

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA, APPROVING REZONE APPLICATION NO. P18-03514, UPDATING THE OFFICIAL ZONING MAP AS DESCRIBED BY SECTION 15-108 OF THE FRESNO MUNICIPAL CODE, AND PURSUANT TO THE PROCEDURES SET FORTH IN ARTICLE 58, CHAPTER 15 OF THE FRESNO MUNICIPAL CODE

WHEREAS, Rezone Application No. P18-03514, along with associated Plan Amendment Application No. P18-03514 and Text Amendment Application No. P18-03517 have been filed by the Development and Resource Management Director within the City and County of Fresno to rezone property as described in Exhibit A; and

WHEREAS, on \_\_\_\_\_, 2018, the District 1 Plan Implementation Committee recommended \_\_\_\_\_ of the proposed Rezone application; and

WHEREAS, on November 26, 2018, the District 2 Plan Implementation Committee recommended approval of the proposed Rezone application; and

WHEREAS, the District 3 Plan Implementation Committee is currently inactive and therefore did not meet to consider the applications; and

WHEREAS, on November 26, 2018, the District 4 Plan Implementation Committee recommended approval of the proposed Rezone application; and

WHEREAS, on \_\_\_\_\_, 2018, the District 5 Plan Implementation Committee recommended \_\_\_\_\_ of the proposed Rezone application; and

WHEREAS, on November 26, 2018, the District 6 Plan Implementation Committee recommended approval of the proposed Rezone application; and

Date Adopted:

Date Approved

Effective Date:

City Attorney Approval:  \_\_\_\_\_

Ordinance No.

WHEREAS, the District 7 Plan Implementation Committee is currently inactive and therefore did not meet to consider the applications; and

WHEREAS, on November 26, 2018, the Tower District Design Review Committee recommended approval of the proposed Rezone application; and

WHEREAS, on November 26, 2018, the Fulton-Lowell Design Review Committee recommended approval of the proposed Plan Amendment and associated Rezone and Text Amendment applications; and

WHEREAS, on December 3, 2018, the Airport Land Use Commission reviewed the Rezone Application and related Plan Amendment and Text Amendment applications and found consistency between Plan Amendment Requests 3,6,7 and 8 and the Sierra Skypark Airport Land Use Policy Plan, Request 11 and the Fresno Chandler Downtown Airport Downtown Specific Plan and Land Use Compatibility Plan, and Request 13 and the Fresno Yosemite International Airport Land Use Compatibility Plan as well as the applicable provisions of the Text Amendment; and

WHEREAS, pursuant to the provisions of 15-5809, of the Fresno Municipal Code, the Planning Commission of the City of Fresno held a public hearing on December 5, 2018, to consider Rezone Application No. P18-03514, along with related Plan Amendment Application No. P18-03514, Text Amendment Application No. P18-03517 and Environmental Assessment No. P18-03514 during which the Commission considered the environmental assessment and recommended \_\_\_\_\_ of Requests 1-10 and 12-17 of Rezone Application No. P18-03514 to the Council of the City of Fresno as set forth in Exhibit A, as evidenced in Planning Commission Resolution No. \_\_\_\_\_; and

WHEREAS, the Council of the City of Fresno, on December 6, 2018, received the recommendation of the Planning Commission.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF FRESNO DOES ORDAIN AS FOLLOWS:

SECTION 1. Based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, the adoption of Rezone Application No. P18-03514 Requests 1-10 and 12-17 is in the best interest of the City of Fresno. The City of Fresno has determined that an addendum to MEIR No. SCH 2012111015 and PEIR SCH No. 2012041009 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 2. The Council finds the rezones requested in Rezone Application No. P18-03514 (Requests 1-10 and 12-17) are consistent with the corresponding planned land use designations of the Fresno General Plan as expressed in Figure LU-1: Land Use and Circulation Map, and in Plan Amendment Application No. P18-03514, respectively.

SECTION 3. The Council makes the following findings pursuant to section 65863 of the California Government Code:

- a. The reduction in residential densities on sites within the Housing Element inventory included in the proposed Plan Amendment is consistent

with the goals and objectives of the Fresno General Plan, and is consistent with the Housing Element; and

b. The remaining sites identified in the Housing Element are adequate to meet the requirements of Section 65583.2 and to accommodate the City's share of the regional housing need pursuant to Section 65584. The capacity quantification for all income categories is as follows:

i. The 2013-2023 RHNA capacity for very low/low is proposed to be increased by 119 units which will increase the excess capacity from 4,742 to 4,861. The 2013-2023 RHNA obligation for very low/low is 8,834 and the total capacity remaining after the proposed increase is 13,695.

ii. The 2013-2023 RHNA capacity for moderate is proposed to be reduced by 67 units which will reduce the surplus from 1,928 to 1,861. The 2013-2023 RHNA obligation for moderate is 3,228, and the total capacity remaining after the proposed reduction is 5,089.

iii. The 2013-2023 RHNA capacity for above moderate is proposed to be reduced by 10 units which will decrease the surplus from 3,606 to 3,596. The 2013-2023 RHNA obligation for above moderate is 10,116, and the total capacity after the proposed reduction is 3,712.

iv. The 2008-2013 RHNA total capacity has no changes proposed.

SECTION 4. The Council finds that the zone districts of the real property described in Exhibit A (Requests 1-10 and 12-17), located in the City of Fresno and shown on the Official Zone Map of the City of Fresno are reclassified as depicted in the table in Exhibit A. All conditions of zoning shall remain in full force and effect.

SECTION 5. 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, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing Ordinance was adopted by the Council of the City of Fresno, California, at a regular meeting held on the 6th day of December, 2018, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

YVONNE SPENCE, , CRM MMC  
City Clerk

BY: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:  
DOUGLAS T. SLOAN,  
City Attorney

BY: \_\_\_\_\_  
TALIA KOLLURI-BARBICK  
Senior Deputy City Attorney

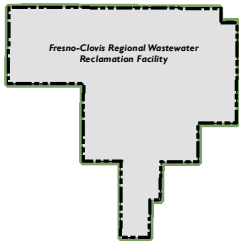
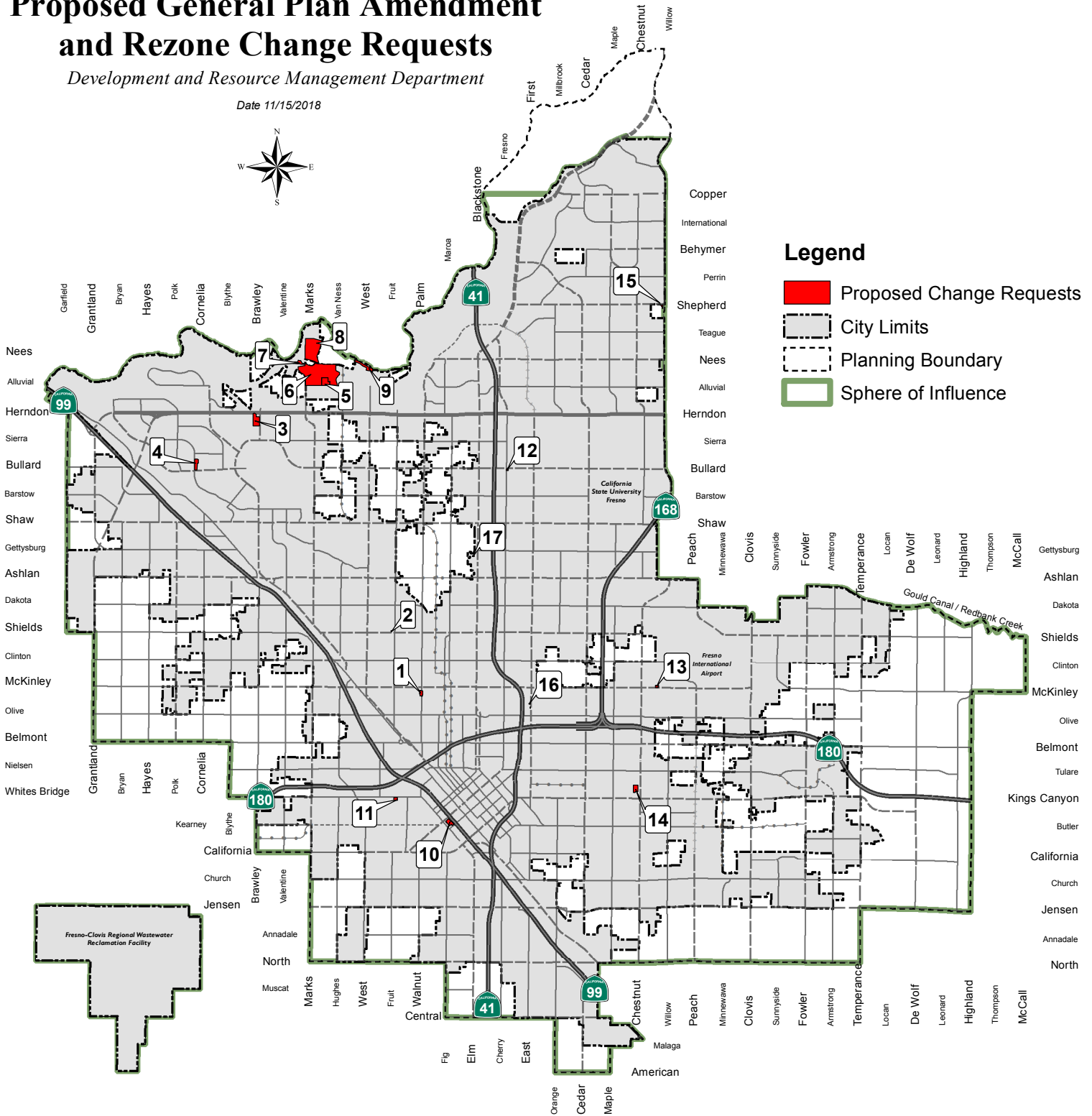
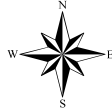
Attachment: Exhibit A

# City of Fresno

## Proposed General Plan Amendment and Rezone Change Requests

Development and Resource Management Department

Date 11/15/2018



**CITY OF FRESNO PROPOSED GENERAL PLAN LAND USE AMENDMENTS AND REZONING**

#	Description	Council District	APN	Zoning		General Plan Land Use		Acres	Staff Recommendation
				Present	Request	Present	Request		
1	Palm Ave. near McKinley Ave.	1	45006423, 28, 32-34, 45103113	RS-5	CMS	Residential - Medium Density	Commercial - Main Street	1.56	Approve
			45010404, 05, 45110107	RS-5	CMS	Residential - Medium Density	Commercial - Main Street	0.40	
			45103107, 14-16, 45110105-06 (Split)	RS-5	CMS	Residential - Medium Density	Commercial - Main Street	0.43	
2	Shields Ave. at Fruit Ave.	1	43527413	RM-1	CMS	Residential - Medium High Density	Commercial - Main Street	0.16	Approve
3	Brawley Ave. & Herndon Ave.	2	50703048ST	RS-5	O	Residential - Medium Density	Employment - Office	4.48	Approve
4	Dante St. at Bullard Ave.	2	50613036S, 37S	RM-1	RM-2	Residential - Medium High Density	Residential - Urban Neighborhood	6.70	Approve
5	Sierra Sport and Racquet Club	2	50043021 (Split)	PR	RS-3	Open Space - Commercial Recreational	Residential - Low Density	9.66	Approve
			50043024T	CRC	PI	Commercial Recreation	Public Facility	0.05	
6	Sierra Sport and Racquet Club Neighborhood	2	50037020, 21, 26, 28, 35, 42, 43, 45-50, 53, 50038022, 23, 26-35, 37, 38, 40-44, 46, 47, 49-56, 60, 61, 50039006, 07, 09, 10-12, 14, 15, 34, 35, 42, 43, 50040017, 24-27, 32, 33, 35, 37-40, 44-48, 50-52, 57 (Split) 50041013-16, 20-22, 24-34, 36-38, 50-65, 71, 72, 50042001-6, 8, 9, 12-18, 29, 31, 50043003, 13S-21S, 500030X1, 50033001S, 2S, 4S-11S, 13S-26S, 28S, 29S, 31S-34S, 50034002S, 3S, 6S-8S, 10S, 11S, 14S-22S, 24S-33S, 35S-42S, 50035001S-45S, 50036001S-36S, 50037004S, 5S, 8S, 11S, 38S, 40S, 41S, 56S, 58S 50038001S-6S, 9S, 12S, 15S, 18S, 21S, and 50041003S, 6S, 9S, 12S	RS-4	RS-3	Residential - Medium Low Density	Residential - Low Density	100.52	Approve
7	San Joaquin Country Club Neighborhood	2	50003004S-6S, 8S	RS-4	RS-1	Residential - Medium Low Density	Residential - Low Density	4.77	Approve
8	Scout Island	2	50002011S-21S	PR	RE	Open Space - Multi-Use	Residential - Low Density	63.81	Approve
9	Van Ness Ave. at San Joaquin River	2	40503014S (Split)	PR	RS-1	Open Space - Multi-Use	Residential - Low Density	1.08	Approve
10	C St. at Tulare Ave.	3	46710502, 46710601-06, 46715207-08, 46715217, 46715301-04	RS-5	NMX	Residential - Medium Density	Mixed Use - Neighborhood	4.40	Approve
11	Whitesbridge Ave. at Fruit Ave.	3	46411103, 04, 11-14	RS-5	CG	Residential - Medium Density	Commercial - General	2.18	Deny
12	Bullard Ave. at Fresno St.	4	41802101	RS-5	CC	Residential - Medium Density	Commercial - Community	0.62	Approve



13	McKinley Ave. at Winery Ave.	4	49429109T	PI	CC	Public Facilities	Commercial - Community	1.49	Approve
14	Huntington Blvd. at Chestnut Ave.	5	46123302-05, 07, 46123401-02, 12, 14-17, 46130301	RS-5	RM-2	Residential - Medium Density	Residential - Urban Neighborhood	5.11	Approve
			46123306	RS-5	RM-2	Residential - Medium Density	Residential - Urban Neighborhood	0.42	Approve
			46123413	RS-5	RM-2	Residential - Medium Density	Residential - Urban Neighborhood	0.23	Approve
15	Willow Ave. at Shepherd Ave.	6	40305066	NA	PI	Employment - Business Park	Public Facilities	0.72	Approve
16	First St. near Floradora Ave.	7	45124226, 45124425, 27	RS-5	CG	Residential - Medium Density	Commercial - General	0.28	Approve
			45124227	RS-5	CG	Residential - Medium Density	Commercial - General	0.06	Approve
17	Indianapolis Ave. at Blackstone Ave.	7	42609224	RS-4	CMX	Residential - Medium Low Density	Mixed Use - Corridor/Center	0.41	Approve

Total: 209.54