCD's comment letter and worked with MIG, Inc., pursuant to an existing agreement entered into on September 15, 2015, to prepare an amendment to the 2015-2023 Housing Element; and

WHEREAS, neighborhood workshops were held on December 6, and December 15, 2016, and a stakeholder workshop was held on December 14, 2016, in order to obtain public input on the draft amendment and inform the public of the work in progress; and

WHEREAS, the draft amendment, which included changes to Chapters 1, 3, and 6 of the 2015-2023 Housing Element to amend narrative, various programs, and the sites inventory, was made available for a thirty day public review period from December 13, 2016, through January 13, 2017; and

WHEREAS, over sixty comments were received on the draft amendment, which were carefully considered by the City; and

WHEREAS, following careful consideration of all public comments, the City prepared revisions to the draft amendment and presented those revisions to the public along with a detailed list of all comments and their corresponding responses at public workshops held on February 1, and February 8, 2017; and

WHEREAS, the public workshops in December and February were advertised through a multi-lingual and broad reaching campaign, which included trilingual notices in the Fresno Bee, Spanish language notices in Vida en el Valle, radio advertising on Hmong Radio, and Radio Bilingue, flyer distribution at eight public schools, posting in public libraries, direct e-mails to over 500 housing advocates and interested parties, and notices posted to the City's social media page; and

WHEREAS, the City has worked closely with HCD throughout the entire process in order to satisfy the requirements of the Government Code; and

WHEREAS, the City made final revisions to the draft amendment and submitted the March 2017 Revised Public Review Draft of the 2015-2023 Housing Element Amendment to HCD for their review on March 29, 2017; and

WHEREAS, on April 10, 2017, at a special meeting, the Planning Commission held a public hearing to consider Plan Amendment Application No. A-17-001, including

the March 2017 Revised Public Review Draft of the 2015-2023 Housing Element Amendment, received testimony and other information, deliberated, and recommended approval of Plan Amendment Application No. A-17-001 and related environmental assessment by a X-X vote as evidenced in Planning Commission Resolution No. XXXXX; and

WHEREAS, on April 13, 2017, the City Council held a public hearing to consider Plan Amendment Application No. A-17-001, including the March 2017 Revised Public Review Draft of the 2015-2023 Housing Element Amendment, received testimony and other information, and deliberated on the matter.

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

1. All staff reports and analysis submitted in connection with this matter are hereby incorporated by this reference.

2. The City Council finds in accordance with its own independent judgment that Environmental Assessment No. A-17-001, an Addendum to Final Master Environmental Impact Report SCH No. 2012111015, (MEIR) certified by the City Council on December 18, 2014, for the Fresno General Plan and Development Code, and to Program Environmental Impact Report SCH No. 2012041009 certified by the City Council on October 20, 2016, for the Downtown Neighborhoods Community Plan, the Fulton Corridor Specific Plan, and the Downtown Development Code pursuant to California Environmental Quality Act Guidelines Sections 15162 and 15164 is appropriate.

3. The City Council finds the March 2017 Revised Public Review Draft of the 2015-2023 Housing Element Amendment has been prepared in accordance with the provisions of Government Code Sections 65580 – 65589.8.

4. The City Council finds the adoption of the proposed Plan Amendment is in the best interest of the City.

5. The City Council hereby adopts Plan Amendment Application No. A-17-001 including all text, policies, maps, tables, and exhibits as contained in the March 2017 Revised Public Review Draft of the 2015-2023 Housing Element Amendment (incorporated by reference).

6. The City Council hereby adopts updated findings under Government Code Section 65863(b) regarding Plan Amendment Application No. A-16-006, related to changes in density which resulted in a net reduction of units in the Lower Income category of the sites inventory by 44 units. Specifically, the City Council finds that the reductions adopted in A-16-006 are consistent with the Fresno General Plan and the 2015-2023 Housing Element, inclusive of this amendment, and that due to the excess capacity in both the sites inventory for the 2008-2013 RHNA and the sites inventory for the 2013-2023 RHNA, the remaining sites identified in the Housing Element are adequate to accommodate the City's share of the regional housing need pursuant to Government Code Section 65584.

7. This Resolution shall become effective upon its adoption.

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

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the _____ day of _____, 2017.

AYES :
NOES :
ABSENT :
ABSTAIN :

YVONNE SPENCE, CMC
City Clerk

By: _____
Deputy

APPROVED AS TO FORM:
DOUGLAS T. SLOAN
City Attorney

By: _____
Talía Kolluri-Barbick Date
Supervising Deputy City Attorney