


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?





**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.*

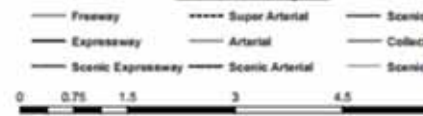
**JAN. 4, 2016:** Development Code Text Takes Effect.

**JAN. 10, 2016:** Notice in Fresno Bee.

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



## Land Use and Circulation Map





# City of Fresno Existing Zoning Map

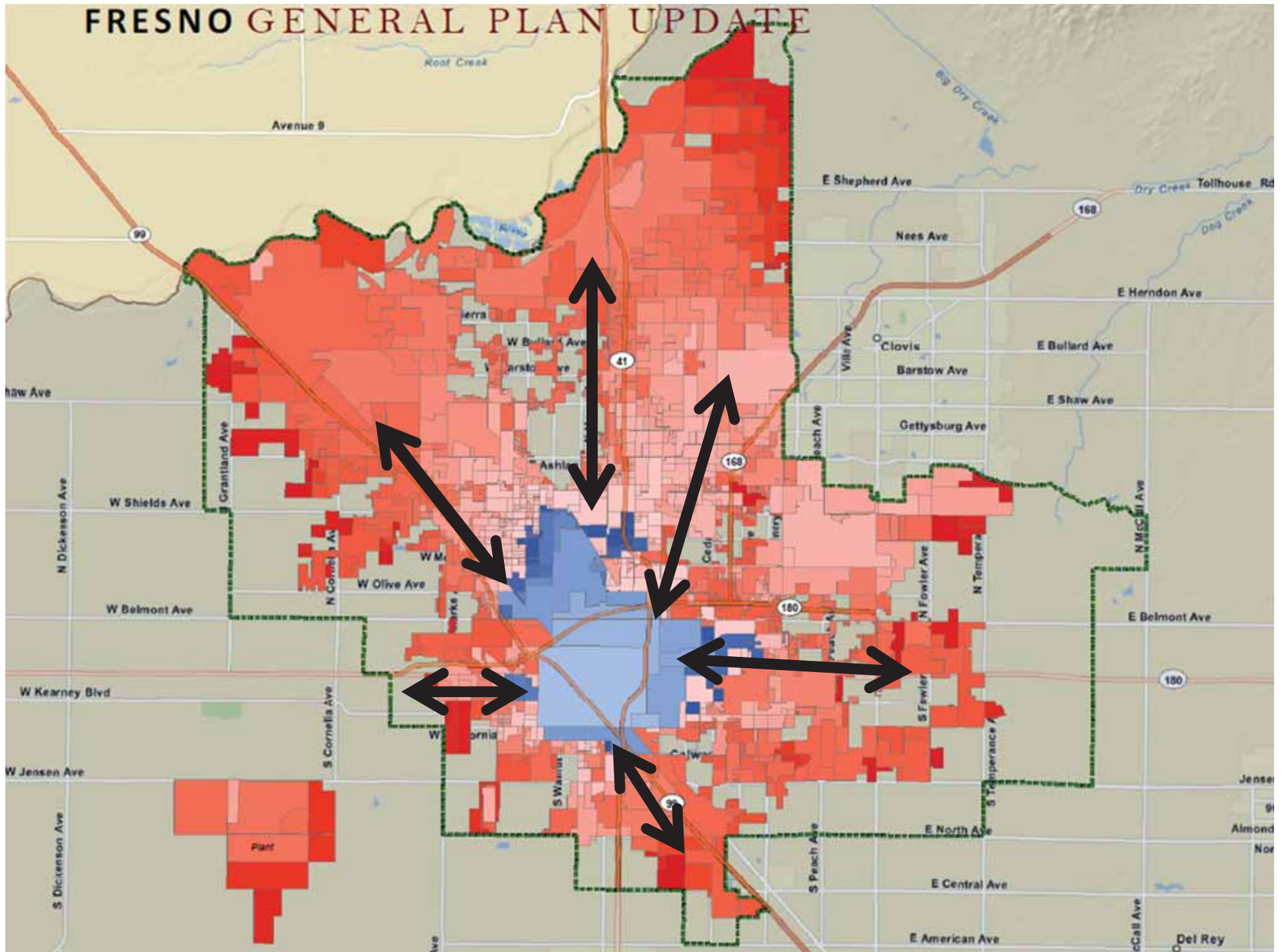


Existing Zoning Designation	Applicable Standards
AE-20 Exclusive Twenty Acre Agricultural District	B Buffer
AE-5 Exclusive Five Acre Agricultural District	RE Residential Estate
R-A Single Family Residential-Agricultural	RS-1 Residential Single Family, Extremely Low Density
R-1-E Single Family Residential Estate	RS-1 Residential Single Family, Extremely Low Density
R-1-EH Single Family Residential Estate (Horses)	EQ Equine Overlay
R-1-A Single Family Residential	RS-2 Residential Single Family, Very Low Density
R-1-AH Single Family Residential (Horses)	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	QMS 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

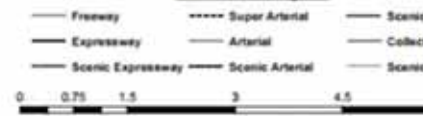




# FRESNO GENERAL PLAN UPDATE



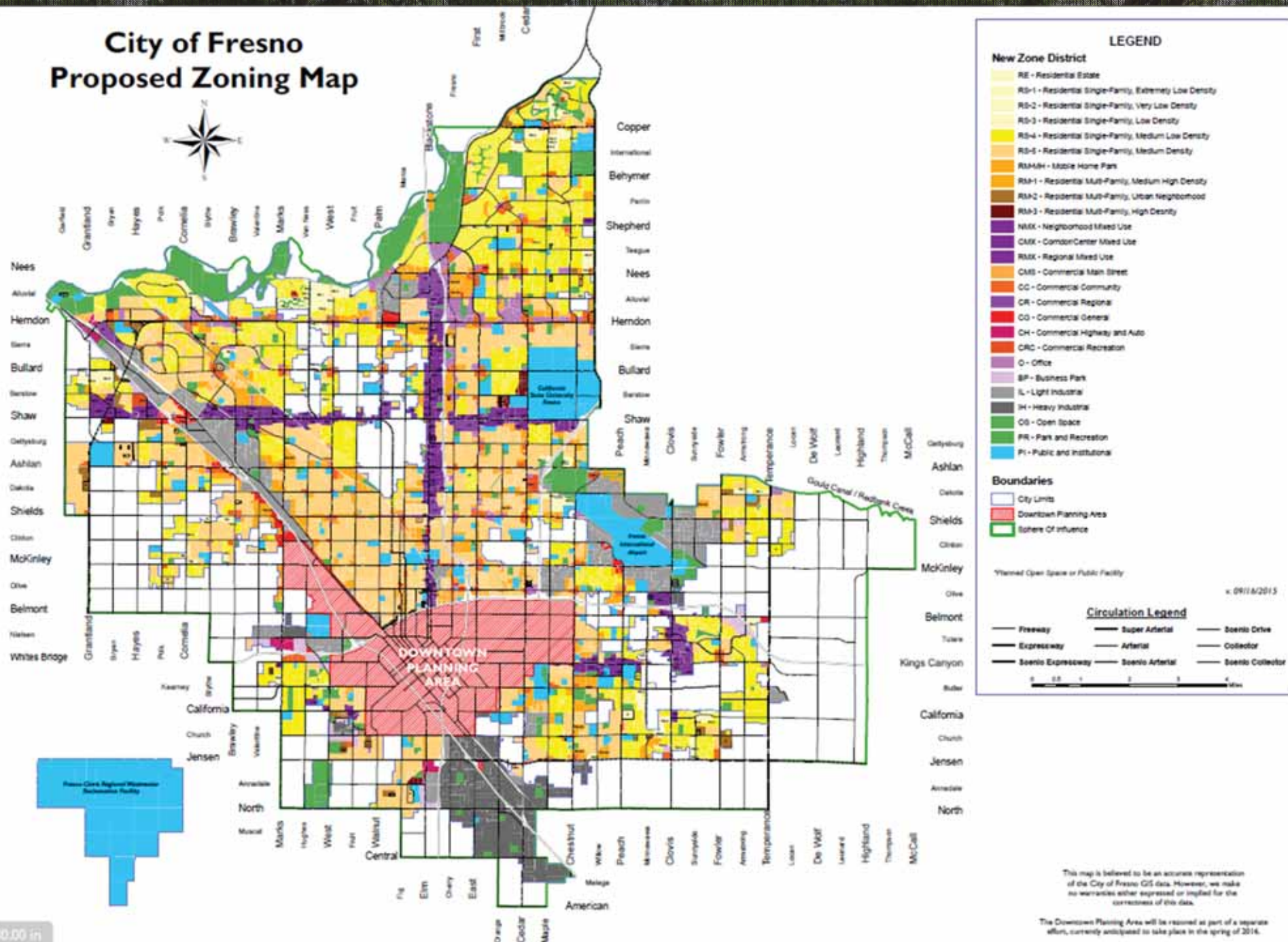
### Land Use and Circulation Map



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 accuracy of the data.



# City of Fresno Proposed Zoning 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.

The Downtown Planning Area will be revised as part of a separate effort, currently anticipated to take place in the spring of 2016.



# City of Fresno Overlay Districts Map

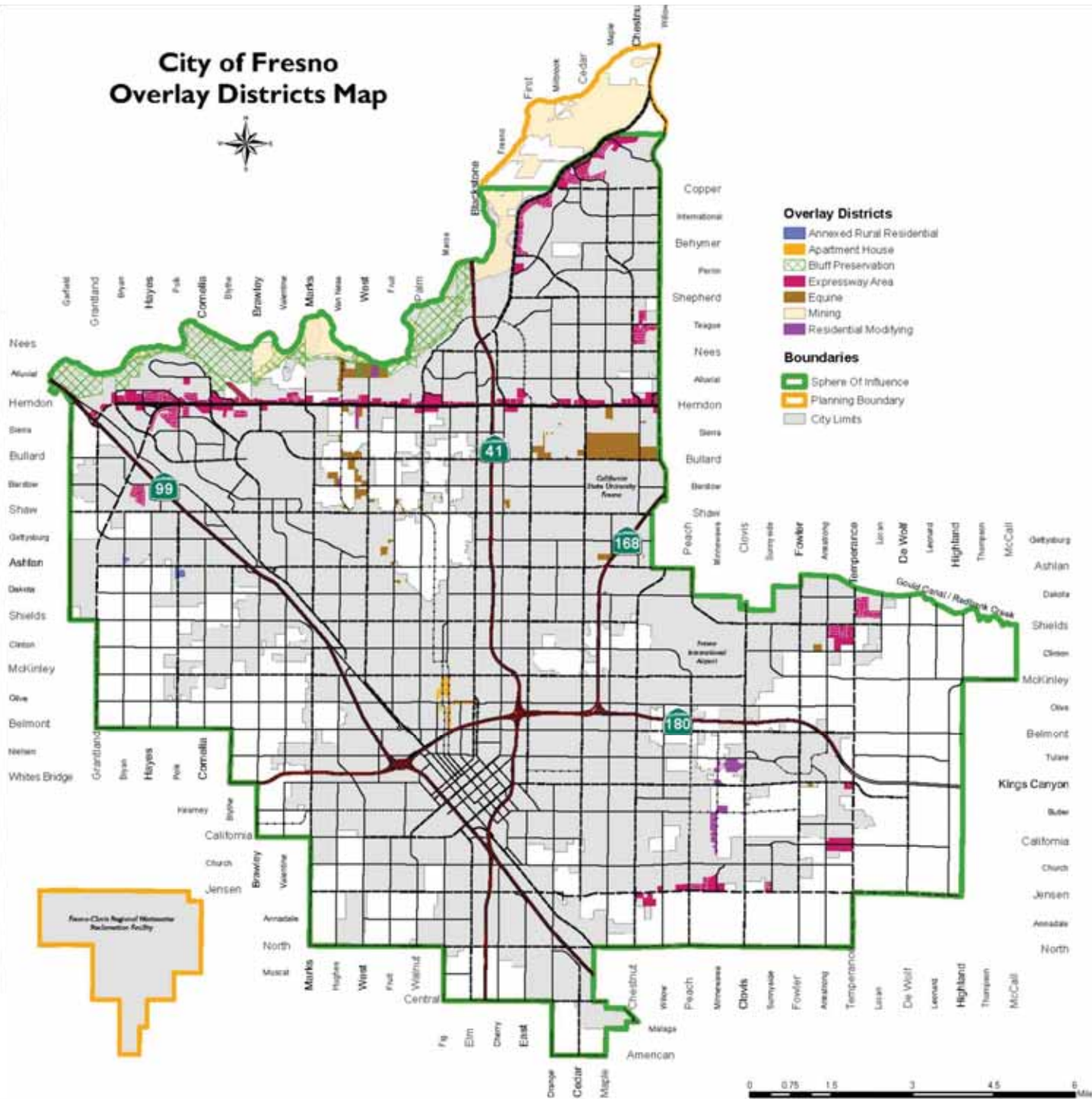


## Overlay Districts

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

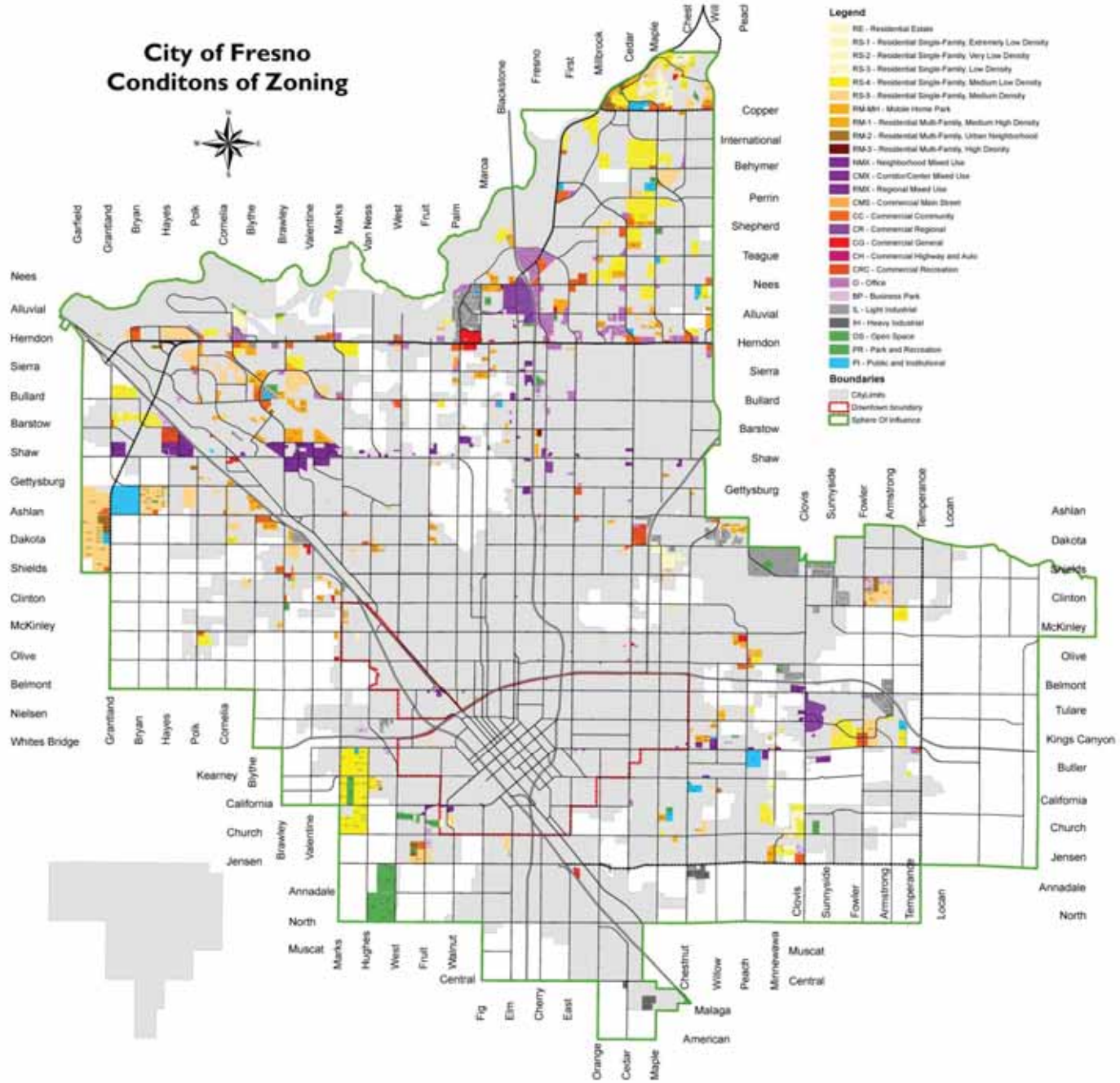
## Boundaries

- Sphere Of Influence
- Planning Boundary
- City Limits



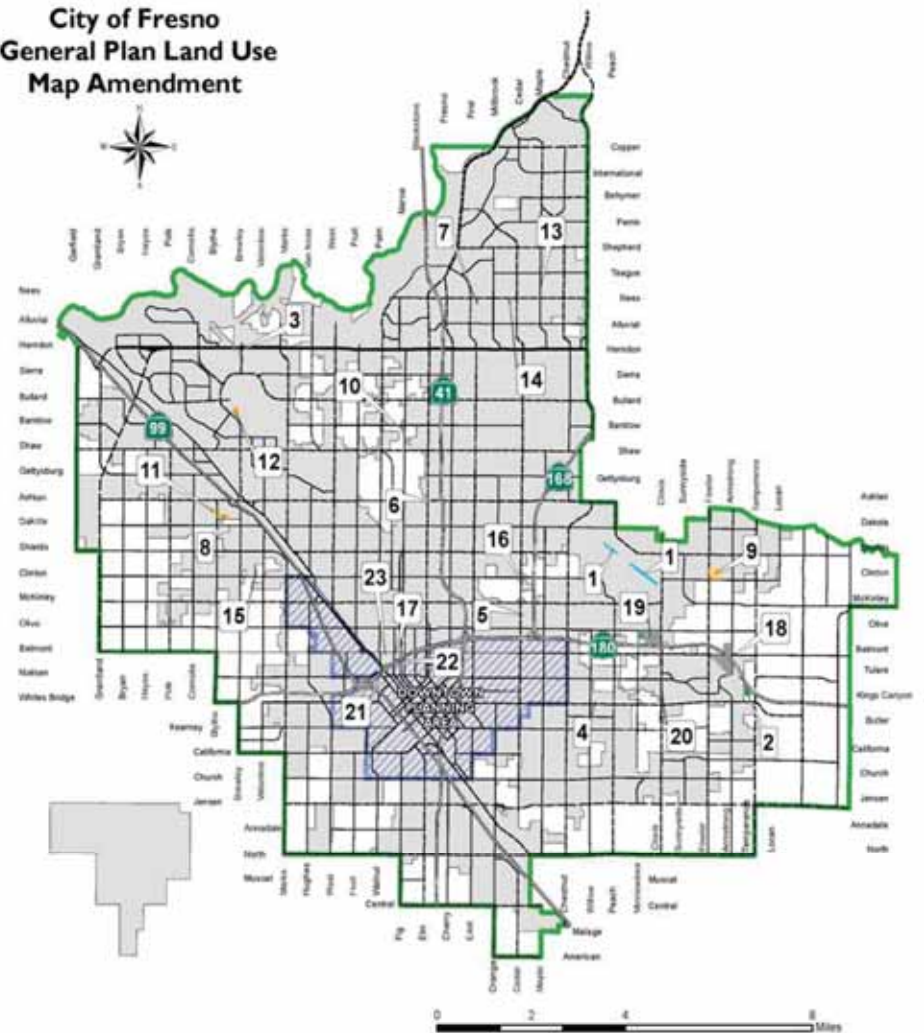


# City of Fresno Conditions of Zoning

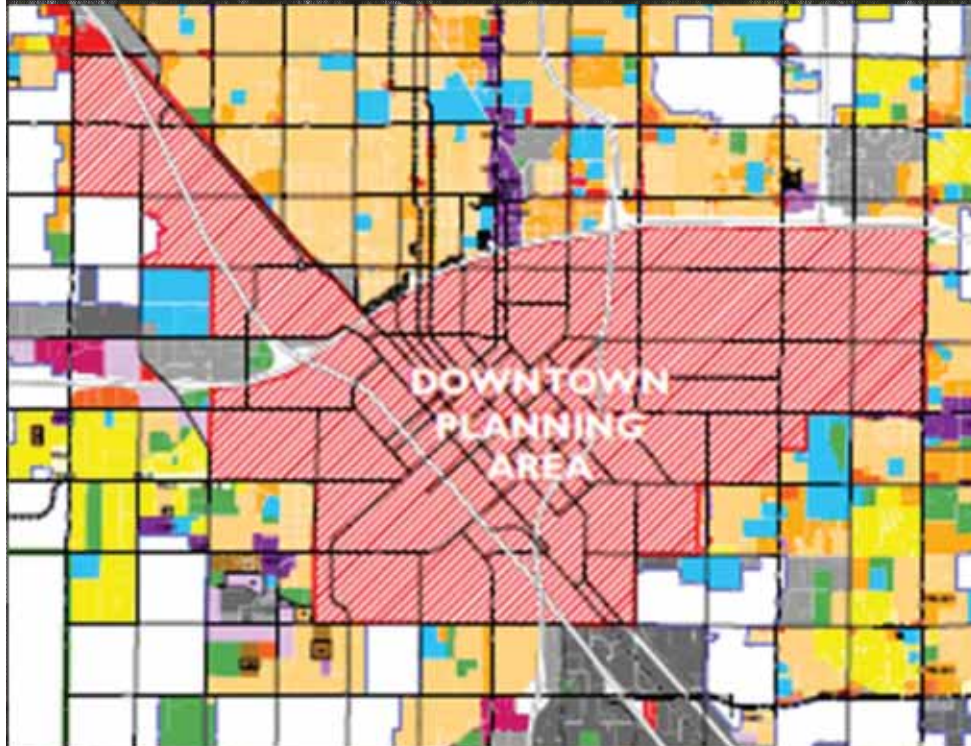




Re:	No.	Description	APN	GP Land Use Change Request		Acres		
				From	To			
GP MEIR Mitigation Measure	1	MM HAZ-3: Redesignate area located within FYI Airport Zone 5 Sideline northeast of airport to Public Facilities Airport or Open Space	Part of 49406045T and 51T	Open Space - Golf Course	Public Facilities - 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		
FMFCD	2	Proposed Ponding Basin "DV"	Part of 31328012T, 22T, 23T, 24T, 25T and 57T	Residential Medium Low Density	Open Space - Ponding Basin	13.50		
ALUC	3	Sky Park Clear Zone correction	Part of 50105001 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		
				General Commercial	Open Space Clear Zone	0.28		
				Residential Medium Density	Open Space Clear Zone	0.03		
			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
					43602201	Regional Mixed Use	Employment - Office	0.17
			6	A-12-004	43602219	Residential Medium Density	Employment - Office	0.19
General Plan Amendment	7	A-11-001	30319083, 84 and 85	Elementary School	Community Commercial	2.78		
			51125002	Residential Medium Low Density	Residential Medium High Density	4.86		
	8	A-11-002	51136324	Residential Medium Density	Residential Medium High Density	2.32		
			Part of 31004138	Residential Medium Low Density	Residential Medium Density	31.87		
	9	A-11-003	31004139	Community Commercial	Neighborhood Commercial	2.14		
	10	A-11-004	41707058	Residential Medium Density	Residential Medium High Density	1.86		
	11	A-11-009	51117124 and 25	Residential Medium Low Density	Residential Medium High Density	4.79		
	12	A-11-011	509030695	Residential Medium Density	Residential Medium High Density	5.00		
	13	A-11-013	403511595	Residential Medium Low Density	Employment - Office	0.26		
	14	A-11-014	40420023	Residential Urban Neighborhood	Employment - Office	3.57		
Correction	15	A	44206033	Residential Medium High	Residential Urban Neighborhood	4.65		
			B	44723001	Residential Medium Density	Public Facilities - Church	0.61	
	17	C	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		
	18	D	45603015, 16, 18, 52 and 56	Corridor/Center Mixed-Use	Employment - Light Industrial	65.19		
			Dual Land Use Designation:	Dual Land Use Designation:				
	19	E	45603057T	Corridor/Center Mixed-Use	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:	Dual Land Use Designation:			
			Employment - Light Industrial	General Commercial	2.95			
22	H	45913120 and 01	Dual Land Use Designation:	Dual Land Use Designation:				
23	I	45903205 and 15	Residential Medium Density	Commercial - Main Street	1.00			
			Residential Medium Density	Employment - Light Industrial	0.30			







**Zoning Designation Translation Table**

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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

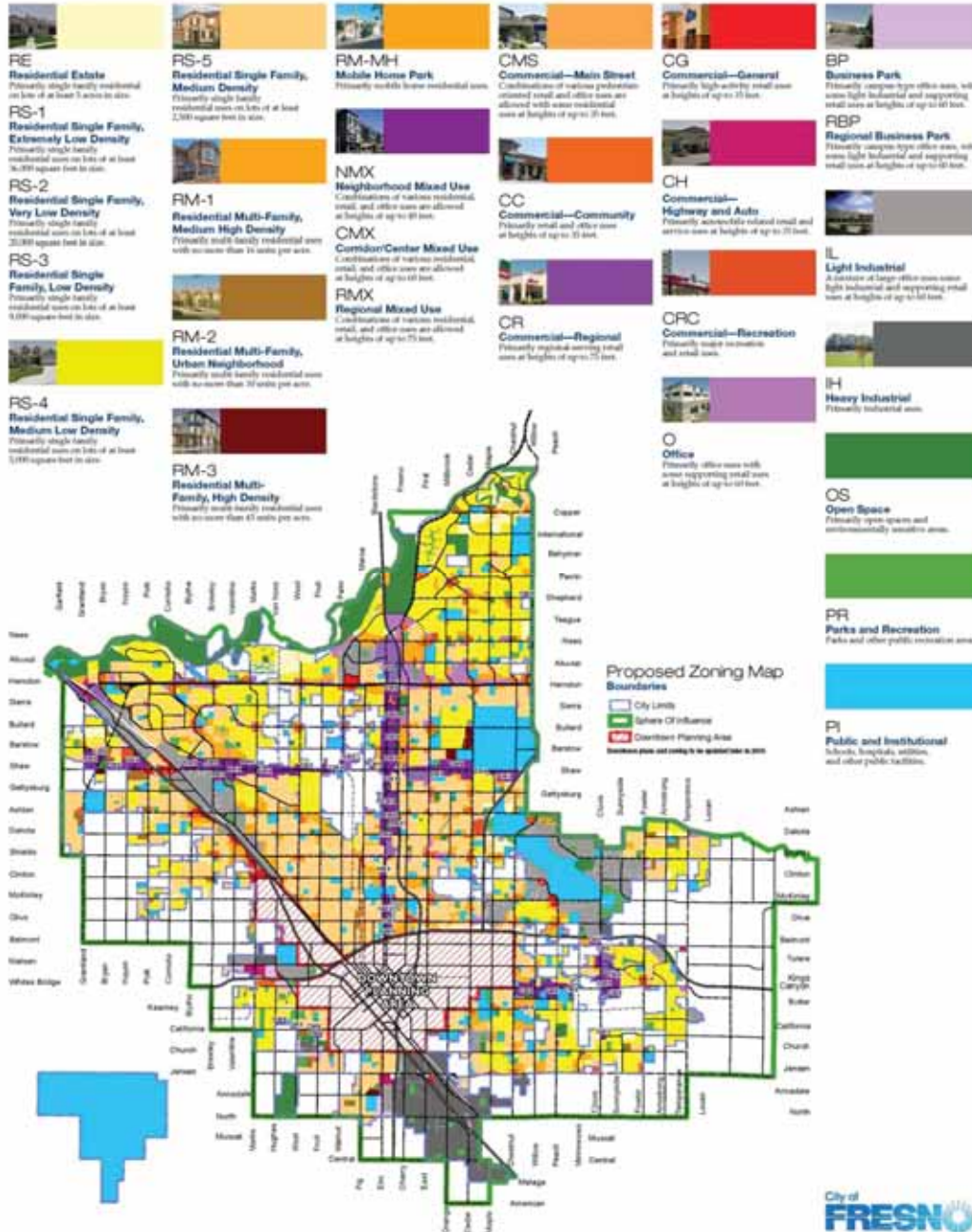
2600 Fresno Street

Fresno, CA 93721





# Zoning Map Update





# GENERAL PLAN & DEVELOPMENT CODE UPDATE

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## Contact Us

Development and Resource  
Management Administration  
2600 Fresno St  
Room 3065  
Fresno, CA 93721  
559-621-8003  
[E-Mail Us](#)  
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## 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.

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.

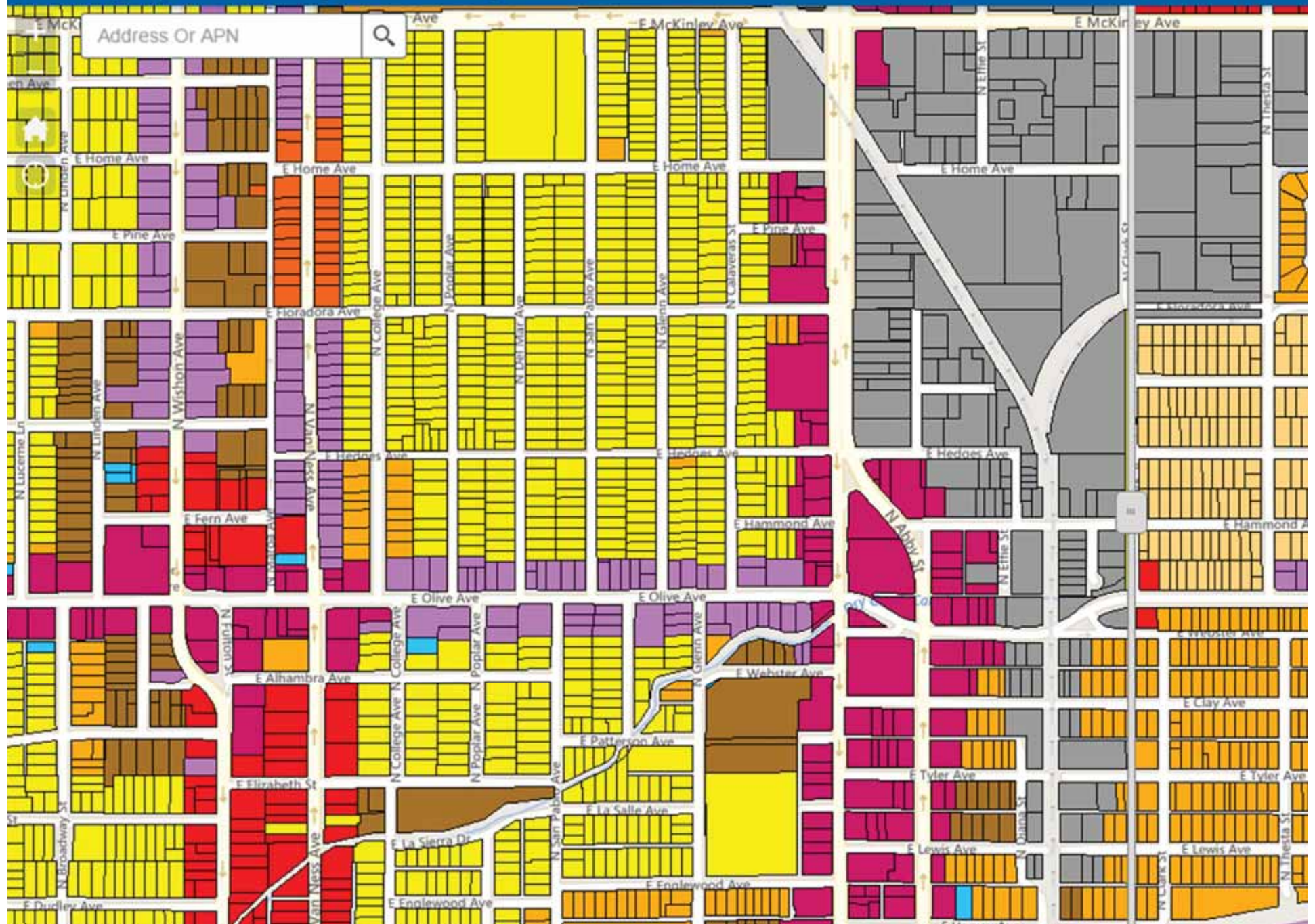
A new Zoning Map protects and preserves our existing neighborhoods while making sure there are places for new investments the market will support. It will facilitate the creation of convenient shopping areas and robust employment districts with good access to transportation; it will create flexibility 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

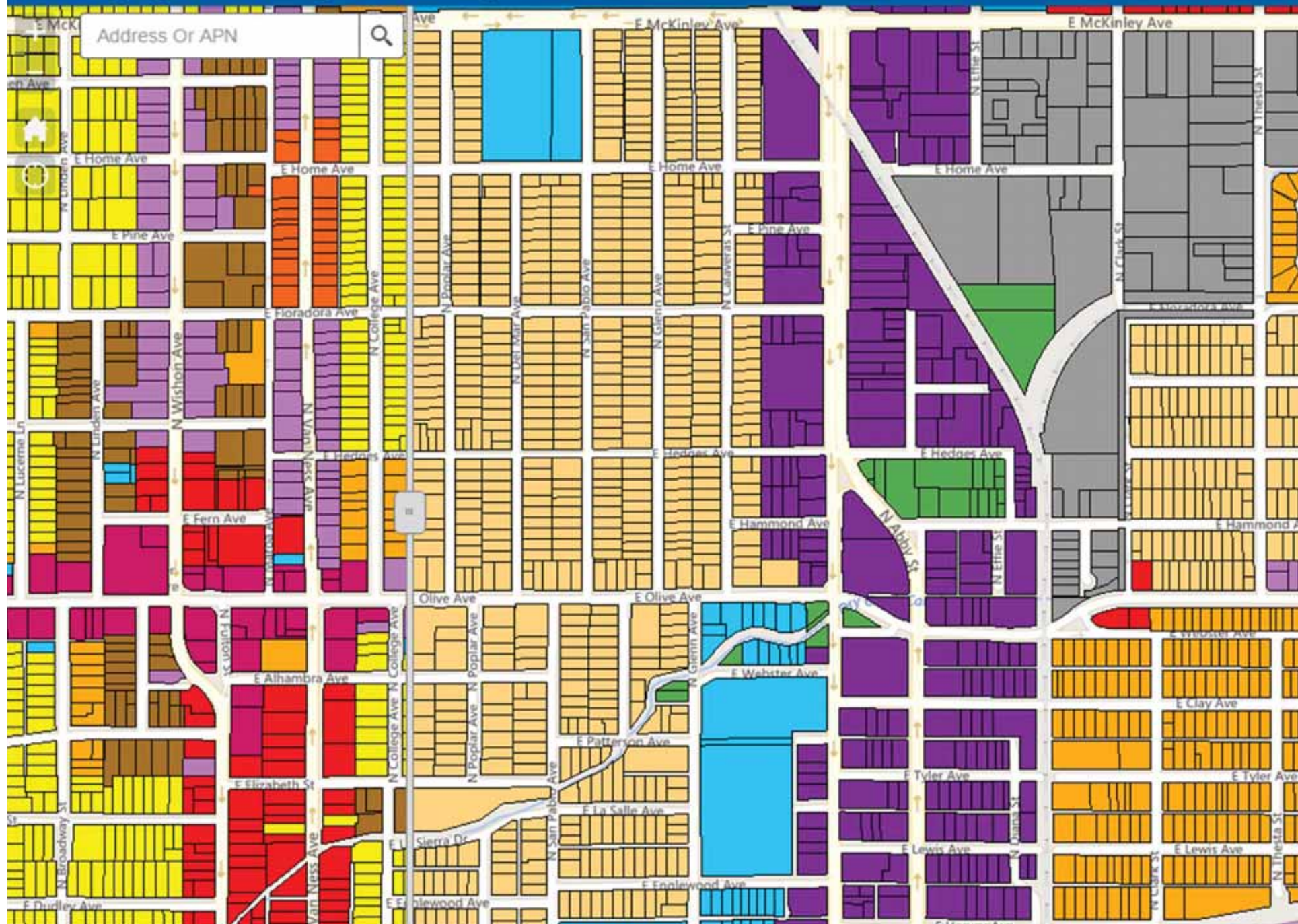
Address format - 123 N Main. No punctuation or suffixes required. APN - No dashes required.





## Zoning Update Comparison Map

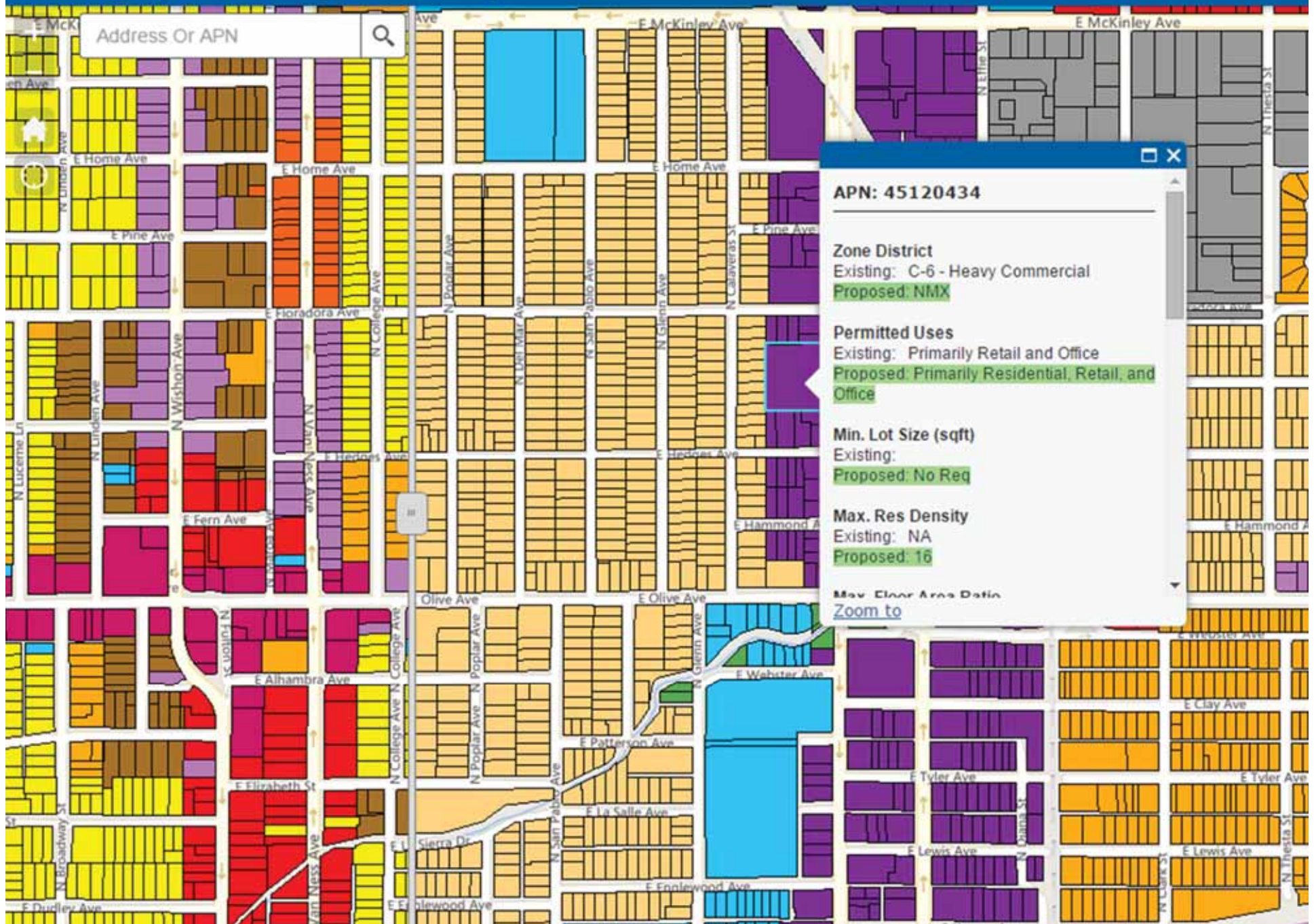
Address format - 123 N Main. No punctuation or suffixes required. APN - No dashes required.





# 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

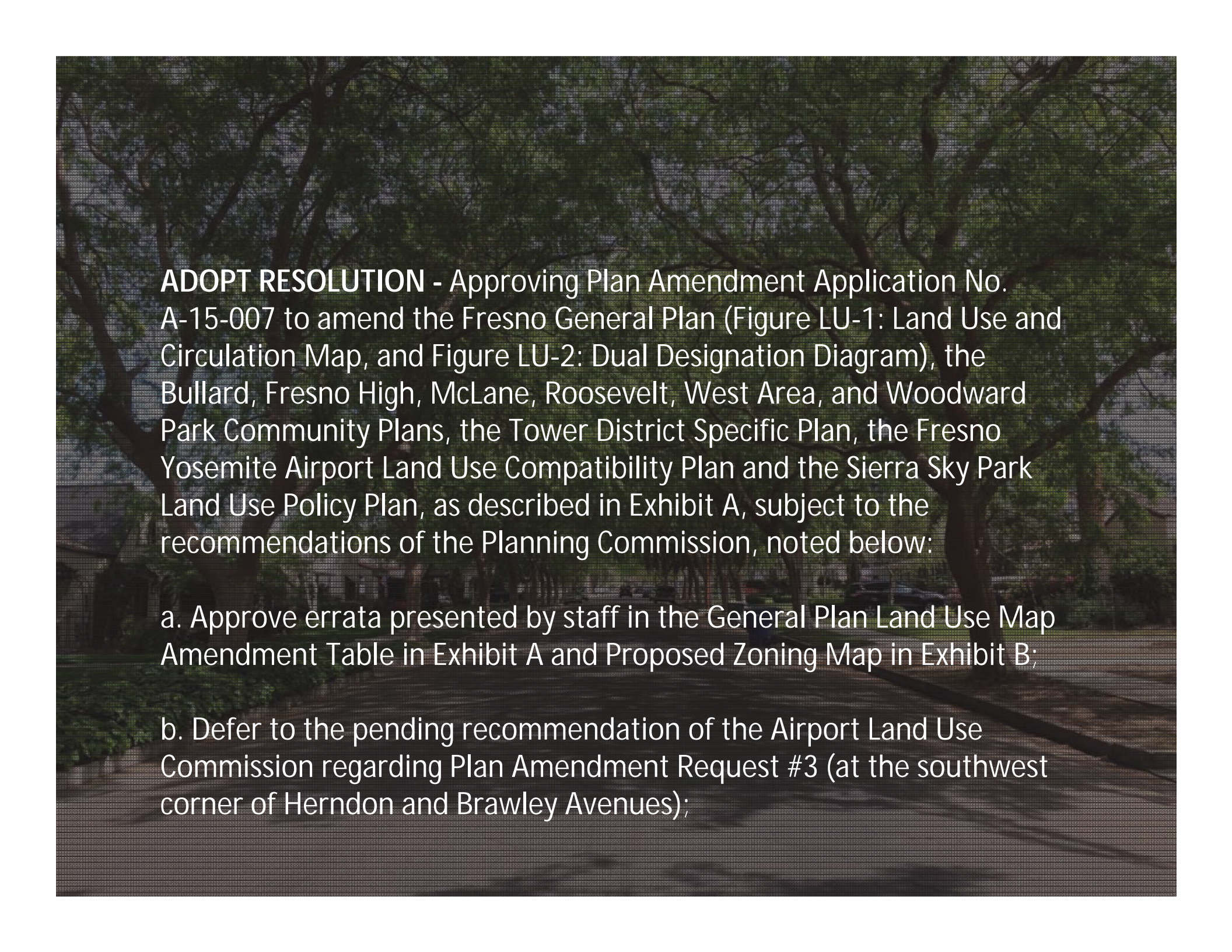




The background image is a dark, textured photograph of a residential street. It shows a paved road lined with large, mature trees that cast long shadows. A blue trash bin is visible on the right side of the road. The overall tone is dark and moody, with a visible grid-like texture overlaying the entire image.

**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.

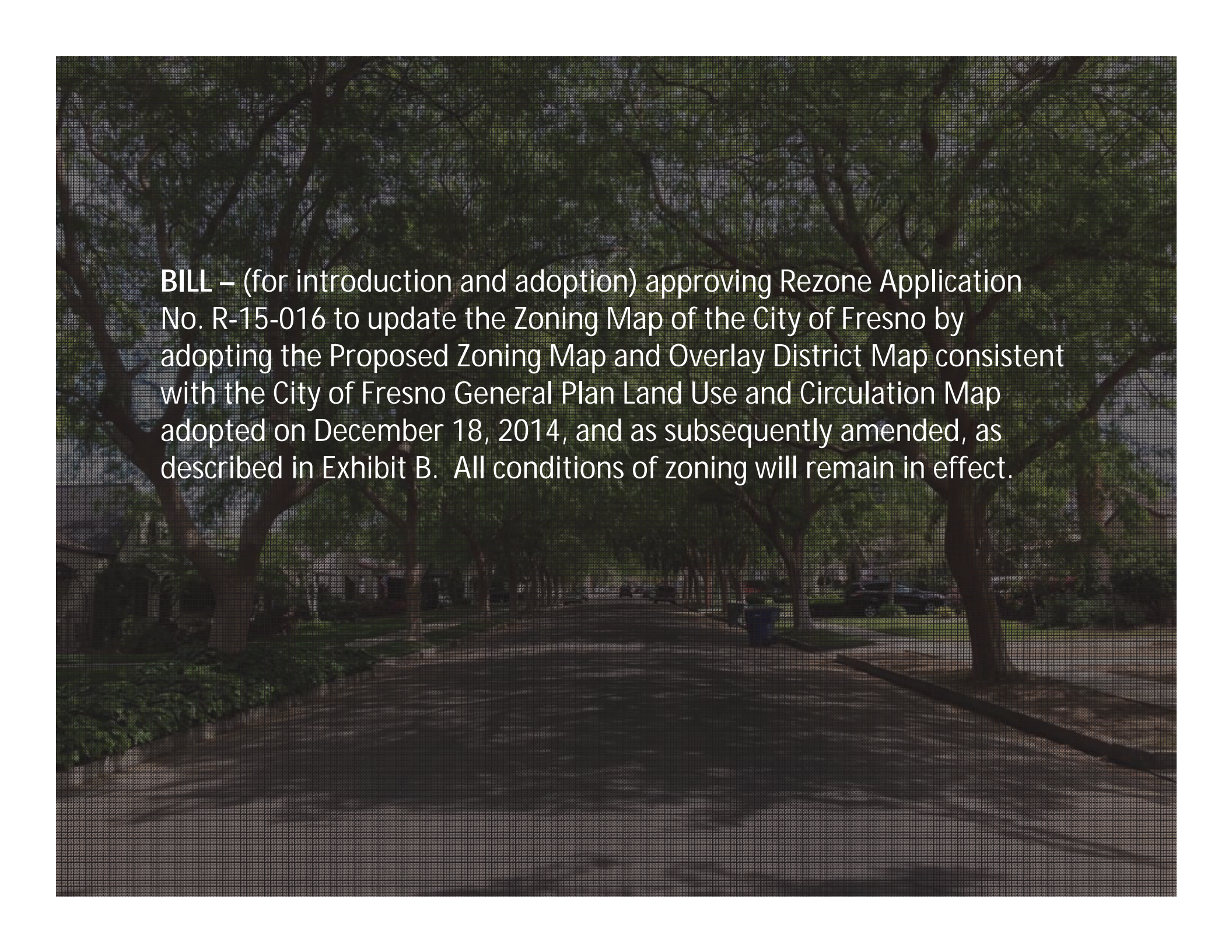




**ADOPT RESOLUTION** - Approving Plan Amendment Application No. A-15-007 to amend the Fresno General Plan (Figure LU-1: Land Use and Circulation Map, and Figure LU-2: Dual Designation Diagram), the Bullard, Fresno High, McLane, Roosevelt, West Area, and Woodward Park Community Plans, the Tower District 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.