

Exhibit AA

CONSIDERATION OF
PLAN AMENDMENT & REZONE APPLICATION
No. P20-01665;
AND
THE RELATED ENVIRONMENTAL FINDING FOR
ADDENDUM TO FINAL PROGRAM EIR (SCH
No. 2017031012) FOR THE SOUTHWEST
FRESNO SPECIFIC PLAN



PRESENTATION BY: ROB HOLT, PLANNER III

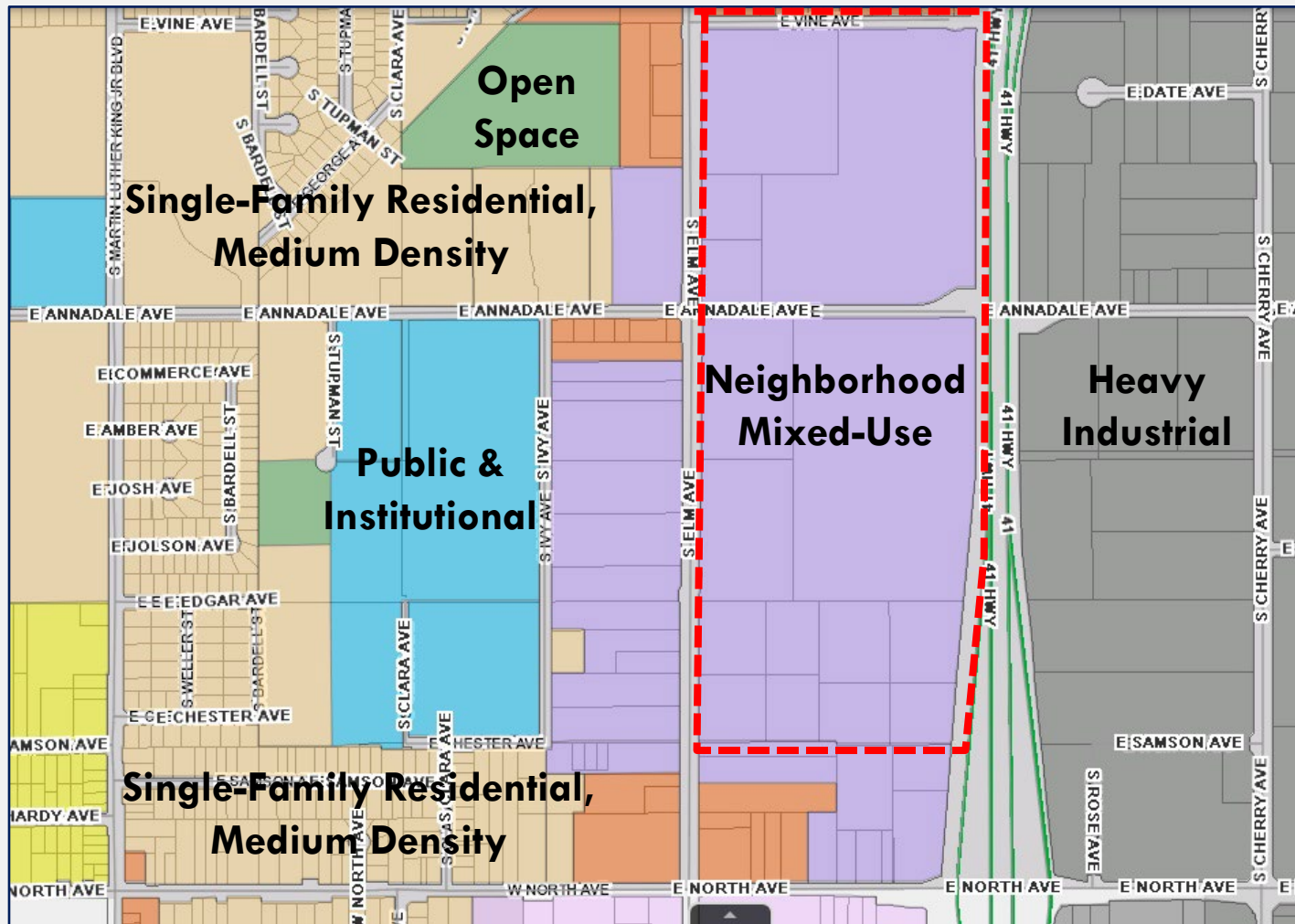
ID 22-1210

CITY COUNCIL HEARING | OCTOBER 13, 2022

AERIAL MAP



EXISTING LAND USE MAP



BACKGROUND

- Originally IL prior to SWFSP adoption, changed to NMX after.
- Proposal to change NMX back to IL, based on existing uses and primarily developed land.

SB 330

- Limitations on Plan Amendments/Rezoning to less intensive use:
 - NMX maximum residential density at 16 du/ac.
 - ± 92.53 acres at 16 du/ac = Net Residential Capacity Loss of 1,481 dwelling units.

NEIGHBORHOOD MEETING

- Neighborhood Meeting on March 1, 2021.
 - 2,000-foot buffer notice.
 - 50 participants, 16 spoke in opposition.
 - Concerns included minimal vegetation, existing odor from recycling center, and potential for future air quality, traffic, and pollution issues.
 - Expressed unified efforts put forth by SWFSP community in collaborating on policies to eliminate industrial zoning.
 - Purpose for proposed rezone considered unjustified, not credible or substantiated.
 - SWFSP community unconvinced the rezone is necessary for financing/investment purposes. Concerns of no evidence to substantiate this claim.
 - SWFSP community asked Applicant Group to provide list of all owners and respective acreages each interest owns within boundaries of subject area.

PLANNING COMMISSION HISTORY

- Continued from the February 3, 2021 Planning Commission meeting to the March 17, 2021 Planning Commission meeting.
 - Staff analysis of opposition.
 - Community outreach from the Applicant (Neighborhood Meeting).
- Continue from March 17, 2021 Planning Commission to the April 7, 2021 Planning Commission meeting.
 - Staff analysis of new opposition.
- Item referred back to staff at April 7, 2021, June 2, 2021, and September 1, 2021 Planning Commission meeting.
- Planning Commission recommended approval, 3 votes to 2.