

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13525**

The Fresno City Planning Commission, at its regular meeting on April 4, 2018, adopted the following resolution relating to Plan Amendment Application No. A-18-003 and the related Environmental Assessment:

WHEREAS, on February 4, 2016, as part of its consideration of the zoning map update, the City Council directed that in order to ease the transition, property owners be allowed to request reversion to a zone district equivalent to that existing prior to the zoning map update; and

WHEREAS, Plan Amendment Application No. A-18-003 includes 17 such property owner requests, in addition to 11 changes which correct minor errors that have been identified by staff; and

WHEREAS, In order to maintain consistency all plan amendments are accompanied by rezones of the same properties; and

WHEREAS, staff is recommending approval of Requests 1-26 as described in Exhibit A; and

WHEREAS, the Planning Commission's scheduled April 4, 2018 hearing on Plan Amendment Application No. A-18-003 was duly noticed by publication in the *Fresno Bee* on March 23, 2018, the newspaper of greatest local circulation; and

WHEREAS, on April 4, 2018, the Fresno Planning Commission conducted a public hearing to consider Plan Amendment Application No. A-18-003, and related Environmental Assessment, and Rezone and Text Amendment Applications; and,

WHEREAS, on April 3, 2018, the District 1 Plan Implementation Committee recommended approval of the proposed applications; and

WHEREAS, on April 2, 2018, the District 2 Plan Implementation Committee recommended approval of the proposed applications; and

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

WHEREAS, on April 2, 2018, the District 4 Plan Implementation Committee recommended approval of the proposed applications; and

WHEREAS, on April 2, 2018, the District 5 Plan Implementation Committee recommended approval of the proposed applications; and

WHEREAS, on April 2, 2018, the District 6 Plan Implementation Committee recommended approval of the proposed applications; and

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

WHEREAS, on April 3, 2018, the Tower District Design Review Committee recommended approval of the proposed applications; and

WHEREAS, on April 2, 2018, the Fulton-Lowell Design Review Committee recommended approval of the proposed Plan Amendment and associated Rezone and Text Amendment applications; and

WHEREAS, on April 2, 2018, the Airport Land Use Commission reviewed the Plan Amendment and related Rezone and Text Amendment applications and failed to find consistency between rezone requests 3, 4 18, 25 and 28 and the Sierra Sky Park Land Use Policy Plan (requests 3 and 4), the Fresno Yosemite International Airport Land Use Compatibility Plan (request 18) and the Chandler Executive Airport Land Use Compatibility Plan (items 25 and 29); and,

WHEREAS, during the April 4, 2018, hearing, the Commission received and considered the Development and Resource Management Department's report recommending approval of the Plan Amendment, related Environmental Assessment and Rezone and Text Amendment Applications and errata and provided the opportunity for consideration of testimony from the applicant and the public; and

WHEREAS, 13 members of the public spoke in support of the applications and none spoke in opposition; and

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission, based upon information presented at the hearing, finds in accordance with its own independent judgment that there is no substantial evidence in the record to indicate that the Plan Amendment Requests 1-26 may have a significant effect on the environment as identified by, and evaluated within, Environmental Assessment No. A-18-003/R-18-004/TA-17-002, an Addendum to Final Master Environmental Impact Report SCH No. 2012111015 and to Program Environmental Impact Report SCH No. 2012041009, dated March 23, 2018.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission finds that the approval of Plan Amendment Requests 1-26 is consistent with the adopted Fresno General Plan, the Bullard, Fresno High, McLane, Roosevelt, Hoover, West Area and Downtown Neighborhoods Community Plans, the Tower District Specific Plan, the Sierra Sky Park Land Use Policy Plan, the Fresno Chandler Executive Airport Land Use Compatibility Plan, the Fresno-Chandler Downtown Airport Master and Environs Specific Plan and the Fresno Yosemite Airport Land Use Compatibility Plan.

BE IT FURTHER RESOLVED that the Fresno Planning Commission finds that the adoption of the proposed Plan Amendment is in the best interest of the City of Fresno and 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 118 units which will increase the surplus from 5,996 to 6,114. The 2013-2023 RHNA for very low/low is 13,114 and the total capacity remaining after the proposed increase is 19,228.
 - ii. The 2013-2023 RHNA capacity for moderate is proposed to be reduced by 134 units which will reduce the surplus from 2,250 to 2,116. The 2013-2023 RHNA for moderate is 1,723, and the total capacity remaining after the proposed reduction is 3,839.
 - iii. The 2013-2023 RHNA capacity for above moderate is proposed to be increased by 50 units which will increase the surplus from 3,668 to 3,718. The 2013-2023 RHNA for above moderate is 6,193, and the total capacity after the proposed increase is 9,911.
 - iv. The 2008-2013 RHNA total capacity for very low/low has no changes proposed.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends that the City Council adopt Environmental Assessment No. A-18-003/R-18-004/TA-17-002 and approve Plan Amendment Requests 1-26 in Plan Amendment Application No. A-18-003 with errata as presented by staff.

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Planning Commission Resolution No. 13525
Plan Amendment No. A-18-003
April 4, 2018
Page 3

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

VOTING: Ayes - Bray, Vang, Garcia, Sodhi-Layne, Vasquez, Torrosian
 Noes - None
 Not Voting - None
 Absent - McKenzie

DATED: April 4, 2018



for Jennifer K. Clark, Secretary
Fresno City Planning Commission

Resolution No. 13525
Plan Amendment No. A-18-003
EA No. A-18-003/R-18-003/TA-18-002
Action: Recommend Approval (to the City Council)

City of Fresno
Proposed General Plan Amendments
and Rezonings

Development and Resource Management Department

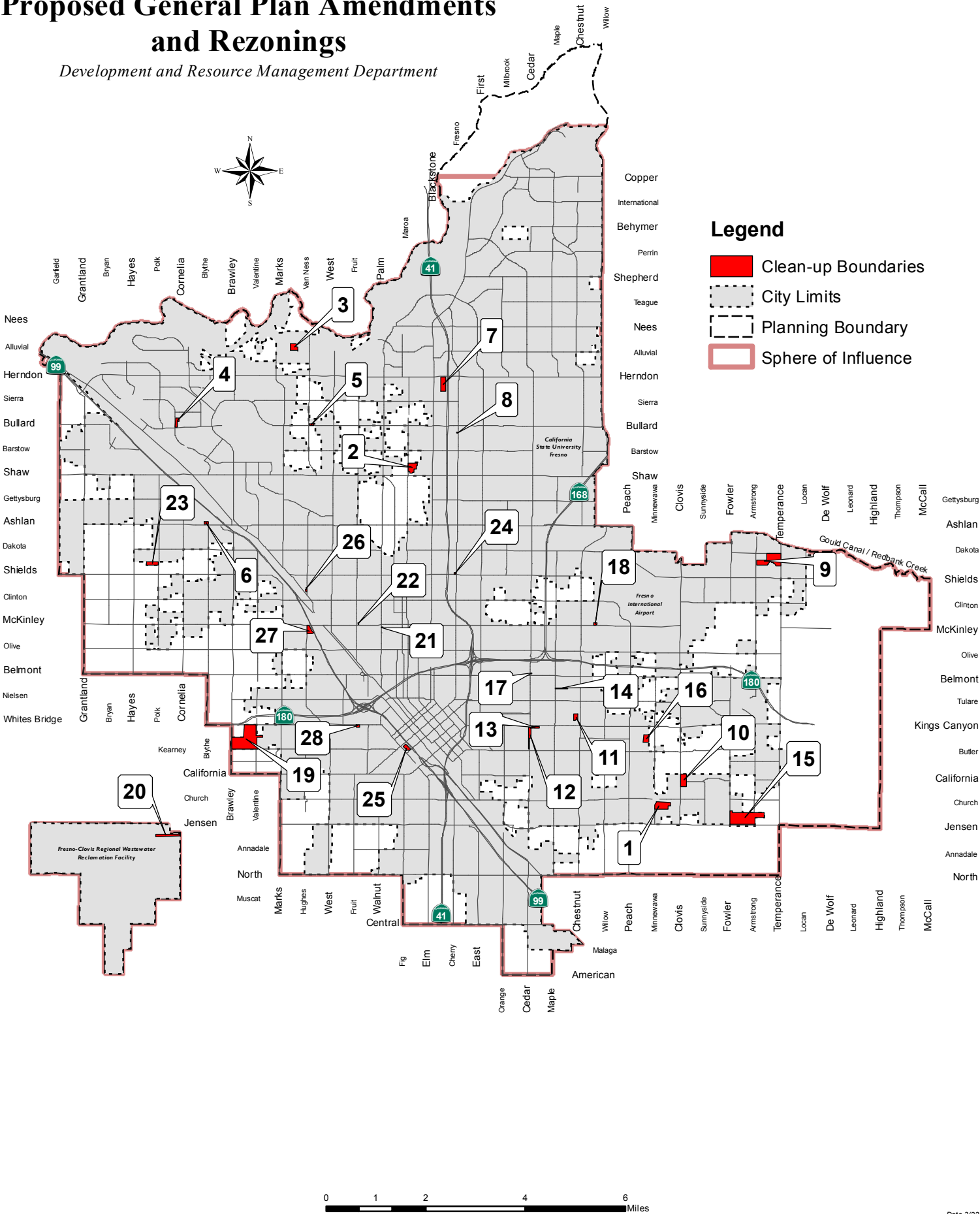


Exhibit A -2

#	Description	APN	City Council District	Zoning			General Plan Land Use			Acres	Staff Recommendation
				Past	Now	Request	Past	Now	Request		
1	Minnewawa Ave./ Church Ave.	Tract Map 5513: 48143105-07, 48143225-31, 48153101-18, 48153201-03, 48153301-33, 48153401-28, 48153501-22, and 48153601T	5	NA, New Annex-ation	NA, New Annex-ation	RS-4	NA, New Annex-ation	Medium High Density Residential	Medium Low Density Residential	18.92	Approve
2	Maroa Ave./ Shaw Ave.	41725104, 41725120-22, 41725155-58, 41733102-05, 41733112, 41733115-17, 41733201-03, 41733210-13, 41733215, 41733217, and 41733216T	NA	NA	NA	NA	Medium Density Residential	Corridor/ Center Mixed Use	Medium Density Residential	16.29	Approve
		41725123-30, 41725134-54, 41725301-08, 41753001-08 417250X1, and 417530XA	2	R-1-C and R-2-A	CMX	RS-5					
3	2626 W. Alluvial Ave.	50043021 and 24T	2	R-1-B R-A	PR CRC	RS-4	Open Space/ Commercial Recreation	Open Space/ Commercial Recreation	Medium Low Density Residential	11.84	Approve
4	Dante Ave./ Bullard Ave.	50613008S and 09S	2	R-3	RM-1	RM-2	Medium High Density Residential	Medium High Density Residential	Urban Neighborhood Residential	6.70	Approve
5	Van Ness Blvd./ Bullard Ave.	40609114, 31, and 32	2	NA, New Annex-ation	NA, New Annex-ation	RS-1	Low Density Residential	Low Density Residential	Low Density Residential	1.50	Approve
6	Ashlan Ave./ Blythe Ave.	51009036	1	C-6	RM-1	CG	Commercial General-Heavy	Medium High Density Residential	General Commercial	2.85	Approve
7	Herndon Ave./ State Route 41	40802201-20, 40802301-16, 40803201-18, 40803301-18, 40804301-10, 40804401-10 and 40806119T	6	R-A	CMX	RS-5	Medium Density Residential	Corridor/ Center Mixed Use	Medium Density Residential	17.94	Approve
8	5677 N. Fresno St.	418520X1, 38, and 39	4	R-P	RM-1	O	Medium High Density Residential	Medium High Density Residential	Office Employment	0.49	Approve
9	Dakota Ave./ Armstrong Ave.	31002089S, 31073102S, 31091101S-32S, 31091201S and 2S, 31091301S-23S, 31091401S-10S, 31091501S-10S, 31091601S-10S, and 31091701S-10S	4	R-A	RM-2	RS-4	Medium Density Residential	Urban Neighborhood Residential	Medium Low Density Residential	21.02	Approve
		31002085S and 88S	4	R-A	RS-5	RS-4	Medium Density Residential	Medium Density Residential	Medium Low Density Residential	28.11	
10	Clovis Ave./ California Ave.	31602201 and 31628036T	5	AE-20	CMX	RS-4	Medium Low Density Residential	Corridor/ Center Mixed Use	Medium Low Density Residential	17.23	Approve
11	Huntington Blvd./ Chestnut Ave.	46123302 - 07, 46123401, 02, 12 - 17, and 46130301	5	R-3 R-2 (1 lot) R-1 (1 lot)	RS-5	RM-2	Medium High Density Residential	Medium Density Residential	Urban Neighborhood Residential	5.76	Approve
12	Cedar Ave./ Kings Canyon Rd.	47006104, 47006215 and 16, 47006315, 47007129 - 41, 47014115, 47014215 and 16, 47014315 and 16, 47015127 - 34, 36, and 38 - 41, 47021308 and 13, 47021605 and 08, 47028304 and 07, and 47028604 and 13	5	R-1 R-2 (1 lot)	NMX	RS-5	Medium Density Residential	Neighborhood Mixed Use	Medium Density Residential	6.27	Approve
13	Kings Canyon Rd./ Chance Ave.	47007105, 06, and 29, 47007201, 24, 27, and 29, 47007301 and 19	5	C-6	RS-5	NMX	Commercial General-Heavy	Medium Density Residential	Neighborhood Mixed Use	2.77	Approve
14	McKenzie Ave. median islands between Maple Ave. and Sierra Vista Ave.	46016501T	7	R-1 C-5 (small corner at Maple)	RS-5	PR	None	Medium Density Residential	Open Space	1.63	Approve

				Zoning			General Plan Land Use					
#	Description	APN	City Council District	Past	Now	Request	Past	Now	Request	Acres	Staff Recommendation	
15	NE Corner of Jensen Ave. and Fowler Ave. – Sanger Unified School District property	31602232	5	NA, New Annex-ation	NA, New Annex-ation	PI	High Density Residential	Public Facility Middle and High School	Public Facility Middle and High School	19.00	Approve	
		31602233										
		31602229ST										
		31602231T										
		31602235T		NA, New Annex-ation	NA, New Annex-ation	PI	Medium Density Residential	Public Facility Middle and High School	Public Facility Middle and High School	59.71		
		31602259T		NA, New Annex-ation	NA, New Annex-ation	PI	Medium Density Residential	Public Facility Elementary School	Public Facility Elementary School	13.35		
16	Minnewawa Ave./ Butler Ave.	47209042 - 59, 47249101 - 17, and 47249201 - 08	5	R-1	PR	RS-4	Open Space	Open Space (Medium Low Density Residential Dual Designation Land Use)	Medium Low Density Residential and remove dual designation land use of Medium Low Density Residential	7.89	Approve	
17	4206 E. White Ave.	45430321	7	C-1	NMX	CC	Commercial General-Heavy	Medium Density Residential	Neighborhood Mixed Use	0.24	Approve	
18	4909 E. McKinley Ave.	49429109T	4	M-1-P	PI	CC	Public Facilities	Public Facilities	Community Commercial	1.49	Approve	
19	339 N. Brawley Ave. APNS are incorrect Annexation #1350 RO-06-20	32610076	3	NA, New Annex-ation	NA, New Annex-ation	RM-2	Urban Neighborhood Residential	Urban Neighborhood Residential	Urban Neighborhood Residential	18.38	Approve	
		32610039, 77 and 78		NA, New Annex-ation	NA, New Annex-ation	RS-5	Medium Density Residential	Medium Density Residential	Medium Density Residential	58.86		
		32610036		NA, New Annex-ation	NA, New Annex-ation	RS-4	Medium High Residential	Medium High Residential	Medium Low Residential	18.14		
		32610021		NA, New Annex-ation	NA, New Annex-ation	RS-4	Medium Low Residential	Medium Low Residential	Medium Low Residential	1.45		
		32610046		NA, New Annex-ation	NA, New Annex-ation	OS	Open Space - Neighborhood Park	Open Space - Neighborhood Park	Open Space - Neighborhood Park	0.73		
		32610038T		NA, New Annex-ation	NA, New Annex-ation	PI	Public Facilities - Elementary School	Public Facilities - Elementary School	Public Facilities - Elementary School	18.13		
20	Jenson Ave./ Cornelia Ave.	32703041T (southern portion) 32703038T (southern portion)	3	AE-20	PI	IH	Public Facilities - Waste Water Treatment Facility	Public Facilities - Waste Water Treatment Facility	Heavy Industrial Employment	13.65	Approve	
21	Palm Ave./ McKinley Ave.	45103104 - 06	1	C-5 (along Palm)	RS-5	CMS (along Palm)	Medium Density Residential	Medium Density Residential	Main Street Commercial (along Palm)	0.23	Approve	
				R-2 (along Ferger)	RS-5	RS-5 (along Ferger)	Medium Density Residential	Residential	Medium Density Residential (along Ferger)	0.23		
22	404 W. McKinley Ave.	44426119	1	C-P	RS-5	O	Medium Density Residential	Medium Density Residential	Office Employment	0.53	Approve	
23	Shields Ave./ Polk Ave. annexation	51102117 and 18	1	NA, Unincorp.	RS-4	RS-4	Medium Low Residential	Urban Neighborhood Residential	Medium Low Residential	9.84	Approve	
24	Shields Ave./ Fresno St.	43726416	7	CP	RS-5	O	Medium Density Residential	Medium Density Residential	Office Employment	0.65	Approve	
25	C St./ Tulare Ave.	46710502, 46710601 - 06, 46715207 and 08, 46715217, and 46715301 - 04	3	C-6	RS-5	NMX	Medium High Density Residential	Medium Density Residential	Neighborhood Mixed Use	4.40	Approve	
26	Hughes Ave./ Weber Ave.	44208217	1	R-P	RM-1	CC	Medium High Density Residential	Medium High Density Residential	Community Commercial	0.43	Approve	
		44208229		C-5	RM-1	CC	Medium High Density Residential	Medium High Density Residential	Community Commercial	0.78		
27	2041 W. McKinley Ave. and 1464 N. Hughes Ave.	44902015	3	M-1	RS-5	BP	Light Industrial	Medium Density Residential	Business Park Employment	5.42	Deny	
		44917001	3	C-M	RS-5	BP	General-Heavy Commercial	Medium Density Residential	Business Park Employment	4.16		
28	419 W. Whitesbridge Ave.	46411103, 04, and 11 - 14	3	C-6	RS-5	CG	Light Industrial	Medium Density Residential	General Commercial	2.18	Deny	

Exhibit A
General Plan Text Amendment

Policy RC-9-c Farmland Preservation Program.

In coordination with regional partners or independently, establish a Farmland Preservation Program. When Prime Farmland, Unique Farmland, or Farmland of Statewide Importance is converted to urban uses outside City limits, this program would require that the developer of such a project ~~permanently protect an equal amount of similar farmland elsewhere through easement.~~ [mitigate the loss of such farmland consistent with the requirements of CEQA. The Farmland Preservation Program shall provide several mitigation options that may include, but are not limited to the following: Restrictive Covenants or Deeds, In Lieu Fees, Mitigation Banks, Fee Title Acquisition, Conservation Easements, Land Use Regulation, or any other mitigation method that is in compliance with the requirements of CEQA. The Farmland Preservation Program may be modeled after some or all of the programs described by the California Council of Land Trusts.]

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13526**

The Fresno City Planning Commission, at its regular meeting on April 4, 2018, adopted the following resolution relating to Rezone Application No. R-18-004:

WHEREAS, on February 4, 2016, as part of its consideration of the zoning map update, the City Council directed that in order to ease the transition, property owners be allowed to request reversion to a zone district equivalent to that existing prior to the zoning map update; and

WHEREAS, Rezone Application No. R-18-004 includes 17 such property owners requests, in addition to 11 changes which correct minor errors that have been identified by staff on the zoning map; and

WHEREAS, staff is recommending approval of Requests 1-26 as described in Exhibit A;

WHEREAS, the Planning Commission's scheduled April 4, 2018, hearing on Rezone Application No. R-18-004 was duly noticed by publication in the *Fresno Bee* on March 23, 2018, the newspaper of greatest local circulation; and

WHEREAS, on April 4, 2018, the Fresno Planning Commission conducted a public hearing to consider Rezone Application No. R-18-004 and related Environmental Assessment, Plan Amendment and Text Amendment; and,

WHEREAS, on April 3, 2018, the District 1 Plan Implementation Committee recommended approval of the proposed Rezone application; and

WHEREAS, on April 2, 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 April 2, 2018, the District 4 Plan Implementation Committee recommended approval of the proposed Rezone application; and

WHEREAS, on April 2, 2018, the District 5 Plan Implementation Committee recommended approval of the proposed Rezone application; and

WHEREAS, on April 2, 2018, the District 6 Plan Implementation Committee recommended approval of the proposed Rezone application; and

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

WHEREAS, on April 3, 2018, the Tower District Design Review Committee recommended approval of the proposed Rezone application; and

WHEREAS, on April 2, 2018, the Fulton-Lowell Design Review Committee recommended approval of the proposed Rezone application; and

WHEREAS, on April 2, 2018, the Airport Land Use Commission reviewed the Rezone application and failed to find consistency between rezone requests 3, 4 18, 25 and 28 and the Sierra Sky Park Land Use Policy Plan (requests 3 and 4), the Fresno Yosemite International Airport Land Use Compatibility Plan (request 18) and the Chandler Executive Airport Land Use Compatibility Plan (items 25 and 28); and,

WHEREAS, during the April 4, 2018, hearing, the Commission received and considered the Development and Resource Management Department's report recommending approval of the Rezone and related Plan Amendment and Text Amendment Applications and errata and provided the opportunity for consideration of testimony from the applicant and the public; and

WHEREAS, 13 members of the public spoke in support of the applications and none spoke in opposition; and

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission, based upon information presented at the hearing, finds in accordance with its own independent judgment that there is no substantial evidence in the record to indicate that Rezone Requests 1-26 may have a significant effect on the environment as identified by, and evaluated within, Environmental Assessment No. A-18-003/R-18-004/TA-17-002, an Addendum to Final Master Environmental Impact Report SCH No. 2012111015 and to Program Environmental Impact Report SCH No. 2012041009, dated March 23, 2018.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission finds that the approval of Rezone Requests 1-26 is consistent with the adopted Fresno General Plan, the Bullard, Fresno High, McLane, Roosevelt, Hoover, West Area and Downtown Neighborhoods Community Plans, the Tower District Specific Plan, Sierra Sky Park Land Use Policy Plan, the Fresno Chandler Executive Airport Land Use Compatibility Plan, the Fresno-Chandler Downtown Airport Master and Environs Specific Plan and the Fresno Yosemite Airport Land Use Compatibility Plan.

BE IT FURTHER RESOLVED that the Fresno Planning Commission finds that the adoption of the proposed Rezone is in the best interest of the City of Fresno and 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 118 units which will increase the surplus from 5,996 to 6,114. The 2013-2023 RHNA for very low/low is 13,114 and the total capacity remaining after the proposed increase is 19,228.
- ii. The 2013-2023 RHNA capacity for moderate is proposed to be reduced by 134 units which will reduce the surplus from 2,250 to 2,116. The 2013-2023 RHNA for moderate is 1,723, and the total capacity remaining after the proposed reduction is 3,839.
- iii. The 2013-2023 RHNA capacity for above moderate is proposed to be increased by 50 units which will increase the surplus from 3,668 to 3,718. The 2013-2023 RHNA for above moderate is 6,193, and the total capacity after the proposed increase is 9,911.
- iv. The 2008-2013 RHNA total capacity for very low/low has no changes proposed.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends that the City Council approve Rezone Requests 1-26 in Rezone Application No. R-18-004 with errata as presented by staff.

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Planning Commission Resolution No. 13526
Rezone No. R-18-004
April 4, 2018
Page 3

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

VOTING: Ayes - Bray, Vang, Garcia, Sodhi-Layne, Vasquez, Torrosian
 Noes - None
 Not Voting - None
 Absent - McKenzie

DATED: April 4, 2018


for _____
Jennifer K. Clark, Secretary
Fresno City Planning Commission

Resolution No. 13526
Rezone Application No. R-18-004
Action: Recommend Approval (to the City Council)

Map of the study area showing the location of the study site (dashed box) within the context of the surrounding regions (Maros, Behrmer, and Berin).



Nees

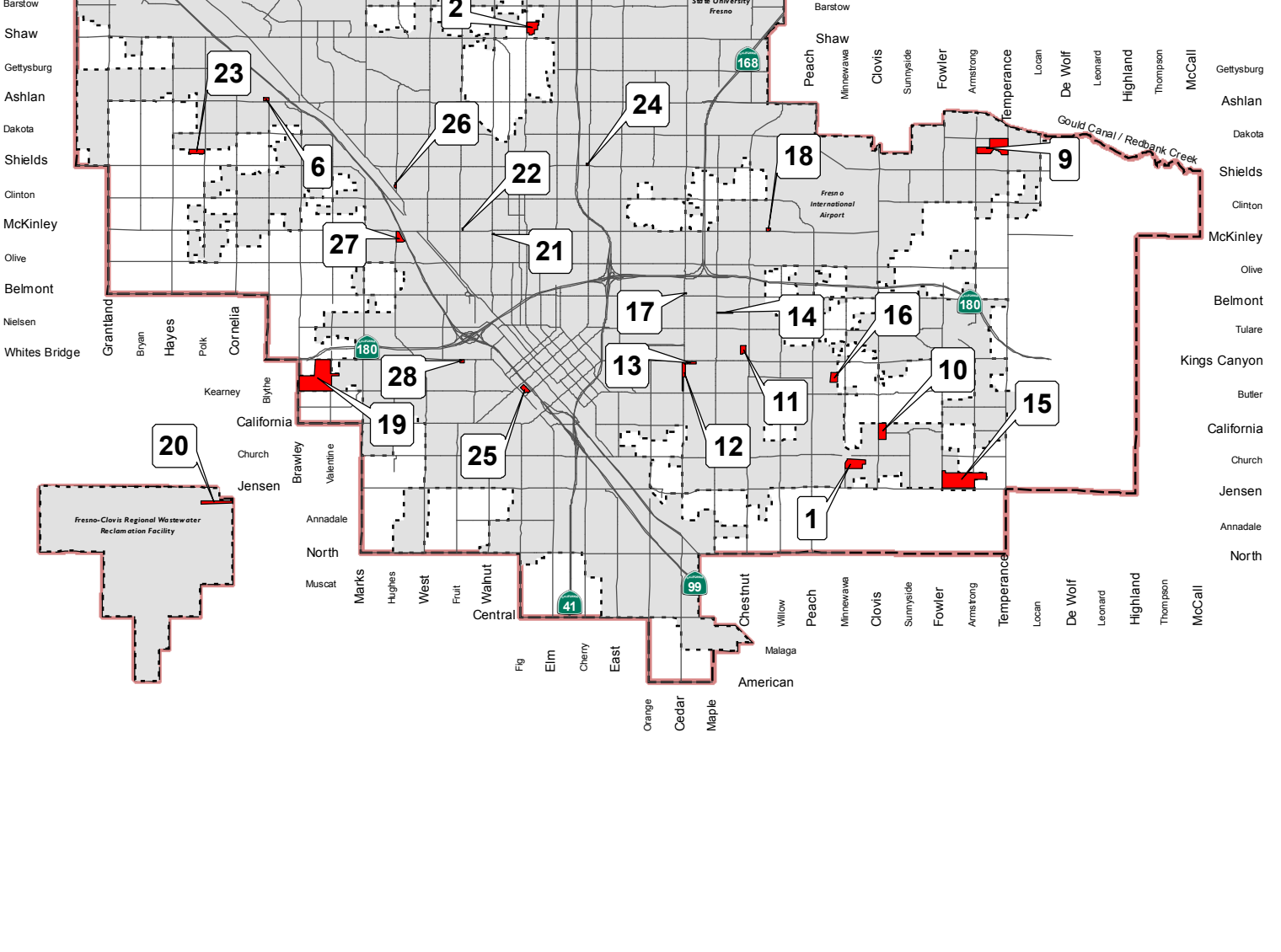
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7

Nees

Planning Boundary

-
- Map of Herndon, Virginia, showing the Sphere of Influence for the proposed Herndon Branch. The map includes labels for Alluvial, Herndon, Sierra, and Bullard. A red rectangle indicates the Sphere of Influence. Callouts 4, 5, and 8 point to specific areas. A legend shows a red rectangle labeled 'Sphere of Influence'.



Date 3/22/2018

Exhibit A -2

				Zoning			General Plan Land Use				
#	Description	APN	City Council District	Past	Now	Request	Past	Now	Request	Acres	Staff Recommendation
1	Minnewawa Ave./ Church Ave.	Tract Map 5513: 48143105-07, 48143225-31, 48153101-18, 48153201-03, 48153301-33, 48153401-28, 48153501-22, and 48153601T	5	NA, New Annex-ation	NA, New Annex-ation	RS-4	NA, New Annex-ation	Medium High Density Residential	Medium Low Density Residential	18.92	Approve
2	Maroa Ave./ Shaw Ave.	41725104, 41725120-22, 41725155-58, 41733102-05, 41733112, 41733115-17, 41733201-03, 41733210-13, 41733215,41733217, and 41733216T	NA	NA	NA	NA	Medium Density Residential	Corridor/ Center Mixed Use	Medium Density Residential	16.29	Approve
		41725123-30, 41725134-54, 41725301-08, 41753001-08 417250X1, and 417530XA	2	R-1-C and R-2-A	CMX	RS-5					
3	2626 W. Alluvial Ave.	50043021 and 24T	2	R-1-B R-A	PR CRC	RS-4	Open Space/ Commercial Recreation	Open Space/ Commercial Recreation	Medium Low Density Residential	11.84	Approve
4	Dante Ave./ Bullard Ave.	50613008S and 09S	2	R-3	RM-1	RM-2	Medium High Density Residential	Medium High Density Residential	Urban Neighborhood Residential	6.70	Approve
5	Van Ness Blvd./ Bullard Ave.	40609114, 31, and 32	2	NA, New Annex-ation	NA, New Annex-ation	RS-1	Low Density Residential	Low Density Residential	Low Density Residential	1.50	Approve
6	Ashlan Ave./ Blythe Ave.	51009036	1	C-6	RM-1	CG	Commercial General-Heavy	Medium High Density Residential	General Commercial	2.85	Approve
7	Herndon Ave./ State Route 41	40802201-20, 40802301-16, 40803201-18, 40803301-18, 40804301-10, 40804401-10 and 40806119T	6	R-A	CMX	RS-5	Medium Density Residential	Corridor/ Center Mixed Use	Medium Density Residential	17.94	Approve
8	5677 N. Fresno St.	418520X1, 38, and 39	4	R-P	RM-1	O	Medium High Density Residential	Medium High Density Residential	Office Employment	0.49	Approve
9	Dakota Ave./ Armstrong Ave.	31002089S, 31073102S, 31091101S-32S, 31091201S and 2S, 31091301S-23S, 31091401S-10S, 31091501S-10S, 31091601S-10S, and 31091701S-10S	4	R-A	RM-2	RS-4	Medium Density Residential	Urban Neighborhood Residential	Medium Low Density Residential	21.02	Approve
		31002085S and 88S	4	R-A	RS-5	RS-4	Medium Density Residential	Medium Density Residential	Medium Low Density Residential	28.11	
10	Clovis Ave./ California Ave.	31602201 and 31628036T	5	AE-20	CMX	RS-4	Medium Low Density Residential	Corridor/ Center Mixed Use	Medium Low Density Residential	17.23	Approve
11	Huntington Blvd./ Chestnut Ave.	46123302 - 07, 46123401, 02, 12 - 17, and 46130301	5	R-3 R-2 (1 lot) R-1 (1 lot)	RS-5	RM-2	Medium High Density Residential	Medium Density Residential	Urban Neighborhood Residential	5.76	Approve
12	Cedar Ave./ Kings Canyon Rd.	47006104, 47006215 and 16, 47006315, 47007129 - 41, 47014115, 47014215 and 16, 47014315 and 16, 47015127 - 34, 36, and 38 - 41, 47021308 and 13, 47021605 and 08, 47028304 and 07, and 47028604 and 13	5	R-1 R-2 (1 lot)	NMX	RS-5	Medium Density Residential	Neighborhood Mixed Use	Medium Density Residential	6.27	Approve
13	Kings Canyon Rd./ Chance Ave.	47007105, 06, and 29, 47007201, 24, 27, and 29, 47007301 and 19	5	C-6	RS-5	NMX	Commercial General-Heavy	Medium Density Residential	Neighborhood Mixed Use	2.77	Approve
14	McKenzie Ave. median islands between Maple Ave. and Sierra Vista Ave.	46016501T	7	R-1 C-5 (small corner at Maple)	RS-5	PR	None	Medium Density Residential	Open Space	1.63	Approve

				Zoning			General Plan Land Use					
#	Description	APN	City Council District	Past	Now	Request	Past	Now	Request	Acres	Staff Recommendation	
15	NE Corner of Jensen Ave. and Fowler Ave. – Sanger Unified School District property	31602232	5	NA, New Annex-ation	NA, New Annex-ation	PI	High Density Residential	Public Facility Middle and High School	Public Facility Middle and High School	19.00	Approve	
		31602233										
		31602229ST			NA, New Annex-ation	NA, New Annex-ation	PI	Medium Density Residential	Public Facility Middle and High School	Public Facility Middle and High School		59.71
		31602231T			NA, New Annex-ation	NA, New Annex-ation	PI	Medium Density Residential	Public Facility Elementary School	Public Facility Elementary School		13.35
		31602259T										
16	Minnewawa Ave./ Butler Ave.	47209042 - 59, 47249101 - 17, and 47249201 - 08	5	R-1	PR	RS-4	Open Space	Open Space (Medium Low Density Residential Dual Designation Land Use)	Medium Low Density Residential and remove dual designation land use of Medium Low Density Residential	7.89	Approve	
17	4206 E. White Ave.	45430321	7	C-1	NMX	CC	Commercial General-Heavy	Medium Density Residential	Neighborhood Mixed Use	0.24	Approve	
18	4909 E. McKinley Ave.	49429109T	4	M-1-P	PI	CC	Public Facilities	Public Facilities	Community Commercial	1.49	Approve	
19	339 N. Brawley Ave. APNS are incorrect Annexation #1350 RO-06-20	32610076	3	NA, New Annex-ation	NA, New Annex-ation	RM-2	Urban Neighborhood Residential	Urban Neighborhood Residential	Urban Neighborhood Residential	18.38	Approve	
		32610039, 77 and 78		NA, New Annex-ation	NA, New Annex-ation	RS-5	Medium Density Residential	Medium Density Residential	Medium Density Residential	58.86		
		32610036		NA, New Annex-ation	NA, New Annex-ation	RS-4	Medium High Residential	Medium High Residential	Medium Low Residential	18.14		
		32610021		NA, New Annex-ation	NA, New Annex-ation	RS-4	Medium Low Residential	Medium Low Residential	Medium Low Residential	1.45		
		32610046		NA, New Annex-ation	NA, New Annex-ation	OS	Open Space - Neighborhood Park	Open Space - Neighborhood Park	Open Space - Neighborhood Park	0.73		
		32610038T		NA, New Annex-ation	NA, New Annex-ation	PI	Public Facilities - Elementary School	Public Facilities - Elementary School	Public Facilities - Elementary School	18.13		
20	Jenson Ave./ Cornelia Ave.	32703041T (southern portion) 32703038T (southern portion)	3	AE-20	PI	IH	Public Facilities - Waste Water Treatment Facility	Public Facilities - Waste Water Treatment Facility	Heavy Industrial Employment	13.65	Approve	
21	Palm Ave./ McKinley Ave.	45103104 - 06	1	C-5 (along Palm)	RS-5	CMS (along Palm)	Medium Density Residential	Medium Density Residential	Main Street Commercial (along Palm)	0.23	Approve	
				R-2 (along Ferger)	RS-5	RS-5 (along Ferger)	Medium Density Residential	Residential	Medium Density Residential (along Ferger)	0.23		
22	404 W. McKinley Ave.	44426119	1	C-P	RS-5	O	Medium Density Residential	Medium Density Residential	Office Employment	0.53	Approve	
23	Shields Ave./ Polk Ave. annexation	51102117 and 18	1	NA, Unincorp.	RS-4	RS-4	Medium Low Residential	Urban Neighborhood Residential	Medium Low Residential	9.84	Approve	
24	Shields Ave./ Fresno St.	43726416	7	CP	RS-5	O	Medium Density Residential	Medium Density Residential	Office Employment	0.65	Approve	
25	C St./ Tulare Ave.	46710502, 46710601 - 06, 46715207 and 08, 46715217, and 46715301 - 04	3	C-6	RS-5	NMX	Medium High Density Residential	Medium Density Residential	Neighborhood Mixed Use	4.40	Approve	
26	Hughes Ave./ Weber Ave.	44208217	1	R-P	RM-1	CC	Medium High Density Residential	Medium High Density Residential	Community Commercial	0.43	Approve	
		44208229		C-5	RM-1	CC	Medium High Density Residential	Medium High Density Residential	Community Commercial	0.78		
27	2041 W. McKinley Ave. and 1464 N. Hughes Ave.	44902015	3	M-1	RS-5	BP	Light Industrial	Medium Density Residential	Business Park Employment	5.42	Deny	
		44917001	3	C-M	RS-5	BP	General-Heavy Commercial	Medium Density Residential	Business Park Employment	4.16		
28	419 W. Whitesbridge Ave.	46411103, 04, and 11 - 14	3	C-6	RS-5	CG	Light Industrial	Medium Density Residential	General Commercial	2.18	Deny	

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13527**

The Fresno City Planning Commission, at its regular meeting on April 4, 2018, adopted the following resolution relating to Text Amendment Application No. TA-18-002:

WHEREAS, as part of its consideration of a newly drafted Development Code the City Council directed staff to amend the Development Code as needed in order to improve functionality, clarity, internal consistency, and consistency with State law; and

WHEREAS, Text Amendment Application No. TA-18-002 proposes minor edits of the Development Code in order to improve the functionality, clarity, internal consistency, and consistency with State law, as described in Exhibit A; and

WHEREAS, the Planning Commission's scheduled April 4, 2018, hearing on Text Amendment Application No. TA-18-02 was duly noticed by publication in the *Fresno Bee* on March 23, 2018, the newspaper of greatest local circulation; and

WHEREAS, on April 4, 2018, the Fresno Planning Commission conducted a public hearing to consider Text Amendment Application No. TA-18-002 along with related Plan Amendment and Rezone Applications; and,

WHEREAS, during the April 4, 2018, hearing, the Commission received and considered the Development and Resource Management Department's report recommending approval of the Text Amendment, and associated environmental documents and provided the opportunity for consideration of testimony from the applicant and the public; and

WHEREAS, on April 3, 2018, the District 1 Plan Implementation Committee recommended approval of the proposed applications; and

WHEREAS, on April 2, 2018, the District 2 Plan Implementation Committee recommended approval of the proposed applications; and

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

WHEREAS, on April 2, 2018, the District 4 Plan Implementation Committee recommended approval of the proposed applications; and

WHEREAS, on April 2, 2018, the District 5 Plan Implementation Committee recommended approval of the proposed applications; and

WHEREAS, on April 2, 2018, the District 6 Plan Implementation Committee recommended approval of the proposed applications; and

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

WHEREAS, on April 3, 2018, the Tower District Design Review Committee recommended approval of the proposed applications; and

WHEREAS, on April 2, 2018, the Fulton-Lowell Design Review Committee recommended approval of the proposed applications; and

WHEREAS, on April 2, 2018, the Airport Land Use Commission reviewed the Text Amendment application and recommended clarifying edits to Section 32 and recommended approval of the remainder of the Text Amendment; and,

WHEREAS, during the April 4, 2018, hearing, the Commission received and considered the Development and Resource Management Department's report recommending approval of the Text Amendment, related Environmental Assessment, Plan Amendment and Rezone Applications and errata and provided the opportunity for consideration of testimony from the applicant and the public; and

WHEREAS, 13 members of the public spoke in support of the applications and none spoke in opposition; and

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission, based upon information presented at the hearing, finds in accordance with its own independent judgment that there is no substantial evidence in the record to indicate that the text amendment may have a significant effect on the environment as identified by, and evaluated within, Environmental Assessment No. A-18-003/R-18-004/TA-17-002, an Addendum to Final Master Environmental Impact Report SCH No. 2012111015 and to Program Environmental Impact Report SCH No. 2012041009, dated March 23, 2018.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission finds that the approval of the text amendment is consistent with the adopted Fresno General Plan, and the findings required pursuant to Sections 66410 and 65863 et.seq of the Government Code.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends that the City Council approve Text Amendment Application No. TA-18-002 with errata as presented by staff.

///

Planning Commission Resolution No. 13527
Text Amendment No. TA-18-002
April 4, 2018
Page 3

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

VOTING: Ayes - Bray, Vang, Garcia, Sodhi-Layne, Vasquez, Torrosian
 Noes - None
 Not Voting - None
 Absent - McKenzie

DATED: April 4, 2018



Jennifer K. Clark, Secretary
Fresno City Planning Commission

Resolution No. 13527
Text Amendment No. TA-18-002
Action: Recommend Approval (to the City Council)

Exhibit A

City of Fresno, Citywide Development Code

Clean Up Text Amendment, April, 2018

SECTION 1. Table 15-107-B of the Fresno Municipal Code is amended as follows:

TABLE 15-107-B: OVERLAY DISTRICTS	
Short Name/Map Symbol	Full Name
BP <u>[BL]</u>	Bluff Protection

SECTION 2. Section 15-311-A of the Fresno Municipal Code is amended as follows:

- A. [Uncovered] ~~D[d]~~ecks, patios, porches, landings, balconies, and unenclosed stairways;

SECTION 3. Section 15-404-F of the Fresno Municipal Code is amended as follows:

F. Abandonment of Legal Non-Conforming Uses.

1. Residential Districts. A Legal Non-Conforming use shall not be re-established in any structure in a Residential District if such Legal Non-Conforming use has ceased for a consecutive six-month period.
2. [Mixed Use Districts. A Legal Non-Conforming use shall not be re-established in any structure if such Legal Non-Conforming use has ceased for a consecutive five-year period.]
- [3. All Other] Non-Residential Districts. A Legal Non-Conforming use shall not be re-established in any structure in a ~~Non-Residential District~~ if such Legal Non-Conforming use has ceased for a consecutive 12-month period within five years of January 3, 2016. Once the five year period from the effective date of this Code has passed, a Legal Non-Conforming Use shall not be re-established in any structure in a Non-Residential District if such Legal Non-Conforming Use has ceased for a consecutive period of 90 days or more.

SECTION 4. Section 15-405-E of the Fresno Municipal Code is amended as follows:

E. Enlargement of Non-Conforming Structures

1. Enlargement of Single-Family Residential Structures. A legal non-conforming single-family use or structure in a Non-Residential District may be enlarged,

provided the addition does not reduce the number of parking spaces, alter the size of parking spaces, or the location and size of driveways; and the addition does not change the structure from single-family use to multi-family use. [Such an expansion shall conform to the property development standards of either the Base District (and Overlay Districts, if applicable) for the site, or a Residential District which is appropriate to the size and configuration of the site at the discretion of the Review Authority.]

2. Enlargement of Other Legal Non-Conforming Structures [and Site Features]. A legal non-conforming structure [or site feature] being used for a conforming use may be enlarged or structurally altered if the new portion of the structure [or site feature] conforms to the regulations of the district in which it is located. If strict conformance with current setback requirements would cause unsightly or impractical site layouts, and a deviation from such requirements shall not cause impacts on neighboring uses, the Review Authority may exempt the enlargement of a legal non-conforming structure [or site feature] from setback requirements at their discretion. Unaltered portions of such structures [or site features] will be allowed to remain non-conforming. A Legal Non-Conforming structure [or site feature] housing [or associated with] a non-conforming use shall not be enlarged or altered except as put forth in Section 15-404-B.

SECTION 5. Table 15-902 of the Fresno Municipal Code is amended as follows:

TABLE 15-902: USE REGULATIONS—RESIDENTIAL SINGLE-FAMILY DISTRICTS							
District	RE	RS-1	RS-2	RS-3	RS-4	RS-5	Additional Regulations
Public and Semi-Public Use Classifications							
Park and Recreation Facilities, Public	G [P]	G [P]	G [P]	G(1) [P]	G(1) [P]	G(1) [P]	

SECTION 6. Section 15-904-A of the Fresno Municipal Code is amended as follows:

[8. Driveway Paving. All driveways shall be paved per Public Works standards.]

SECTION 7. Table 15-1002 of the Fresno Municipal Code is amended as follows:

TABLE 15-1002: USE REGULATIONS—RESIDENTIAL MULTI-FAMILY DISTRICTS					
District	RM-1	RM-2	RM-3	RM-MH	Additional Regulations
Public and Semi-Public Use Classifications					
Park and Recreation Facilities, Public	G(2) [P]	G(2) [P]	G(2) [P]	G[P]	
Commercial Use Classifications					
[Corner Commercial]	[P]	[P]	[P]	[P]	[§ 15-2722, Corner Commercial]

SECTION 8. Table 15-1102 of the Fresno Municipal Code is amended as follows:

TABLE 15-1102: USE REGULATIONS—MIXED-USE DISTRICTS				
Use Classifications	NMX	CMX	RMX	Additional Regulations
Residential Use Classifications				
Elderly and Long-Term Care	P(1)	–[P(1)]	–[P(1)]	
[Domestic Violence Shelter]				
[Small (6 persons or less)]	[P(1)]	[P(1)]	[P(1)]	
[Large (7 persons or more)]	[P(1)]	[P(1)]	[P(1)]	
[Caretaker Residence]	[P(1)]	[P(1)]	[P(1)]	
Residential Care Facilities				
[Residential Care, Senior]	[P(1)]	[P(1)]	[P(1)]	
[Single Room Occupancy]	[C]	[C]	[C]	
Public and Semi-Public Use Classifications				
Colleges and Trade Schools, Public or Private	C(3)	C(3)	C(3)	
Community and Religious Assembly (2,000 square feet or more)	C(4)–[P]	C(4)–[P]	P	§15-2719, Community and Religious Assembly Facilities
Conference/Convention Facility	C(4)	C(4)	C	
Cultural Institutions	P(5)	C–[P]	C–[P]	
Government Offices	P(2)[1]	P(1)	P(1)	
Hospitals and Clinics				
Clinic	C(5)–[P]	P(5)	P	
Schools, Public or Private	C[P]	C[P]	C[P]	
Social Service Facilities	C[P(1)]	P(1)	– [P(1)]	
Commercial Use Classifications				
Automobile/Vehicle Sales and Services				
[Automobile Rentals]	[C(12)(19)]	[C(12)]	[C(12)]	
[Automobile/Vehicle Repair, Major]	[C(12)(19)]	[C(12)]	[C(12)]	
[Automobile/Vehicle Service and Repair, Minor]	[C(12)(19)]	[C(12)]	[C(12)]	
[Automobile Washing]	[C(12)(19)]	[C(12)]	[C(12)]	
Banks and Financial Institutions				
Banks and Credit Unions	P(5)	P	P	
Eating and Drinking Establishments				
Bars/Nightclubs/Lounges	C(16)	C(16)	C(16)	§15-2743, Outdoor Cooking for Commercial Purposes; §15-2744, Outdoor Dining and Patio Areas; §15-2751, Restaurants with Alcohol Sales, Bars, Nightclubs, and Lounges
Restaurant with Alcohol Sales	C(16)	C(16)	C(16)	
Entertainment and Recreation				
Cinema/Theaters	C–[P]	C–[P]	P	
Small-Scale	C(17) [P]	P	P	§15-2708, Arcades, Video Games, and Family Entertainment Centers, §9-1801, Billiard Rooms

TABLE 15-1102: USE REGULATIONS—MIXED-USE DISTRICTS				
Use Classifications	NMX	CMX	RMX	Additional Regulations
[Food Preparation]	[P(1)]	[P(1)]	[P(1)]	
Funeral Parlors and Internment Services	–[P(1)]	–[P(1)]	G[P(1)] 1	§15-2714, Body Preparation and Funeral Services
Live/Work	P(4)	P(4)	P(4)	
Lodging				
[Bed and Breakfast]	[P]	[P]	[P]	
Maintenance and Repair Services	P(9)	P(9)	P(5)	
Offices				
Business and Professional	P(9)	P	P	
Medical and Dental	P(4)	P	P	
Walk-In Clientele	P(9)	P	P	
Retail Sales				
Large-Format Retail	– [P]	– [P]	P	§15-2737, Large-Format Retail; §15-2745, Outdoor Retail Sales
Nurseries and Garden Centers	P	P(5)	P	
[Swap Meet / Flea Market]	[C]	[C]	[C]	[§ 15-2730, Flea Markets]
Industrial Use Classifications				
[Custom Manufacturing]	[P(12)] [19]	[P(12)]	[P(12)]	
[Limited Industrial]	[C(13)] [18](19) 1	[C(13)]	[C(13)]	
Agricultural and Extractive Use Classifications				
Produce Stand	P	- [P]	- [P]	§15-2752, Roadside Fruit Stands / Grower Stands
Specific Limitations: 16. [(Reserved)] If an MX District is applied to the area bounded by Divisadero Avenue, Highway 41, and Highway 99, a Conditional Use Permit shall not be required for Bars/Nightclubs/Lounges within that area. [19. Prohibited in the following areas: Parcels which are located south of State Route 180 and west of the Union Pacific Railroad.]				

SECTION 9. Table 15-1202 of the Fresno Municipal Code is amended as follows:

TABLE 15-1202: LAND USE REGULATIONS—COMMERCIAL DISTRICTS							
Use Classifications	CMS	CC	CR	CG	CH	CRC	Additional Regulations
Commercial Use Classifications							
Food and Beverage Sales							
Liquor Stores	C	C	C	C	C	–	§15-2307[2706], Alcohol Sales; §15-2745, Outdoor Retail Sales
Personal Services							
Massage Establishments	P[C]	P[C]	P[C]	P[C]	–	P[C]	
Retail Sales							
Building Materials and Services	C(13) [12])	C	P	P	–	–	§15-2745, Outdoor Retail Sales

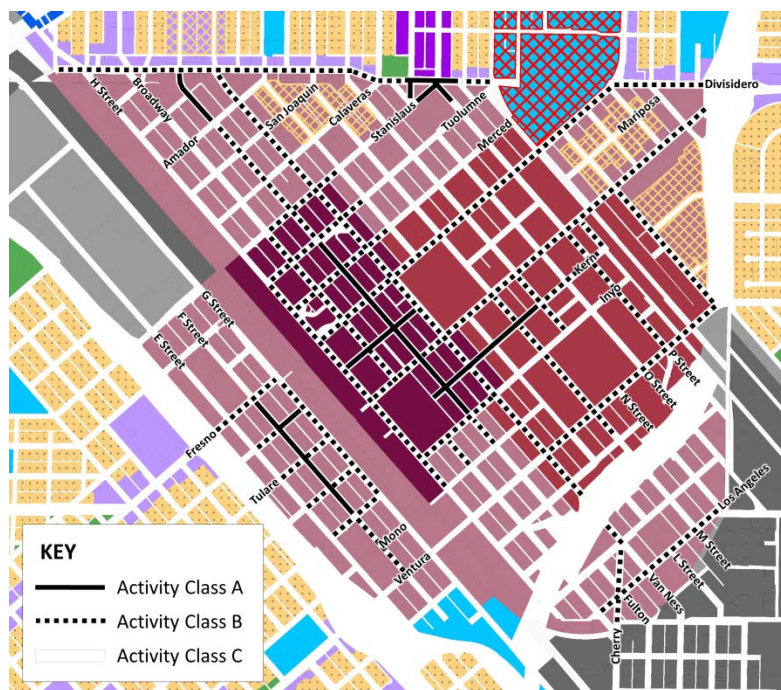
SECTION 10. Section 15-1304-B of the Fresno Municipal Code is amended as follows:

- B. Exceptions to Maximum Height in Woodward Park Area. Within the geographic area that is hatched in Figure 15-1304-B, the maximum permitted building height may be increased to 120 feet. Such projects shall conform to the residential transition standards in Section 1304-A and shall be subject to a ~~Conditional Use~~ [Planned Development] Permit.

SECTION 11. Section 15-1404-A of the Fresno Municipal Code is repealed:

- A. Additional Height for Recreational Facilities. Additional height for structures related to recreational facilities such as light standards, nets, and fences, may be approved with a ~~Conditional Use~~ [Planned Development] Permit.

SECTION 12. Figure 15-1501-C of the Fresno Municipal Code is amended as follows:



SECTION 13. Table 15-1502 is replaced as follows:

TABLE 15-1502: USE REGULATIONS—DOWNTOWN DISTRICTS										
	DTN			DTG			DTC			Additional Regulations
Activity Class Use Classification	A	B	C	A	B	C	A	B	C	See Figure 15-1501 for Activity Classifications Map
Commercial Use Classifications										
Personal Services										
Massage Establishments	P[C]	P[C]	P[C]	P[C]	P[C]	P[C]	P[C]	P[C]	P[C]	

SECTION 14. Section 15-1603-A of the Fresno Municipal Code is amended as follows:

- A. Purpose. The Bluff Protection (~~BP~~[BL]) Overlay District is intended to provide special land development standards that will preserve the integrity of the natural landscape of the southerly San Joaquin River Bluffs, adjacent properties, and adjacent open spaces as areas of special quality by reason of the topography, geologic substratum, and environment of the area. Regulations for the ~~BP~~[BL] Overlay District are deemed necessary for the preservation of the special qualities of the southerly San Joaquin River Bluffs, and for the protection of the health, safety, and general welfare of owners and users of property within the River Bluff Influence Area.

SECTION 15. Section 15-1603-D-1 of the Fresno Municipal Code is amended as follows:

1. Bluff Setback. Development, including buildings, structures, decks, pools, spas, and steps, shall be setback a minimum of ~~30~~ [20] feet from the bluff edge or as identified as necessary for the preservation of the existing state of the bluffs in the soils report prepared pursuant to Section 15-1603-F, Soils Report, whichever is greater. Buildings, structures, decks, pools, spas, and steps include all objects that may be below grade, at grade, or above grade.

SECTION 16. Section 15-1603-E of the Fresno Municipal Code is amended as follows:

- E. Development Permit. A Development Permit is required for all grading and development, including buildings, structures, decks, pools, spas, and steps, within or abutting the southerly boundary of the ~~BP~~[BL] Overlay District. This section applies to above or below grade objects.

SECTION 17. Section 15-1609-B-1-b of the Fresno Municipal Code is amended as follows:

- b. Single Unit Dwelling, Attached[; Live/Work;] and Multi-Unit Residential shall be permitted in all locations, including the ground floor along major streets.

SECTION 18. Section 15-2002-B of the Fresno Municipal Code is amended as follows:

- B. Setback Requirements. For purposes of setbacks, the distance for all structures, pools, fences, etc. shall be measured ~~from the rear of the required landscape setback/easement~~ as follows:

[1. RS Districts: The setback shall be measured from the rear of the required landscape setback/easement.]

2. All Other Districts.

a. Landscape Easements With a Trail. The setback shall be measured from the back of the walkway or sidewalk, but in no instance shall any structure, pool, fence, etc. be constructed within the easement.

b. Landscape Easements Without a Trail. The setback shall be measured from the rear of the required landscape setback/easement.]

SECTION 19. Section 15-2020-F of the Fresno Municipal Code is amended as follows:

- F. Exceptions. If more than 75 percent of a lot is located in one zoning district, modifications to the provisions of this section may be granted through ~~Planning Commission~~ [Review Authority] approval of a ~~Conditional Use~~ [Planned Development Permit]

SECTION 20. Section 15-2412 of the Fresno Municipal Code is amended as follows:

[E. Streamlined Development as defined in Section 65913.4 of the California Government Code shall not be required to provide on-site parking.]

SECTION 21. Section 15-2413-D of the Fresno Municipal Code is amended as follows:

- D. Other Parking Reductions. Required parking for any use may be reduced up to 20 percent through ~~Planning Commission~~ [Review Authority] approval of a ~~Conditional Use~~ [Planned Development] Permit, however the 20 percent

reduction may not be made in addition to any reductions for A) Shared Parking, or B) Transit Accessibility.

1. Criteria for Approval. The ~~Planning Commission~~ [Review Authority] may only approve a ~~Conditional Use~~ [Planned Development] Permit for reduced parking if it finds that:

SECTION 22. Section 15-2610-D of the Fresno Municipal Code is amended as follows:

D. Projecting Signs. Signs under canopies or covers in conjunction with pedestrian walkways, or signs projecting from buildings are allowed, subject to the following additional standards:

1. Maximum Number. One per building or tenant space [per frontage].
2. Maximum Sign Area Per Sign.
 - a. Projecting Signs.
 - [i. DT Districts: 150 square feet.
 - ii. MX and CMS Districts: 50 square feet.
 - iii. All Other Districts:] 12 square feet.
 - b. Under Canopy or Awning Signs. Eight square feet.
3. Height Limit.
 - a. [DT, MX, and CMS Districts: 10 feet above roof.]
 - [b. All Other Districts:]12 feet above finished grade.
4. Minimum Sign Clearance. Eight feet.
5. Projection Allowed. A projecting sign cannot extend more than four feet from the building to which it is attached and shall be designed and located so as to cause no harm to street trees.
6. Illumination. ~~No internal illumination is permitted.~~ [Within DT, MX, and CMS Districts. If illuminated, Projecting Signs may be only illuminated by one of the following methods:
 - a. External Illumination. Externally illuminated with decorative lamps mounted in a manner that does not block the view of the sign from the street or sidewalk.
 - b. Exposed Neon. Individual letters may be internally illuminated with exposed neon tubes or a similar light source, but shall not have a translucent panel, lens, or face.
 - c. Halo. The illumination of a sign by projecting light behind an opaque letter or emblem which results in the appearance of ring of light around the unilluminated letter or emblem.]

SECTION 23. Section 15-2610-E-7 of the Fresno Municipal Code is amended as follows:

7. Illumination within ~~Downtown~~ [DT and CMS] Districts. If illuminated, Wall Signs may be only illuminated by one of the following methods:
- a. External Illumination. Externally illuminated with decorative lamps mounted in a manner that does not block the view of the sign from the street or sidewalk.
 - b. Exposed Neon. Individual letters may be internally illuminated with exposed neon tubes or a similar light source, but shall not have a translucent panel, lens, or face.
 - c. Halo. The illumination of a sign by projecting light behind an opaque letter or emblem which results in the appearance of ring of light around the unilluminated letter or emblem.

SECTION 24. Section 15-2610-G-6 of the Fresno Municipal Code is amended as follows:

- [6. Illumination. If illuminated, Roof Signs may be only illuminated by one of the following methods:
- a. External Illumination. Externally illuminated with concealed flood lighting.
 - b. Exposed Neon. Individual letters may be internally illuminated with exposed neon tubes or a similar light source, but shall not have a translucent panel, lens, or face.
 - c. Halo. The illumination of a sign by projecting light behind an opaque letter or emblem which results in the appearance of ring of light around the unilluminated letter or emblem.]

SECTION 25. Section 15-2612-A of the Fresno Municipal Code is amended as follows:

- A. Projects Requiring a Master Sign Program. A Master Sign Program is required for the following types of projects:
1. Multi-Family Residential. Developments of 50 or more units.
 2. Non-Residential or Mixed-Use Projects. All new non-residential or mixed-use projects of ~~two~~ [five] or more separate non-residential tenants.
 3. Multiple Signs. Proposals for ~~five~~ [10] or more signs on the same building or site with two or more separate tenants.
 4. Planned Development District. Any project in a PD District or using the Planned Development provisions of this Code.
 5. Pole Signs. Proposals to erect a pole sign.
 6. Electronic Signs. Signs with electronic copy.
 7. Roof Signs. Proposals to erect a roof sign.
 8. Alternative Designs. Projects which seek flexibility for sign designs which are of a high quality and which contribute to the attractiveness and economic viability of their surroundings, but which do not meet the standards for their location.
 9. Exceptions. Projects within Downtown Districts [for sign types described in items 1, 2, 3, 6, and 7 above] shall not require a Master Sign Program.

SECTION 26. Section 15-2722-F-1 of the Fresno Municipal Code is amended as follows:

1. ~~May not have more than one dwelling unit on-site.~~ [Reserved]

SECTION 27. Section 15-2728-B-1 of the Fresno Municipal Code is amended as follows:

1. Drive-throughs [ordering intercoms or other amplified speaker interface] shall not be located within 100 feet of a Residential District.

SECTION 28. Section 15-2754-E-2-c of the Fresno Municipal Code is amended as follows:

- [c. City Indemnification. Prior to the installation of a Tiny House, the owner of the Tiny House shall obtain a permit and execute an agreement, with any required subordinations prepared by the City, to defend, hold harmless, and indemnify the City against all claims related to the Tiny House.]

SECTION 29. Section 15-4906-D-1 of the Fresno Municipal Code is amended as follows:

1. Committees shall review and provide recommendations to the Planning Commission and Council on every application for a Plan Amendment, Rezone, Tentative or Parcel Map, Conditional Use Permit, [Planned] Development Permit, or Variance to develop property within the committees' boundaries. Development applications may be reviewed by multiple committees if a development project crosses committee boundaries. In providing its review and recommendations, the committee shall consider every plan to which the development is subject.
 - a. Development Permit applications submitted in multi-family and mixed-use districts consistent with the Certainty Option set forth in sections 15-1004, 15-1005, 15-1104, and 15-1105 of this Code shall not be subject to review and recommendation by Council District Project Review Committees.
[Development Permit applications submitted in said districts consistent with the Flexibility Option set forth in the aforementioned sections of this Code shall be subject to review and recommendation by Council District Project Review Committees.]

SECTION 30. Section 15-4906-J of the Fresno Municipal Code is amended as follows:

- J. Suspension. Notwithstanding any other provision in this section, Councilmembers, may, at their discretion, suspend meetings of their Council District Project Review Committee. The suspension will be documented by a written notice filed with the City Clerk. At their discretion, Councilmembers may

resume their Council District Project Review Committee meetings by written notice filed with the City Clerk. [In the event of such a suspension, projects shall not be subject to the review of the suspended committee.]

SECTION 31. Section 15-5207 of the Fresno Municipal Code is amended as follows:

~~A.~~ In granting Development Permit approval, the Review Authority may impose conditions that are reasonably related to the application and deemed necessary to achieve the purposes of this article and ensure compliance with the applicable criteria and standards established by this Code or mitigation required pursuant to environmental review. [Conditions may be related to the following objectives:]

~~B~~[A]. Ensure long-term maintenance of adequate clean water resources.

~~C~~[B]. The proposed design will not lead to an overburdening of existing or planned infrastructure capacities, including, but not limited to, capacities for water, runoff, storm water, wastewater, and solid waste systems.

~~D~~[C]. The proposed design incorporates air quality measures or can demonstrate that it will not negatively impact air quality.

SECTION 32. Section 15-5808 of the Fresno Municipal Code is amended as follows:

The Airport Land Use Commission (ALUC) shall review all text amendments [effecting projects or property within an Airport Influence Area for consistency with the adopted Airport Land Use Compatibility Plan which affect the height, density, land use designation, safety, noise, or related aspects of properties within the ALUC's purview, as determined by the Director and/or ALUC staff.] The ALUC shall also review all Rezones and Plan Amendments that are within ~~their~~ [the ALUC's] purview. [ALUC review shall be completed prior to consideration of the matter by the City Council. Nothing in this Section alters the City's authority or obligations under the laws of the State of California, including but not limited to Article 3.5 of Chapter 4 of the State Aeronautics Act (California Public Utilities Code sections 21670 et seq.).]

SECTION 33. Section 15-6003 of the Fresno Municipal Code is amended as follows:

A. The Director shall negotiate the specific components and provisions of the Development Agreement on behalf of the City for recommendation to [the Planning Commission and] the City Council.

B. The [Planning Commission shall make a recommendation to the City Council and the] City Council shall have the exclusive authority to approve and modify a Development Agreement.

SECTION 34. Section 15-6005 of the Fresno Municipal Code is amended as follows:

- A. Notice of Intent. The Director shall publish a notice of intent to consider adoption of a Development Agreement as provided in the Government Code (Sections 65090 and 65091).
- B. [Planning Commission. The Planning Commission shall hold a duly noticed public hearing prior to adoption of any Development Agreement and shall make a recommendation to the City Council to either approve, approve with modifications, or deny the Development Agreement. Notice of the public hearing shall be given in accordance with the requirements of Section 15-5007, Public Notice.]
- [C.] City Council. The City Council shall hold a duly noticed public hearing prior to adoption of any Development Agreement [and shall either approve, approve with modifications, or deny the Development Agreement.] Notice of the public hearing shall be given in accordance with the requirements of Section 15-5007, Public Notice. The City Council public hearing may, but need not, be held concurrently with the public hearing(s) on the project.

SECTION 35. Section 15-6702 of the Fresno Municipal Code is amended as follows:

Accessory Living Quarters. Living quarters of permanent construction without kitchen or cooking facilities, [which may be attached, detached, or located within the living areas of the primary dwelling unit on the lot] ~~used primarily for temporary guests of the occupants of the principal dwelling on the lot, and not rented or otherwise used as a separate dwelling.~~

SECTION 36. Section 15-6703- Hospitals and Clinics of the Fresno Municipal Code is amended as follows:

Clinic. A facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an out-patient basis including emergency treatment, diagnostic services, administration, and related services to patients who are not lodged overnight. Services may be available without a prior appointment. This classification includes licensed facilities such as blood banks and plasma centers, and emergency medical services offered exclusively on an out-patient basis. This classification does not include private medical and dental offices that typically require appointments and are usually smaller scale. [This classification includes substance abuse treatment and recovery programs which are not residential in nature and which exclusively administer counseling services.]

Substance Abuse Treatment Clinic. A facility that ~~offers~~ [administers medication, or supervises the self-administration of medication, for] substance abuse treatment ~~and recovery programs.~~

SECTION 37. Section 15-6704- Automobile/Vehicle Sales and Services. of the Fresno Municipal Code is amended as follows:

Automobile/Vehicle Repair, Major. Repair of automobiles, trucks, motorcycles, motor homes, boats, and recreational vehicles, including the incidental sale, installation, and servicing of related equipment and parts, generally on an overnight basis. This classification includes auto repair shops, body and fender shops, transmission shops, wheel and brake shops, auto glass services, [and] vehicle painting, ~~and tire sales and installation~~, but excludes vehicle dismantling or salvaging and tire retreading or recapping.

Automobile/Vehicle Service and Repair, Minor. The service and repair of automobiles, light-duty trucks, boats, and motorcycles, including the incidental sale, installation, and servicing of related equipment and parts. This classification includes the replacement of small automotive parts and liquids as an accessory use to a gasoline sales station or automotive accessories and supply store, and quick-service oil, tune-up, and brake and muffler shops, where repairs are made or service is provided in enclosed bays and no vehicles are stored overnight~~[, including tire sales and installation.]~~ This classification excludes disassembly, removal, or replacement of major components such as engines, drive trains, transmissions, or axles; automotive body and fender work; vehicle painting; or other operations that generate excessive noise, objectionable odors, or hazardous materials; and towing services. It also excludes repair of heavy trucks, limousines, or construction vehicles.

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13528**

The Fresno City Planning Commission, at its regular meeting on April 4, 2018, adopted the following resolution relating to the Pre-Zoning Translation Table:

WHEREAS, on December 3rd of 2015 the City Council adopted the Fresno Municipal Code Chapter 15: Citywide Development Code (Development Code); and

WHEREAS, adoption of the Development Code included the repeal of Section 12-201 of the Fresno Municipal Code which designated zoning districts throughout the City; and

WHEREAS, adoption of the Development Code also resulted in the creation of new base and overlay zoning districts intended to replace the previous zoning districts; and

WHEREAS, certain parcels within the Sphere of Influence retain the pre-zoning designations for districts that were identified in repealed Section 12-201; and

WHEREAS, the new base and overlay zoning districts in the Development Code correspond to certain zoning districts identified in repealed Section 12-201 of the Fresno Municipal Code; and

WHEREAS, it is in the best interest of the City of Fresno to allow for continued development prior to any future action to rezone parcels to incorporate the new base and overlay zoning districts; and

WHEREAS, formal adoption of the Pre-Zoning Designation Translation Table will allow for a streamlined and orderly transition to use of the new Development Code.

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

1. Parcels annexed into the City of Fresno which retain the pre-zoning designations that were identified in repealed Section 12-201 will be subject to the applicable standards that correspond to that parcel's existing zoning designation, as identified on the Pre-Zoning Designation Translation Table.
2. The Pre-Zoning Designation Translation Table will remain in effect until parcels are rezoned to apply the new base and overlay zoning districts as identified in the Development Code.
3. If a parcel is individually rezoned to a new base or overlay zoning district as identified in the Development Code, the Pre-Zoning Designation Translation Table will no longer apply to that parcel.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission finds that the approval of the Pre-Zoning Designation Translation Table is in the best interest of the City of Fresno and is consistent with the adopted Fresno General Plan, and the findings required pursuant to Sections 66410 and 65863 et.seq of the Government Code.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends that the City Council approve The Pre-Zoning Designation Translation Table as described in Exhibit A.

///

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

VOTING: Ayes - Bray, Vang, Garcia, Sodhi-Layne, Vasquez, Torrosian
 Noes - None
 Not Voting - None
 Absent - McKenzie

DATED: April 4, 2018


fct Jennifer K. Clark, Secretary
Fresno City Planning Commission

Resolution No. 13528
Pre-Zoning Designation Translation Table Resolution
Action: Recommend Approval (to the City Council)

Exhibit A - Pre-Zoning Designation Translation Table

Pre-Zoning Designation		Applicable Development 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 and
		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, Extremely Low Density and
		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	CMS	Commercial - Main Street
C-6	Heavy Commercial	CG	Commercial - General
CR	Commercial Recreation	CRC	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