

AUGUST, 2012 GP MEIR WITH PLANNED LAND USE MAP **BASED ON ALT A** IS INITIATED BY COUNCIL

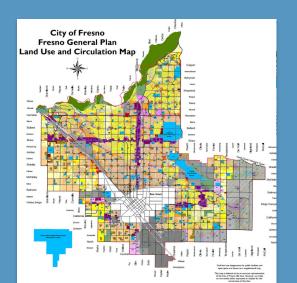






FRESNO General Plan

- 4+ year process
- 160+ stakeholder interviews
- 20 public workshops
- 100+ presentations to community groups
- 20+ meetings of a Citizens Advisory Committee



Adopted: December 18, 2014

Development and Resource Management Department

FRESN



Fresno Municipal Code Chapter 15:
CITYWIDE
DEVELOPMENT CODE

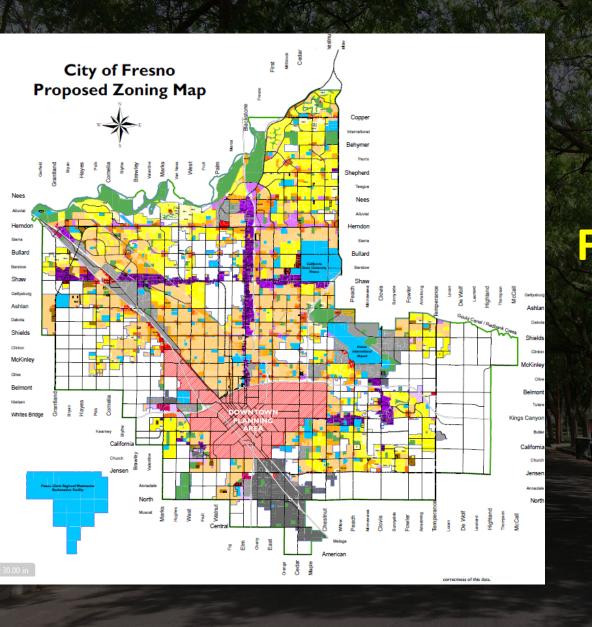
PLANNING
COMMISSION &
CITY COUNCIL
REVIEW
DRAFT

DECEMBER, 2015

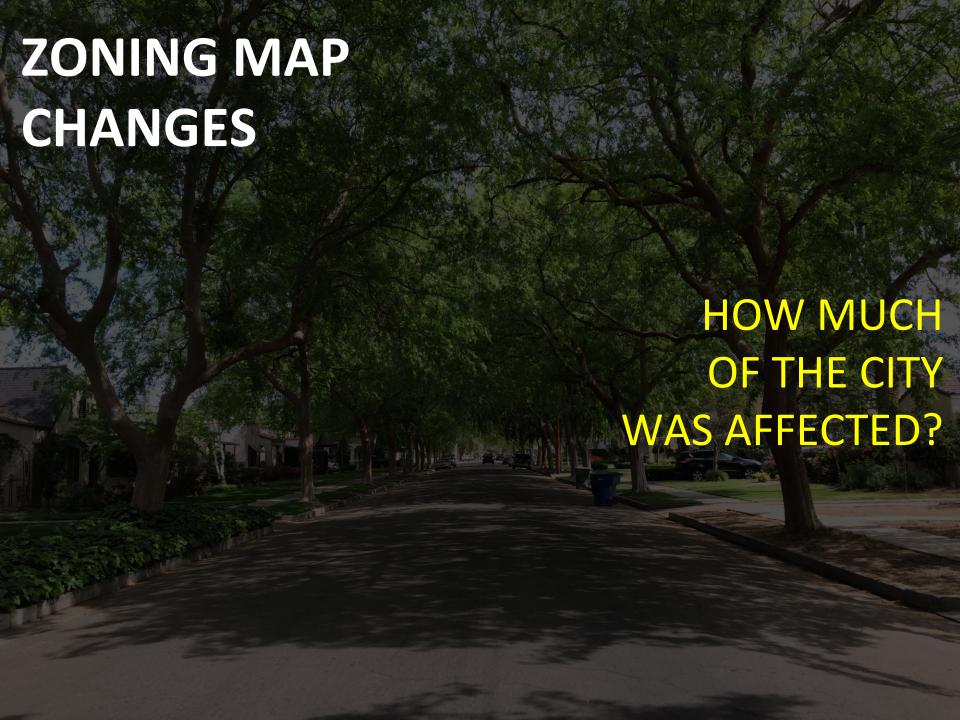
Development and Resource Management Department

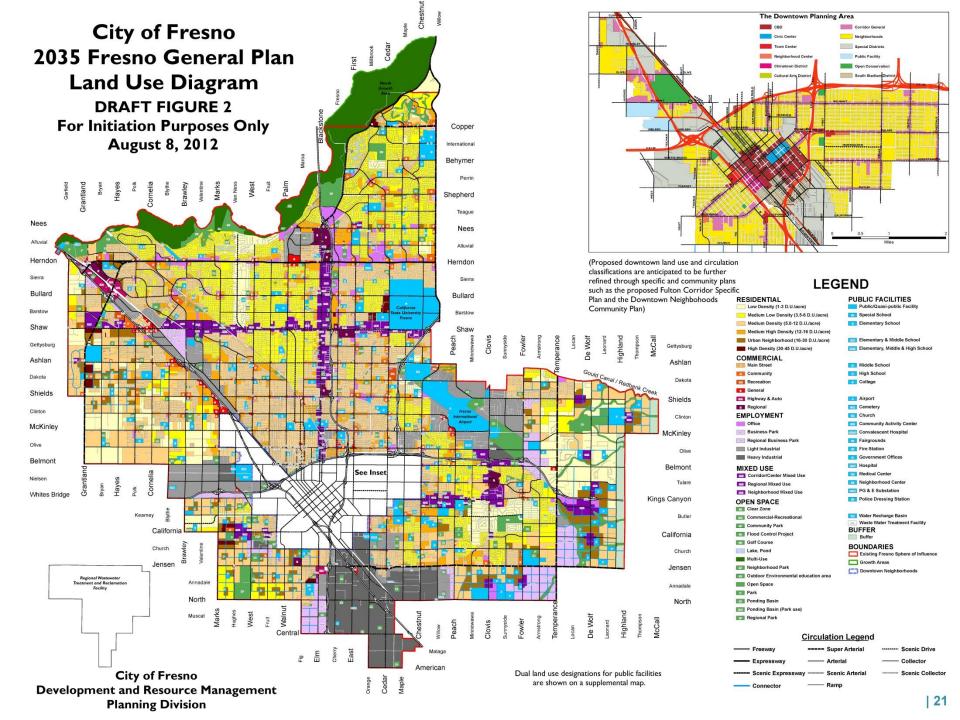


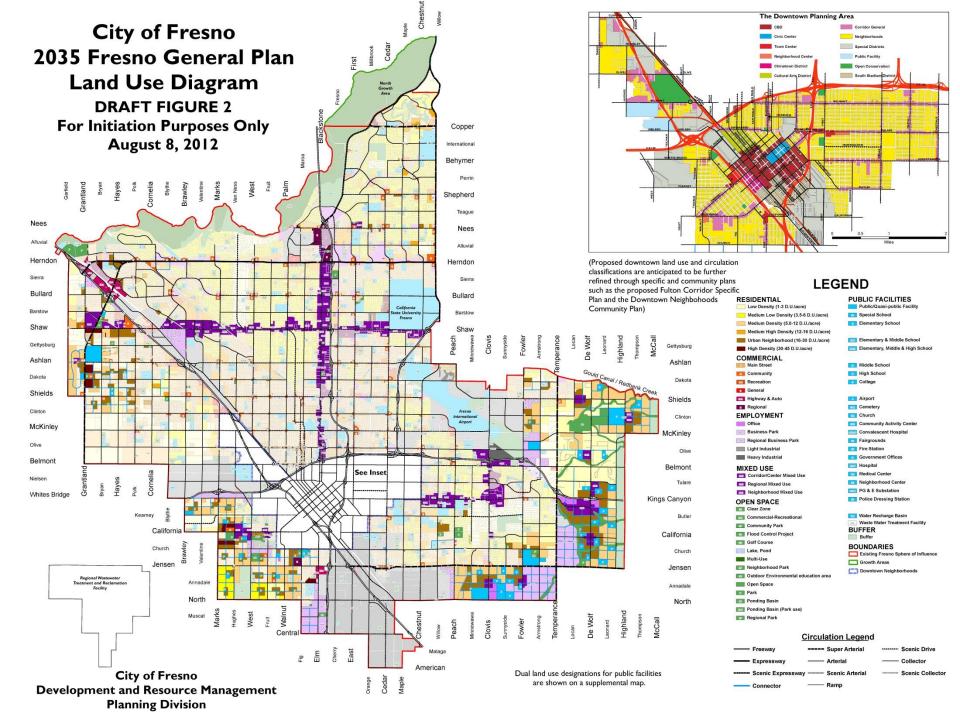


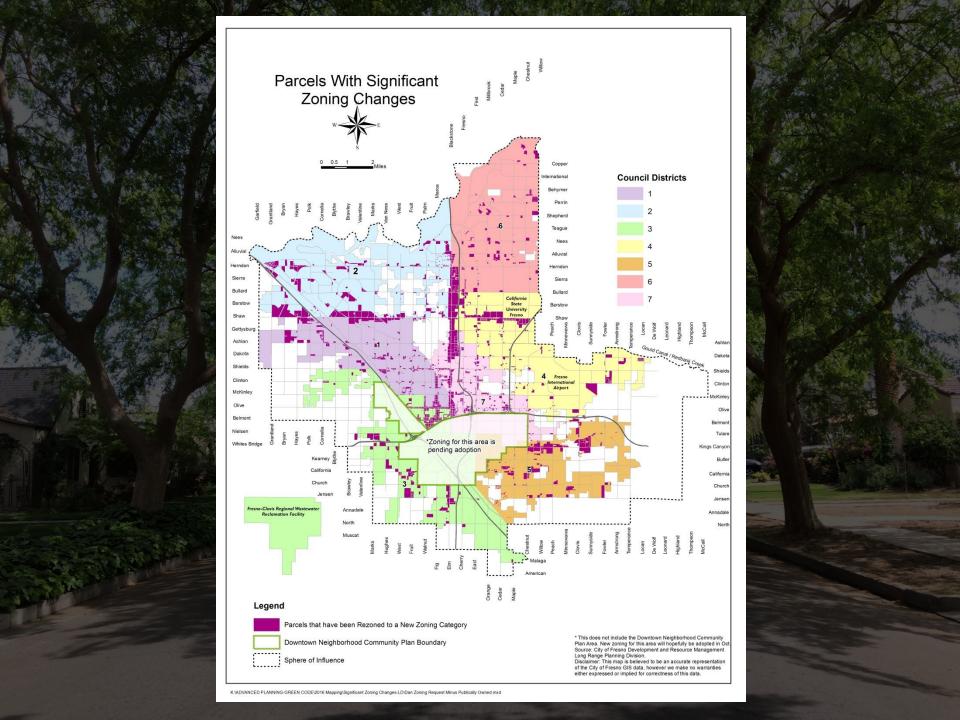


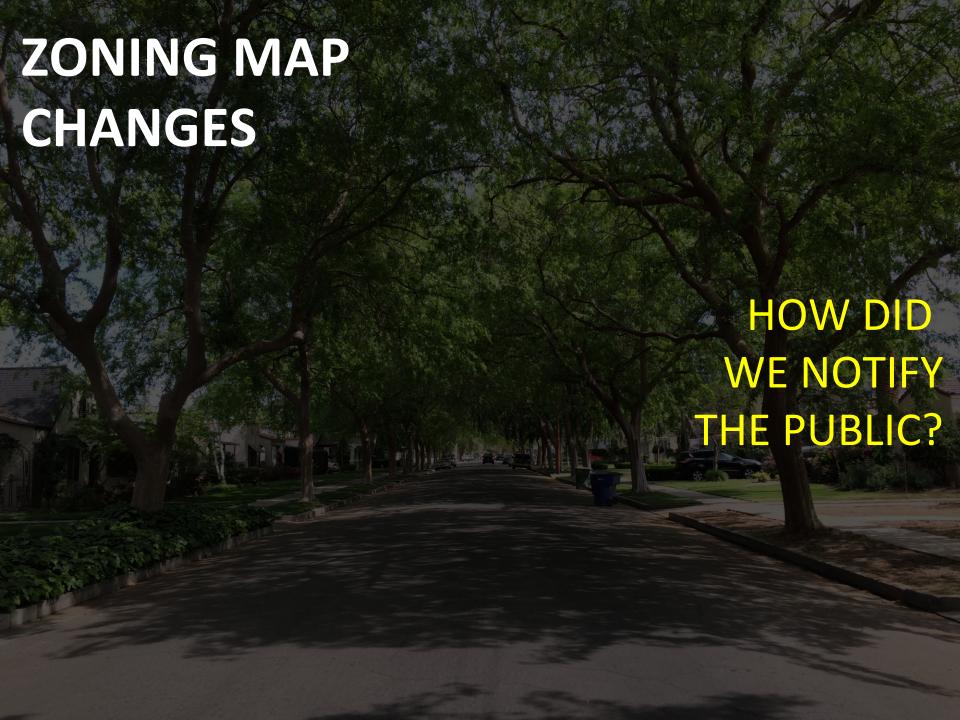
FEBRUARY 4, 2016
NEW
ZONING MAP
ADOPTION

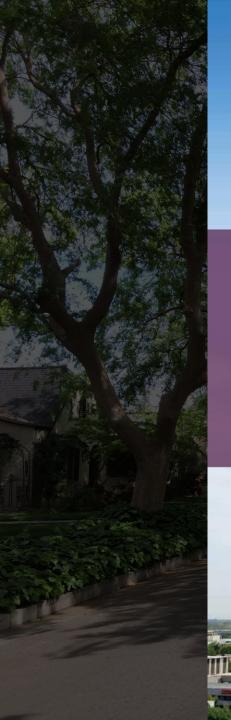














Zoning Map Update

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.

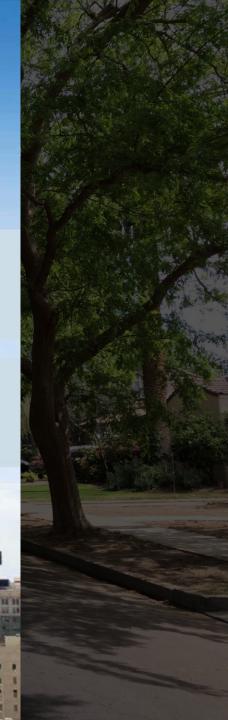
FRESNO CITY PLANNING COMMISSION

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



RS-1 RS-3 RS-4 Primarily single family residential uses on lots of at least 5,000 square feet in size. Barstow McKinley

Zoning Map Update



Residential Estate

Residential Single Family,

Extremely Low Density Primarily single family residential uses on lots of at least 36,000 square feet in size.

Residential Single Family,

Very Low Density Primarily single family residential uses on lots of at least 20,000 square feet in size.

Residential Single

Family, Low Density Primarily single family residential uses on lots of at least 9,000 square feet in size.



Urban Neighborhood Primarily multi-family residential uses with no more than 30 units per acre. Residential Single Family, Medium Low Density



RM-1

RM-2

RS-5 Residential Single Family, Medium Density

Residential Multi-Family,

Residential Multi-Family,

Medium High Density Primarily multi-family residential uses with no more than 16 units per acre.

Primarily single family residential uses on lots of at least 2,500 square feet in size.



NMX

Neighborhood Mixed Use Combinations of various residential, retail, and office uses are allowed at heights of up to 40 feet.

CMX Corridor/Center Mixed Use

RM-MH

Mobile Home Park

RMX

Regional Mixed Use Combinations of various residential, retail, and office uses are allowed at heights of up to 75 feet.



Commercial-Main Street uses at heights of up to 35 feet



Commercial—Community Primarily retail and office uses at heights of up to 35 feet.



Commercial—Regional Primarily regional-serving retail uses at heights of up to 75 feet.



CG

Commercial-General



CH

Commercial-Highway and Auto





Commercial—Recreation Primarily major recreation and retail uses.



0



Business Park Primarily campus-type office uses, with some light Industrial and supporting retail uses at heights of up to 60 feet.

RBP

Regional Business Park Primarily campus-type office uses, with some light Industrial and supporting retail uses at heights of up to 60 feet.



Light Industrial A mixture of large office uses some light industrial and supporting retail uses at heights of up to 60 feet.



Heavy Industrial



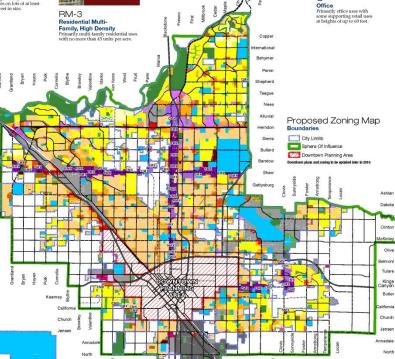




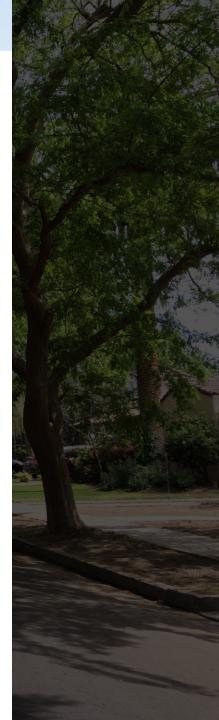
Parks and Recreation



Public and Institutional Schools, hospitals, utilities and other public facilities.







GENERAL PLAN & DEVELOPMENT CODE UPDATE

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Development Code Update
Development Services

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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 Department Home

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.



PUBLIC NOTICE #2222272

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Fresno City Council, in accordance with Sections 65090 and 65091 (Planning and Zoning Law) of the Government Code and in accordance with the procedures of Chapter 15. Sections 5007 and 5861-5812 of the Fresno Municipal Code, will conduct public hearings to consider Plan Amendment Application No. A-15-007, Rezone Application No. R-15-016, and the related environmental finding. These applications have been filed by the City of Fresno Development and Resource Management Director. At the hearing, the following will be considered:

Environmental Assessment No. A-15-007, R-15-016 recommends approval of 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.

Plan Amendment Application No. A-15-007 proposes 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 the table below. The Plan Amendment application was filed for consideration of additional general plan clean-up items, including implementation of Master Environmental Impact Report mitigation measures and technical adjustments to meet general plan goals and policies.

Rezone Application No. R-15-016 proposes 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. The Proposed Zoning Map applies to all property within city limits except the Downtown Planning Area as defined on the Map. All conditions of zoning will remain in effect.

Both the Plan Amendment and the Proposed Zoning and Overlay District Maps are available on line at www.fresno.gov/mapupdate. A color version of the Zoning Map Update was included in the January 10.

FRESNO CITY COUNCIL

Date: Thursday, February 4, 2016 Time: 5:00 p.m., or thereafter Place: City Hall Council Chamber, Second Floor, 2600 Fresno Street, Fresno, CA 93721

Any interested person may appear at the public hearing and present written testimony, or speak in favor or against the project proposal. However, all documents submitted to the City Council for its consideration shall be submitted to the City Clerk at least 24 hours prior to the Council Agenda item being heard, pursuant to the City Council's meeting rules and procedures, or they may be excluded from the administrative record of proceedings. If an individual challenges the above applications in court, they may be limited to raising only those issues that were raised at the public hearings described in this notice, or in written correspondence delivered to the City Council consistent with their rules of procedure.

On January 20, 2016, the Fres

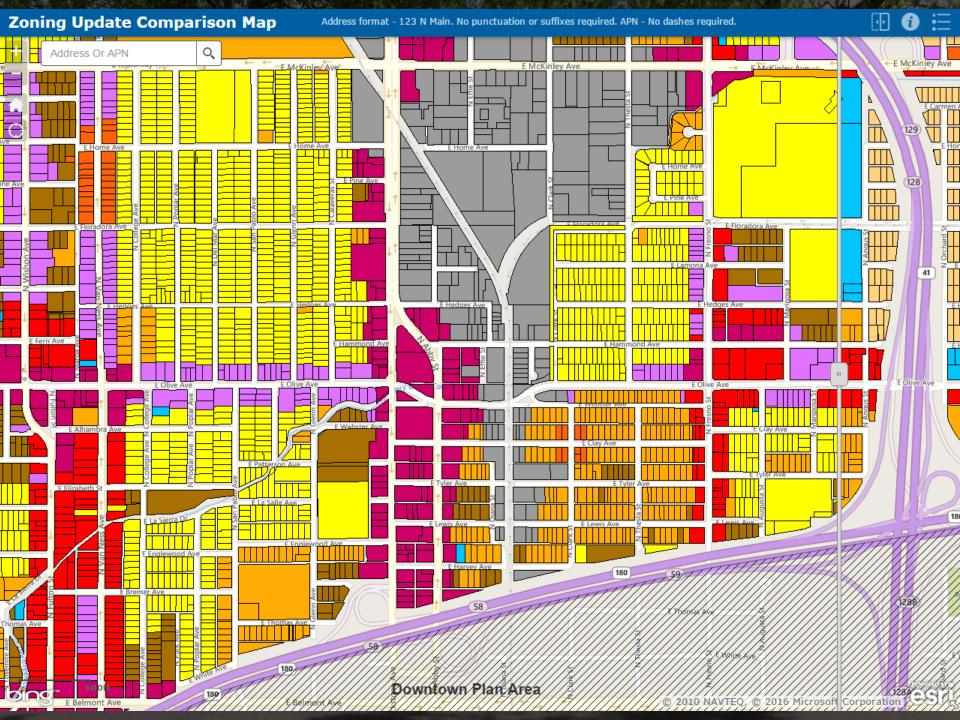
proval to the City Council with the following additional provisions: (1) deferral to the pending recommendation of the Airport Land Use Commission regarding Plan Amendment Request #3 (at the southwest corner of Herndon and Brawley Avenues); (2) concurrence with errata noted by strikeout in the accompanying table, as well as removal of the proposed land use change on parcel 310-041-39 in Request #9 (northeast corner of Clinton and Fowler); and (3) concurrence with corrections in revised Proposed Zoning Map.

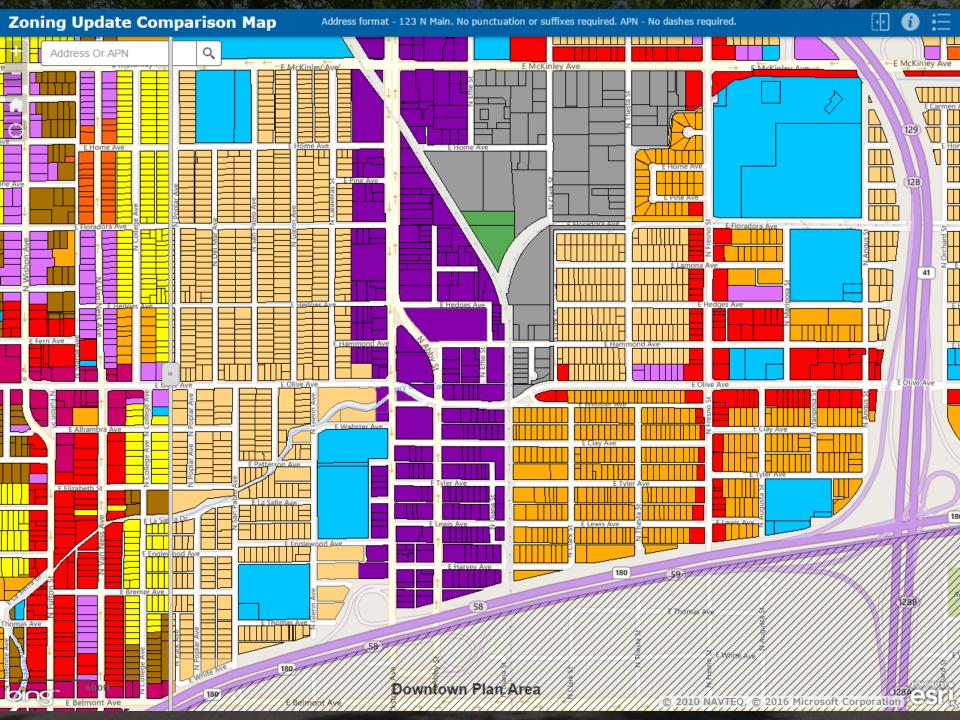
Note: This public hearing notice is being posted pursuant to the requirements of the Fresno Municipal Code Section 15-5007-D.

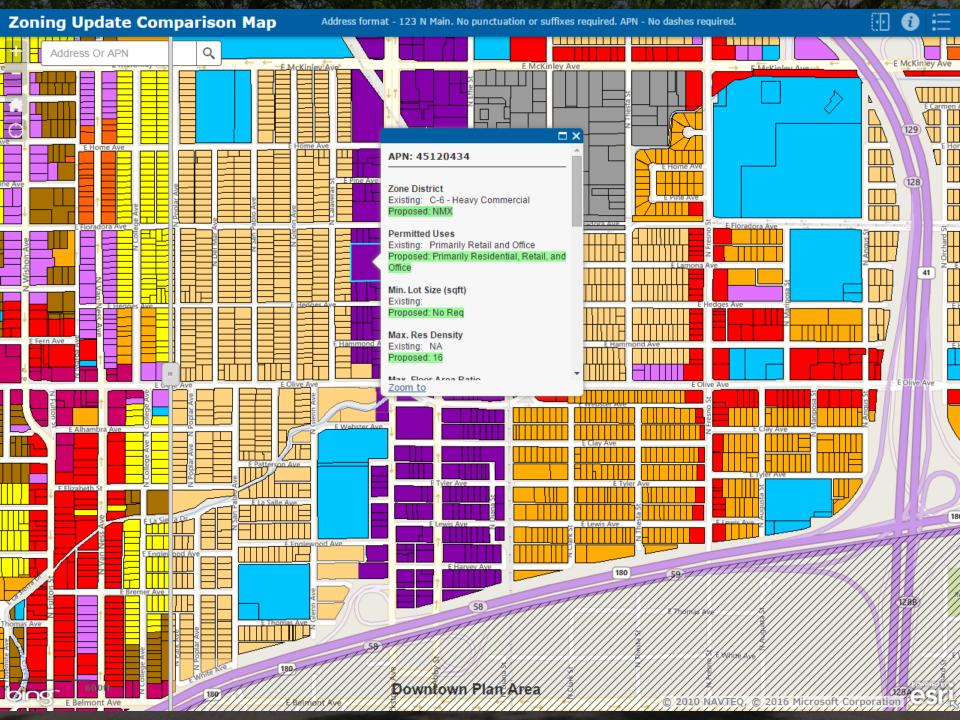
For additional information on the proposed project, including copies of the proposed environmental finding, contact the City of Fresno Development and Resource Management Department, City Hall, 2600 Fresno Street, Room 3076, Fresno, California, 93721, or contact Sophia Pagoulatos at sophia.pagoulatos@fresno. gov. Para información en escomuniquense Sophia Pagoulatos (al correo electrónico Sophia.pagoulatos@fresno.gov

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Ē		airport to Public	51T, part of 49402032T			
ď		Facilities Airport or	and 33T, and 49402026ST		Lance Lance to the same	
	1	Open Space.	and X1	Light Industrial	Public Facilities - Airport	22.0
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eneral		A-11-003	31004139	Community Commercial	Commercial	2.1
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		A-11-011	50903069S	Res. Medium Density	Res. Medium High Density	10.1
		A-11-013 A-11-014	40351159S 140420023	Res. Medium Low Density Res. Urban Neighborhood	Office Office	3.5
	15		44206033	Res. Medium High	Res. Urban Neighborhood	46
	16		44723001	Res. Medium Density	Public Facilities - Church	0.6
	17		45904109, 12, 13, 16-18	Res. Medium Density	Commercial Main Street	0.8
	Г		31013201 - 09, 31013301 -	00		
			06, 31327057S - 76S, 80S,			
	18	0	83S - 86S, 92S, 93S, and 95S	Business Park	Light Industrial	78.9
Correction	10	0	45603015, 16, 18, 52, 56	Carridor/Center Mixed-Use	Light Industrial	85.1
to			10000010, 10, 10, 02, 00	Dual Land Use Designation:	Dual Land Use Designation	30.1
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	21	[G	45920001, 02, and 06T	Light Industrial	General Commercial	2.9
				Dual Land Use Designation:	Dual Land Use Designation	
	22		45913120 and 01	Res Medium Density	Commercial Main Street	1.0











POST-ADOPTION



La actualización del Mapa de Zonificación nos ayudará a preservar las cosas que nos gusta de Fresno, proteger las inversiones públicas y privadas, y promover nuevas inversiones en nuestra comunidad.

Fresno es una ciudad grande y compleja, por lo que las normas varían según el área. Hay diferentes estándares para áreas residenciales, comerciales, oficinas y áreas industriales. Esto asegura que cada uno de ellos funcionen en la forma en que están destinados. Para lograr esto, el texto que contiene los estándares se acompaña con un Mapa de Zonificación. Cada color en el mapa dirige a propietarios y constructores para el conjunto de estándares que se aplican a su sitio.

Ahora que el nuevo Código de Desarrollo se ha escrito y aprobado, una actualización del Mapa de Zonificación fue necesario para agilizar el queño de la propiedad y asegurarse de que las reglas correctas sean aplicadas a las áreas correctas.

El nuevo mapa se asegurará de que crezcamos en áreas que tienen sentido, y que otras partes de nuestra ciudad se preserven. Durante el proceso de cinco años que resultó en nuevo Plan General de Fresno, un Mapa de Uso de Terreno fue aprobado por el Consejo de la Ciudad. El Mapa de Actualización de Zonificación se asegurará de que el Mapa de Uso de Terreno, el Código de Desarrollo y el Mapa de Zonificación sean todos consistentes.

Un nuevo Mapa de Zonificación protege y preserva nuestros barrios existentes mientras se asegura de que haya lugares para nuevas inversiones que el mercado apoyará.

Además, facilitará la creación de zonas comerciales convenientes y distritos robustos de empleo con buen acceso al transporte; esto creará la flexibilidad para construir edificios de uso mixto donde las inversiones se están realizando en los sistemas de transporte mejorados; Guiará nuevo crecimiento residencial unifamiliar en áreas que cuantan con la infraestructura necesaria; y dirigirá viviendas multifamiliares en zonas de mejor acceso a puestos de trabajo y servicios.

El nuevo Mapa de Zonificación también eliminará una barrera para la inversión. Usualmente en Fresno, una gran proporción de los proyectos de desarrollo requiere un cambio de zonificación complejo y caro para ser aprobado. Mediante la actualización del Mapa de Zonificación, podemos eliminar ese obstáculo para la mayoría de los dueños con propiedad privada y que sea más fácil para traer nuevas inversiones a nuestra ciudad.



Mapa de Actualización de Zonificación

Igual que todas las grandes ciudades en los Estados Unidos, Fresno tiene un Código de Desarrollo, que también se conoce como Ordenanza de Zonificación. Este documento es el ADN de la ciudad. En él se incluyen todos los estándares para mantener el avance de Fresno hacia adelante de una manera inteligente y organizada.

- Qué tipo de empresas son apropiadas y en qué lugares?
- Qué tan altos deben ser los edificios para crear valor pero no afectar negativamente a los vecinos?
- Deben los edificios estar cerca o lejos de la calle?
- Cuánto de estacionamiento debe ser proveído?

El Código de Desarrollo responde a estas preguntas y muchas más.





POST-ADOPTION



Residencia Unifamiliar, de Mediana Densidad residenciales unifamiliar

multifamiliar con no más de 45 unidades por acre.

RM-3

RM-MH Parque de Casa Móvil Principalmente usos residenciales de casas móviles.



RM-1 Residencia Multifamiliar. **Densidad Media Alta**

Principalmente usos residenciales multifamiliar con no más de 16 unidades por acre.



RM-2 Residencia Multifamiliar.

Barrio Urbano Principalmente usos residenciales multifamiliar con no más

de 30 unidades por acre.

Residencia CMS Multifamiliar, de Alta Densidad

Principalmente usos residenciales Combinaciones de



CC



CR

Principalmente usos comerciales regionales a alturas de hasta 75 pies.





NMX Barrio de Uso Mixto Combinaciones de varias usos residenciales,

comerciales, y oficinas se les permite a alturas de hasta 40 pies. CMX

Corredor / Centro de Uso Mixto Combinaciones de

varias usos residenciales, comerciales, y oficinas se líes permite a alturas de hasta 60 pies.

RMX **Uso Mixto Regional**

Combinaciones de varias usos residentciales, comerciales, y oficinas se les permite a alturas



Comercio - Calle Principal

varios usos peatonales comerciales y de oficinas se permite con algunos usos residenciales a alturas de hasta 35 pies.



Comercio - Comunidad Principalmente comercio y uso de oficinas a alturas de hasta 35 pies.

Comercio - Regional



CG Comercio — General Principalmente usos comerciales a alturas de hasta 35 pies.



Comercio - Carretera v Auto Principalmente comercio

y servicios relacionado al automóvil a alturas de hasta 35 pies.



Comercio - Recreación Principalmente usos de mayor recreación



Oficina Principalmente

usos de oficina con un mínimo de usos comerciales compatibles a alturas de 60 pies.



BP

Parque Empresarial Principalmente uso de oficinas de tipo campus, y un poco de apoyo a ventas al por menor y industriales a alturas de hasta 60 pies.

RBP Parque Empresarial Regional

Principalmente uso de oficinas de tipo campus v industriales y un mínimo de usos comerciales compatibles a alturas de hasta 60 pies.



Industria Ligera Una combinacion de usos de oficina, industria y un mínimo de usos comerciales compatibles a alturas de hasta 60 pies



Industria Pesada Principalmente usos industriales.



OS

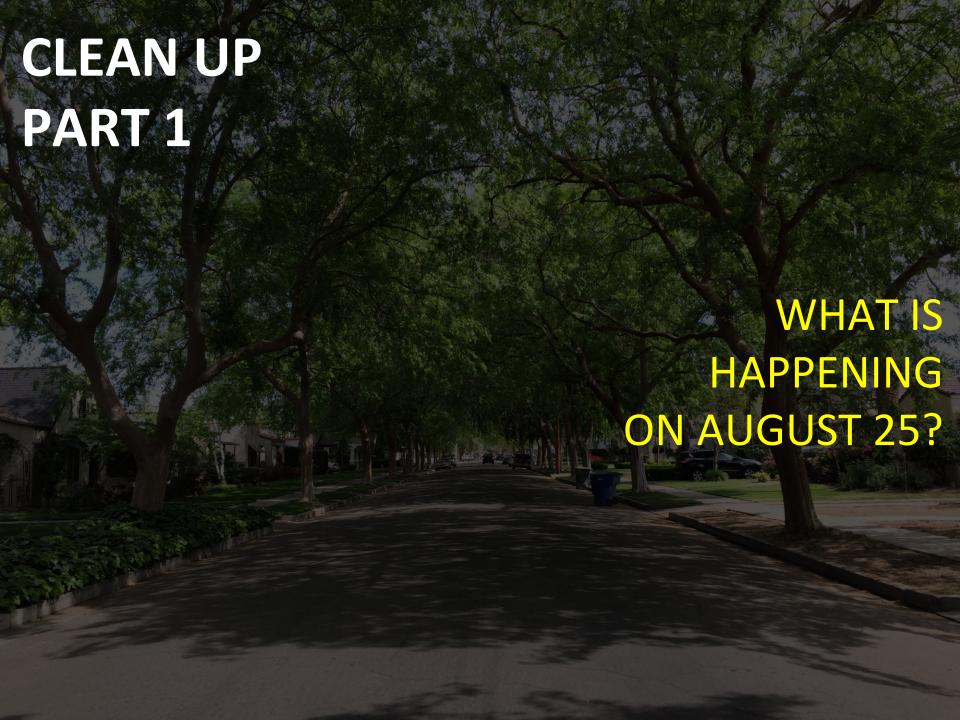
Espacio Abierto Principalmente espacios abiertos y áreas ambientalmente sensibles.

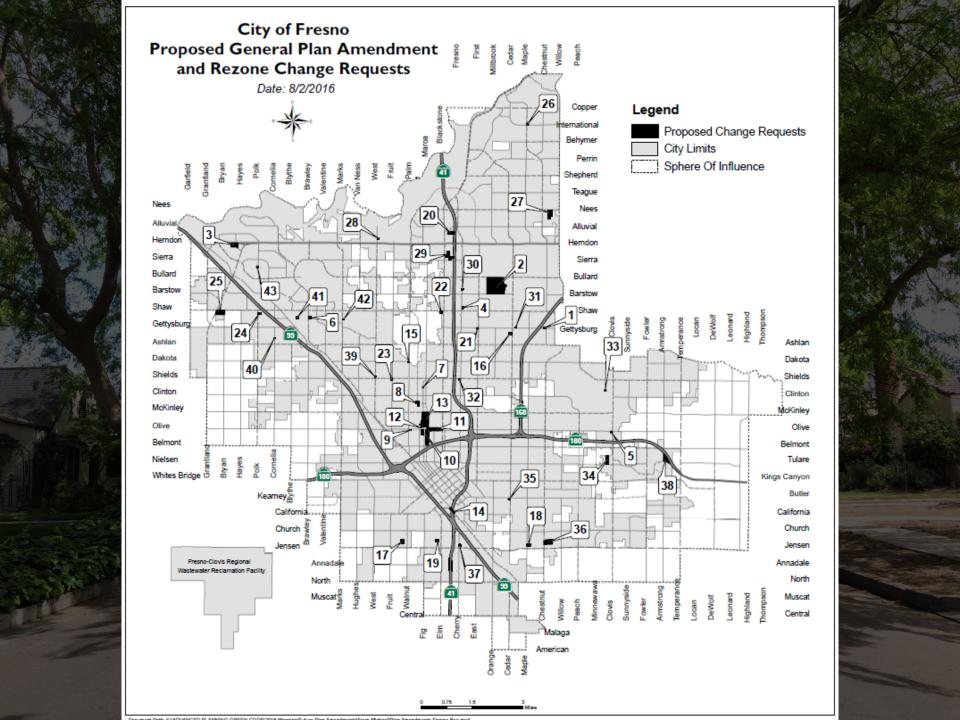


Parques y Recreación Parques y otras áreas de recreación pública.



Público e Institucional Escuelas, hospitales, utilidades y otras instalaciones públicas.





CLEAN UP PART 1

CITY OF FRESNO

NOTICE S HEBEY GMRH 1HAT the Frence City Proming Commission and it seems City Proming in concretions with selection-65000 and 5500°P (Breining on Senses City Council, in concretions with selection-65000 and 5500°P) (Breining on Zoning Lou) of the Government Code and in accordance with the procedures Code, via Coglet 15, Section 3500° and 3500°.3500°21 of the Frenze National Code, v. confud or globic hearings to consider Flox Amendment Application (16. A 16.300° and 16. A 16.

Envisormental Assessment No. A-16-006, R-16-007, TA-16-001 recommend opproved of an Addendum to Finell Master Envisormental Impact Report SCI. No. 2012111015 (MEIR) certified by the Fresno City Council on December 18 2014 for the Fresno Central Plant and Development Code, pursuant to Californi Envisormental Quality Act Quidelines Sections 15162 and 15164.

Rezone Application No. R-16-007 partoins to approximately 67.03 acres property and includes technical changes to zoning on properties that we inadvertently omitted from the zoning map update. The rezones are requested

Tet Americhent Application Nr. To Li 6.001 moles micro dronges to Probationer Code in order to improve functionary, code, and interesting, citizen, and interesting, citizen, and interesting, citizen, and interesting continuous proposal consentences their the following introduct under the continuous continuo

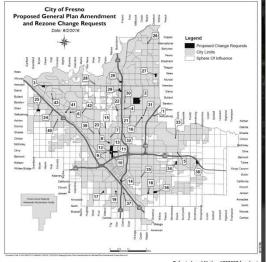
15-5003-A, 15-5302-D, 15-5602-A, 15-6703, 15-104-A, Table 15-107-8, 15-313, Table 15-902, Table 15-1002, Table 15-1102, 15-1104-G-I, Table 15-1202, Table 13-1302, Table 15-1402, 15-1601, 15-1602, 15-1609-8, 15-2006-F, Table



Any interested person may appear or after or both of the public hearing and present written featurings, or quick in low or cygaint flat present proposal. Interest with the featurings, or quick in low or cygaint flat present proposal. Interest with the featurings of the control of the co

Note: This public hearing notice is being posted pursuant to the requirements of

For additional information on the proposed project, including cepies of the proposed environmental fishing, so ontact the Cay of Presson Development and Resource Management Department, Cay Holl, 2600 Fisers Street, Room 3076, Fresson, Colifornia, 93721, or control Septio Republicate at explain, apposalates Fresson, General Septiment of the Proposal Septiment of the Proposal Septiment Fresson, Green Septiment Septiment Septiment Septiment Septiment Fresson, Green Septiment Septiment Septiment Septiment Septiment Fresson, General Septiment Septiment Septiment Septiment Fresson, Septiment Septiment Septiment Septiment Fresson, Septiment Septiment Septiment Septiment Fresson, Septiment Septiment Septiment Fresson, Septiment Septiment Septiment Septiment Septiment Fresson, Septiment Septiment Septiment Septiment Septiment Septiment Fresson, Septiment Septi



LEGAL NOTICE SP72788

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of Fresno Proposed General Plan Amendment and Rezones - August 2, 20

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City of Fresno Proposed General Plan Amendment and Rezones - August 2, 2016

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City of Fresno I	Proposed General Plan Amendment and Rezones	- August	2, 2016
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HOW HAS THE PUBLIC BEEN NOTIFIED?

Fresno Bee Notice August 5, 2016

Mailer to Property Owners August 5, 2016

Posting of Vacant Sites
August 5, 2016

Vida en el Valle Notice August 10, 2016

