

Exhibit G:  
Plan Amendment No. A-15-003

**Exhibit G**  
**Part A: Existing General Plan Text**

Table 3-1 | Existing General Plan Text (pg. 3-36)

TABLE 3-1: CITYWIDE STANDARDS FOR DENSITY AND DEVELOPMENT INTENSITY		
Land Use	Minimum to Maximum Residential Density (du/net acre) <sup>1,2,3</sup>	Maximum Floor Area Ratio
Buffer	Max = 0.05 (1 unit per 20 net acres)	-
<b>Residential</b>		
Low Density	Min = 1 unit per 5 acres Max = 3.5 units per acre	-
Medium Low Density	Min = 3.5 units per acre Max = 6 units per acre	-
Medium Density	Min = 5 units per acre Max = 12 units per acre	-
Medium High Density	Min = 12 units per acre Max = 16 units per acre	-
Urban Neighborhood Density	Min = 16 units per acre Max = 30 units per acre	-
High Density	Min = 30 units per acre Max = 45 units per acre	-
<b>Commercial</b>		
Main Street		1.0
Community		1.0
Recreation		0.5
General		2.0
Highway & Auto		0.75
Regional		1.0
<b>Mixed-Use</b>		
Neighborhood Mixed-Use	Min = 12 units per acre Max = 16 units per acre Minimum 50% Residential	1.5
Corridor/Center Mixed-Use	Min = 16 units per acre Max = 30 units per acre Minimum 40% Residential	1.5
Regional Mixed-Use	Min = 30 units per acre Max = 45 units per acre Minimum 30% Residential	2.0
<b>Employment</b>		
Office	-	2.0
Business Park	-	1.0
Regional Business Park	-	1.0
Light Industrial	-	1.5
Heavy Industrial	-	1.5

1. Based on Net Acreage.

2. Residential density refers to the ratio of residential dwelling units per acre (43,560 square feet) of land which is calculated by dividing the number of existing or proposed residential dwelling units by the land area of the property designated for, or proposed for development with, a residential use. The residential land area includes property upon which the residential and ancillary structures are located, together with yards and other private or common open spaces, and includes vehicle access drives and parking areas together with public and private roadways. The residential land area does not include major streets or State Routes designated by Figure MT-1: General Plan Circulation Diagram, and does not include schools or regional trails.

3. Additional density may be allowed for affordable housing or provision of community benefits (pursuant to California Government Code Sections 65915 – 65918, as may be amended).

Table 3-3 | Existing General Plan Text (pg. 3-47 to 3-48)

TABLE 3-3: GENERAL PLAN LAND USE DESIGNATIONS AND ZONE DISTRICTS		
Land Use Designation	Zone District	
Buffer	B	Buffer
<b>Residential</b>		
Low Density	RE	Residential Estate
	RS-36	
	RS-20	Single Family
	RS-12	
Medium Low Density	RS-12	
	RS-9	Single Family
	RS-5	
Medium Density	RS-5	Single Family
	RS-2.5	
Medium High Density	RS-2.5	Single Family
	RM-2.5	Multi-Family
Urban Neighborhood Density	RM-1.5	Multi-Family
High Density	RM-1	Multi-Family
	RM-MH	Mobile Home Park
<b>Commercial</b>		
Main Street	MSC	Main Street Commercial
Community	CC	Community Commercial
Regional	RC	Regional Commercial
General	GC	General Commercial
Highway and Auto	HAC	Highway and Auto Commercial
Recreation	CR	Commercial Recreation
<b>Mixed-Use</b>		
Neighborhood Mixed-Use	NMX	Neighborhood Mixed-Use
Corridor/Center Mixed-Use	CMX	Corridor/Center Mixed-Use
Regional Mixed-Use	RMX	Regional Mixed-Use
<b>Employment</b>		
Office	O	Office
Business Park	BP	Business Park
Regional Business Park	RBP	Regional Business Park
Light Industrial	LI	Light Industrial
Heavy Industrial	HI	Heavy Industrial
<b>Other</b>		
Open Space	OS	Open Space
	PK	Park
Public Facilities	PI	Public and Institutional
Overlay District		
	BA	Boulevard Area
	RM	Residential Modifying
	BP	Bluff Protection
	S	Special Setback
	ANX	Annexed Rural Residential Transitional Overlay
	PD	Planned Development
Downtown Land Use <sup>1</sup> Compared To Implementing Existing Zone Districts		
Central Business District	CBD	Central Trading
Civic Center	CC	Civic Center
Town Center	C-2	Community Shopping
	C-6	Heavy Commercial

**TABLE 3-3: GENERAL PLAN LAND USE DESIGNATIONS AND ZONE DISTRICTS**

Land Use Designation	Zone District	
Neighborhood Center	C-1	Neighborhood Shopping Center
	C-2	Community Shopping
	C-5	General Commercial
Chinatown District	C-4	Central Trading
Cultural Arts District	C-4	Central Trading
Corridor General	C-1	Neighborhood Shopping Center
	C-2	Community Shopping
	C-5	General Commercial
Neighborhood	R-1	Single Family Residential
	R-2	Low Density Multi-family Residential (MFR)
	R-3	Medium Density MFR
	R-4	High Density MFR
Special Districts	C-M	Comm. & Light Manufacturing
	M-1	Light Manufacturing
Open Conservation	O	Open Conservation
South Stadium	C-M	Comm. & Light Manufacturing

1. Specific zoned districts associated with Downtown land uses are established in the existing Zoning Code and are anticipated to be refined by subsequent amendment when more specific Downtown plans and Development Code sections are approved.

Table 11-3 | Existing General Plan Text (pg. 11-6 to 11-16)

TABLE 11-3: CONSISTENCY MATRIX	
Goals, Policies and Programs of the Housing Element	General Plan Consistency
<b>Goal 1 – General Plan Implementation</b>	
Policy 1.1 – Continue the Housing Support Activities of the City and RDA	The General Plan is not inconsistent with this Policy. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. Housing activities are supported by the General Plan as noted in the Programs. For example: Objective LU-5, Objective HC-2 and Objective HC-3.
Program 1.1.1 –Implementation of General Plan Policies (affordable housing policies and policies for compact and mixed use development)	<p>The General Plan is not inconsistent with the affordable housing policies and policies for compact and mixed use development in this program. Examples include:</p> <p>Creates a range of housing opportunities and choices. See General Plan Goals 7, 8 and 10; Objectives HC-3, UF-1, LU-2 and LU-5; Policies HC-3-a, UF-1-a, and UF-1-d.</p> <p>Creates walkable neighborhoods. See General Plan Goals 8, 9, 10, and 14; Objectives HC-2, D-4; UF-13, UF-14, MT-5; Policies HC-2-a, HC-2-c, HC-2-d, HC-2-e, HC-6-a, MT-6-g , UF-12-a, UF 14-b and UF-14-c.</p> <p>Recognizes mixed land uses, including Corridor/Center Mixed Use, Regional Mixed Use and Neighborhood Mixed-Use. See General Plan Goals 7 and 8; Objective UF-12; Policies UF-12-d, UF-12-f, LU-3-b; and Figure LU-1 (Land Use Diagram).</p> <p>Takes advantage of compact building designs. See General Plan Goal 10, Objective LU-2, Policies LU-1-c, LU-1-e, LU-2-a, LU-2-b, LU-2-c, LU-3-b, LU-3-c, LU-5-e, LU-5-f, and UF-12-b. Policy LU-3-b explicitly encourages development of mixed-use urban corridors, with other policies supporting infill and higher density, compact development. Additionally, the General Plan is implemented through an updated Development Code, which allows housing to take advantage of compact building designs. It will provide considerable additional opportunities for medium-high (12 to 16 dwelling units per acre), urban neighborhood densities (16 to 30 units per acre) and high density (30 to 45 dwelling units per acre) residential development in close proximity to public transit and employment opportunities. Compact building designs are contemplated to accommodate for these greater densities. Additionally, the adoption of a comprehensive update of the Development Code is part of the implementation of this General Plan. Form-based codes are anticipated for the Downtown</p>

	Planning Area as part of the pending community and Specific Plans for that area. This General Plan provides a land use plan for SEDA. See Figure LU-1 (Land Use Diagram)
Program 1.1.2 – One Stop Processing	The General Plan is not inconsistent with this program. This Program has been incorporated into the General Plan, which promotes streamlining of applications, etc. For examples, see Goal 1 commentary, Goal 13; Objective LU-5; Policies D-4-a, LU-2-b, LU-2-f, and RC-1-c. The MEIR will also allow for streamlining for certain environmental review, and a comprehensive update of the Development Code (including the streamlining of permit approval) will be adopted as part of the implementation of this General Plan. Finally, Policy LU-4-c takes this a step further by creating an interagency housing task force to further synchronize programs and to further develop a coordinated affordable housing plan.
Program 1.1.3 – Reduced Housing Costs	N/A. Nevertheless, the General Plan is not inconsistent with this program, as this Program has been incorporated into the General Plan, which promotes reduced housing costs. For examples, see Goals 7, 8 and 9; Objectives LU-4, LU-5, HC-3; Implementing Policies LU-2-b, LU-2-c, LU-2-d, LU-4-b, LU-4-c, LU-5-e, LU-5-f, HC-3-c, HC-3-d.
Program 1.1.4 – Institutional Barriers	There were no institutional barriers identified during the last reporting period. However, even if any institutional barriers were identified, the General Plan will update land use policies, ordinances, and procedures to fully address such issues. See also Tables 3-1 and 3-2 (standards for density and development intensity) and Objective LU-5.
Program 1.1.5 – Complaint Referral	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5. Policy HC-1-a supports implementation of this Program, including continuing compliance, information dissemination, and referral services through neighborhood associations. Objective HC-4 and Implementing Policies HC-4-c and HC-4-d support code enforcement and resolution of landlord/tenant issues.
Program 1.1.6 – Support of Current Law	The General Plan is not inconsistent with this program. See Objective LU-5. The City has been contributing financial support to the FHCCC; for example, see also HC-3-c and related commentary.
Program 1.1.7 – Fresno Green	The General Plan is not inconsistent with this program and will assist implementation of the Fresno Green program. For example, see Goals 3, 4, 9 and 16; Implementing Objectives LU-5 and HCR-3, RC-4, RC-5, RC-8, HC-2, HC-3; supporting policies RC-5-c, HC-2-e, HC-3-f and UF-12-g. Most of the objectives and programs that support these strategies are embedded throughout the General Plan, particularly in the implementing policies of the Resource Conservation Element. See also Resource Conservation and Resilience narrative entitled "Fresno Green – The City of Fresno's Strategy for Achieving Sustainability."

Program 1.1.8 – Funding Energy Saving Improvements	The General Plan is not inconsistent with this program. The General Plan promotes incentives for energy efficient improvements. For example, see Goal 3; Objectives LU-1, LU-5, RC-8, HCR-3, and Policies RC-5-c, RC-8-c, RC-8-d, and HC-3-d.
<b>Goal 2 – New Construction of Affordable Housing</b>	
Policy 2.1 New Construction	The General Plan is not inconsistent with this program. As discussed above in the narrative, the Regional Housing Needs Allocation (RHNA) identified a need for approximately 20,967 units for the 2008-2013 planning period. The number of potential dwelling units allowable in the land use designations proposed by the General Plan, and by zoning in the updated Development Code meet and exceed this amount. Details can be found throughout the General Plan, including increased density and development intensity (such as Table 3-1 and Table 3-2) and infill/growth area construction (Objectives UF-1, UF-12, UF-13, LU-2, LU-4, and LU-5 and supporting Policies).
Program 2.1.1 – Land Demand	The General Plan is not inconsistent with this program. Land use designations are designed to accommodate population growth through 2035, and zoning is consistent with this planned growth. Policies focus on supporting and encouraging infill development to make better use of underutilized lots such as providing infrastructure (LU-2-d) or other incentives (LU-2-c) to make infill more feasible and attractive to the development community. For example, see Objectives UF-12, UF-13, LU-2, LU-5; Policies UF-12-a, UF-12-b, UF-13-a, LU-1-e, LU-1-f, ED-1-d and ED-1-e.
Program 2.1.2 – Reduction in Density	The General Plan is not inconsistent with this program and will continue to comply with State law regarding density reduction. The General Plan allows an overall increase in residential density and development intensity as compared to the 2025 General Plan. (See Goal 8 and 10, Tables 3-1 and 3-2) As such, under this General Plan the City will more than exceed its fair housing obligation and there will be no net loss of residential capacity.
Program 2.1.3 – Central Community Plan Area Housing	<p>Even though Community Plans, and their potential requirements, are not part of the General Plan and are either being amended or repealed to ensure consistency, Program 2.1.3 references the Central Community Plan for the limited purpose of identifying specific geographical regions. As such, the boundaries are still applicable for the purposes of the Program.</p> <p>The General Plan is not inconsistent with this program. For example, see Commentary to Goal 1, Goal 13; Objective LU-5; Policies LU-1-d, LU-2-a, LU-2-b, RC-1-c and D-4-a. Additionally, the MEIR will also allow for a streamlined process for certain environmental review. A comprehensive update of the Development Code (including the streamlining of permit approval) is being adopted as part of the implementation of this Plan. (See Resource</p>



	<p>Conservation and Resilience Element narrative including "CEQA Tiering and Streamlining Analysis of Greenhouse Gas Emissions.") Further, the General Plan anticipates community plans and Specific Plans will be approved for the revitalization and continued development of the Downtown neighborhoods, and contemplates adoption of a development code specific to the Downtown which will support and streamline the infill process. For example, see Objective LU-3; Policy LU-3-a.</p>
Program 2.1.4 – Inner City Residential Development	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. See Goal 2 and LU-5. Additionally, infill development is a significant component of the General Plan. For examples, see Goals 2 and 10; Objectives UF-5, UF-12, LU-2, LU-4, LU-9; Policies PU-4-b, ED-1-d, ED-3-f, POSS-1-d, NS-1-p, HCR-3-c, RC-2-a, RC-2-b, MT-2-c, UF-1-a, UF-12-f, LU-1-d, LU-2-a, LU-2-b, LU-2-c, LU-2-d, LU-2-e, LU-2-f. Also see Urban Form Element narrative on "Infill Development," Infill Development Act, and Land Use Diagram Figure LU-1.</p>
Program 2.1.5 – Other Infill Housing	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5. Other infill housing is also a significant component of the General Plan, as is affordable housing. See discussion at Program 2.1.4; Goals 7, 8 and 9; Objectives HC-3, LU-4; Policies HC-3-a, HC-3-c, HC-3-d, LU-2-b, LU-2-c, LU-4-c, LU-5-e, LU-5-f, LU-5-h, and LU-5-i; Healthy Communities Element narrative "Safe and Affordable Housing."</p>
Program 2.1.6 – Multi-Family Land Supply	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5, including through the updated Development Code. The General Plan expands the amount of available supply of land designated for multi-family residential uses. (See Land Use Diagram, Figure LU-1) Finally, the General Plan also supports large-scale rezones to promote consistency with its land use designations, including zoned districts for multi-family uses.</p>
Program 2.1.6A – Facilitate the Development of Multi-Family Housing Affordable to Lower Income Households	<p>The General Plan is not inconsistent with this program. The proposed land use changes in the General Plan provide for a total of 38,835 additional dwelling units, which exceeds the 38,469 additional dwelling units identified by the rezoning under this program (Rezone 500 acres of vacant land to the R-2 or R-3 zoning district at a minimum of 20 units per acre and rezone 200 acres of vacant land to R-3 or R-4 zoning district at a minimum of 38 units per acre).<sup>1</sup> The increased density throughout various locations in the city and conversion of commercially zoned land to mixed use districts provides for this increased capacity consistent with this program. This additional housing, outside the Downtown Planning Area, is distributed within the land use categories and densities shown in Tables 3-1 and 3-2 along with the total units for the Downtown Planning Area.</p>

<sup>1</sup> Housing Element 2008-2013 Amendment I.

	<p>The Development Code update will also allow for second dwelling units as a permitted use and will also assist with providing additional affordable housing to lower income households. See also Objective LU-5 and Implementing Policy LU-5-f. Any remaining actions are N/A.</p>
Program 2.1.7 – Increase Housing Yields	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. The General Plan and Development Code update are being prepared consistent with State law. The General Plan is increasing density to increase housing yield per acre. Also see Goal 8, Objectives LU-2, LU-4, LU-5, and MT-8. The Development Code Update will further promote streamlining and/or eliminating some discretionary permits to remove governmental constraints to accomplish increased housing yields.</p>
Program 2.1.7A – Maximum Density	<p>The General Plan is not inconsistent with this program. See Goal 8, Objectives LU-2, LU-4, LU-5, D-3 to create green streets, MT-2 to make efficient use of the existing transportation system, and MT-8. Also LU-1-a to encourage new development and infill in the Downtown, along BRT corridors, and on vacant land within the City Limits (boundary as of December 31, 2012). Allowable residential densities per acre have been increased, which allows for increased housing yields. See Tables 3-1 and 3-2. The General Plan also supports large-scale rezones to promote consistency with its land use designations, including Residential use classifications. Any remaining actions are N/A.</p>
Program 2.1.8 – Mixed-Use Zoning	<p>The General Plan is not inconsistent with this program. Mixed use is a recognized and promoted land use. (See Tables 3-1 and 3-2) The Urban Form, Land Use, and Design Element, as well as the Development Code update, provide design standards for Activity Centers and transit corridors. (For examples, see Urban Form, Land Use, and Design Element narrative entitled "Major Strategic Directions for Future Growth" and "BRT Corridors &amp; Centers;" Figure UF-1; Objective LU-5; Policies UF-1-a, UF-1-c, UF-12-b through UF-12-f, LU-5-f, LU-6-d, LU-9-b through LU-9-d, D-1-b and D-2-a.) The General Plan also supports a form-based zoning code update for the Downtown Planning Area as a component of the Development Code.</p>
Program 2.1.9 – Farmworker Housing Funding and Development	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5, and HC-3; and Implementing Policies LU-2-b, LU-2-d, and LU-4-c.</p>
Program 2.1.10 – Emergency Shelter Grant Allocations	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5 and implementing policy HC-2-b.</p>
Program 2.1.11 – Zoning for Emergency and Homeless Shelters	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5 and HC-3; and implementing policy HC-2-b.</p>
Program 2.1.12 – Zoning for Special Needs Housing	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5; implementing policy HC-2-a, LU-5-i.</p>

Program 2.1.13 – Transitional and Supportive Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2 and LU-5 and implementing policies LU-4-c and HC-2-b and HC-3-c.
Program 2.1.14 – Single Room Occupancy Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5 and implementing policy LU-4-c, and HC-2-b. These implementing policies are in support of providing a range of housing for all residents of Fresno. The Development Code update also addresses this program, allowing Limited Residential Care in all residential zones as a permitted use and General Residential Care with a Conditional Use Permit in most residential districts (See Table 11-7).
Program 2.1.15 – Very-Low Income Large Family Single and Multi-Family Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5 and Implementing Policies LU-2-b, LU-2-d and LU-4-c.
Program 2.1.16 – Extremely Low, Very Low, and Low-Income Senior Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5 and implementing policy LU-4-c and HC-2-b. These implementing policies are in support of providing a range of housing for all residents of Fresno. The Development Code update also addresses this program.
Program 2.1.17 – Other Extremely Low and Very Low-Income Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and implementing policy LU-4-c and HC-2-b. These implementing policies are in support of providing a range of housing for all residents of Fresno. The Development Code update also addresses this program by allowing second dwelling units in all single family residential zones as a permitted use.
Program 2.1.18 – Inclusionary and Alternative Housing Policy Programs	The General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. In addition, see Objective LU-5 and Implementing Policy LU-4-c, and HC-2-b. These implementing policies are in support of providing a range of housing for all residents of Fresno. The Development Code update also addresses this program.
Program 2.1.19 – Proposition 1C Program	N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5; implementing policy LU-4-c.
Program 2.1.20 – Strengthening Partnerships with Affordable Housing Developers	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and Implementing Policy LU-4-c. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno.

Program 2.1.21 – Zoning for Agricultural Employees (Farmworker) Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5 and HC-3; and Implementing Policies LU-2-b, LU-2-d, and LU-4-c.
Program 2.1.22 – Single Room Occupancy Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and Implementing Policies LU-4-c and HC-2-b. The Development Code update also addresses this program.
<b>Goal 3 – Housing Rehabilitation, Acquisition and Neighborhood Improvements</b>	
Policy 3.1 – Neighborhood Revitalization	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. See Goal 7, 8, and 9; also Objective LU-5.
Program 3.1.1 – Comprehensive Code Enforcement	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-4 and LU-5, and Implementing Policies LU-4-a, LU-4-b, and LU-4-c. All demonstrate the General Plan's support for this program.
Program 3.1.2 – Neighborhood Infrastructure	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Goal 9; Objective LU-1, LU-4, LU-5, LU-11, MT-5, and UF-6; also Implementing Policy LU-1-a, LU-4-bMT-5-a, and MT-5-b.
Program 3.1.3 –Public Utilities Sewer and Water Deficiencies	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Goal 9, Objectives LU-1 and LU-5, and Implementing Policies LU-1-a, LU-11, and UF-6.
Program 3.1.4 – Enhanced Police Service to High-Crime Neighborhoods	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Goal 9, Implementing Objectives LU-5, PU-1, and Implementing Policies PU-1-a and PU-1-g.
Policy 3.2 – Housing Rehabilitation, Replacement and Home Buyer Assistance	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b, LU-4-b, and LU-4-c. They all support this policy and its subsequent Programs; 3.2.1, 3.2.2, 3.2.3, 3.2.4, and 3.2.5.
Program 3.2.1 – Housing Rehabilitation	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno,

	<p>and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b, LU-4-b, and LU-4-c.</p>
Program 3.2.2 – Housing Replacement	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b, LU-4-b, and LU-4-c.</p>
Program 3.2.3 – Home Buyer Assistance	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b, LU-4-b, and LU-4-c.</p>
Program 3.2.4 – Redevelopment Housing Sites	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, LU-2-b, LU-4-b, and LU-4-c.</p>
Program 3.2.5 – Comprehensive Housing Quality Survey and Upgrade Geographic Information System (GIS)	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the</p>

	Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b.
<b>Goal 4 – Redevelopment and Relocation</b>	
Policy 4.1 – Preservation of Affordability of At-Risk Housing	N/A. Nevertheless, the General Plan is not inconsistent with this policy. See Goal 7 and Goal 9; also, Objectives LU-2 and LU-5; and Implementing Policies LU-2-b, LU-5-e, and LU-5-f; and comments below.
Program 4.1.1 – At-Risk Housing	N/A. Nevertheless, the General Plan is not inconsistent with securing the continued affordability of at-risk housing units through preservation and replacement. This is demonstrated in Goal 7 and Goal 9, As well, Objectives LU-2, LU-4, and LU-5; and Implementing Policies LU-2-b, LU-4-a, LU-4-b, and LU-4-c.
Program 4.1.2 – Prevention and Alleviating Foreclosures	N/A. Nevertheless, the General Plan is not inconsistent with preventing and alleviating foreclosures. See Objective UF-12, LU-4, and LU-5; and Implementing Policies LU-4-a, LU-4-b, and LU-4-c.
Policy 4.2 – Relocation of Residents	N/A. Nevertheless, the General Plan is not inconsistent with this program. See response to Program 4.2.1 that addresses relocation of residents and LU-5.
Program 4.2.1 – Provide Relocation Services as Needed	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The City shall continue to provide relocation assistance to individuals and families displaced due to redevelopment activities as prescribed by law. See also Objective LU-5.
Policy 4.3 -Accountability	N/A. Nevertheless, the General Plan is not inconsistent with this program. See responses to programs 4.3.1 and 4.3.2 that address accountability and Objective LU-5.
Program 4.3.1 – Required Reporting by Regional Housing Need Allocation Income Category	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and Implementing Policies LU-5-e and LU-5-f.
Program 4.3.2 – Citywide Public Services Processing for Affordable Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and Implementing Policies LU-5-e and LU-5-f.

Table 11-4 | Existing General Plan Text (pg. 11-16 to 11-17)

TABLE 11-4: TERM EQUIVALENCY MATRIX	
Term Used in Adopted Housing Element	Equivalent Use in General Plan
Planning and Development Department	Development and Resource Management Department
Redevelopment Agency of the City of Fresno (RDA)	The function of the RDA is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno
Community Plans	Note: The adopted Housing Element references several Community Plans for the limited purpose of identifying specific geographical regions or to identify potential regulations that may affect mixed-use projects. Those Community Plans, and their potential requirements, are not part of the General Plan and are either being amended or repealed to ensure consistency. The General Plan essentially consolidates many aspects of those Community Plans into a centralized planning document and remains consistent with the goals, policies and programs of the adopted Housing Element <sup>2</sup>
Zoning Ordinance	Development Code (Also referred to as the Development Code Update) Downtown Development Code

<sup>2</sup> Following the adoption of the General Plan, a form-based development code is anticipated to be adopted, which will serve as the zoning ordinance applicable to the Downtown Planning Area.

Table 11-5 | Existing General Plan Text (pg. 11-17 to 11-18)

Table 11-5 translates the zoning district terminology used citywide for the General Plan to the equivalent zoning districts used when the Housing Element was adopted in 2008.

TABLE 11-5: ZONING DISTRICTS EQUIVALENCY MATRIX			
Zoning District When Housing Element Adopted		Equivalent Zoning District in General Plan	
Exclusive Agricultural	AE-20, AE-5	(None)	
None	None	B	Buffer
Residential			
Single Family	None	RE	Residential Estate
	R-A, R-1-E, R-1-EH	RS-36	
	R-1-A, R-1-AH	RS-20	
	R-1-B	RS-12	Single Family
	R-1-C	RS-9	
	R-1	RS-5	
Multi-Family	None	RS-2.5	
	R-2	RM-2.5	
	R-3	RM-1.5	Multi-Family
	R-4	RM-1	
Mobile Home Park	MH	RM-MH	Mobile Home Park



Table 11-7 | Existing General Plan Text (pg. 11-20 to 11-21)

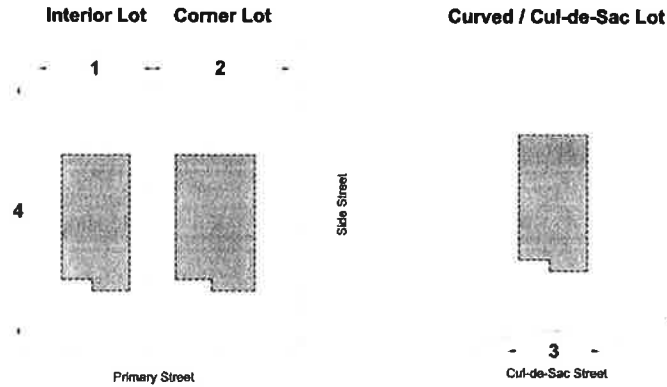
**TABLE 11-7: HOUSING TYPES<sup>3</sup> PERMITTED BY ZONING DISTRICTS IN GENERAL PLAN**

District	RE	RS-36	RS-20	RS-12	RS-9	RS-5	RS-2.5	RS-MH	Additional Regulations
<b>Residential Use Classifications</b>									
Residential Housing Type	See sub classifications below								
Single-Unit Dwelling, Detached	P	P	P	P	P	P	P	X	§TBD, Manufactured Housing
Single-Unit Dwelling, Attached	X	X	X	X	C	P	P	X	
Second Dwelling Unit	P	P	P	P	P	P	P	X	§TBD, Second Dwelling Unit
Adult Family Day Care	See sub classifications below								
Small	P	P	P	P	P	P	P	P	
Large	X	C	C	C	C	C	C	X	§TBD, Day Care
Family Day Care	See sub classifications below								
Small	P	P	P	P	P	P	P	P	
Large	X	C	C	C	C	C	C	C	§TBD, Day Care
Mobile Home Parks	X	X	X	X	X	X	X	C	§TBD, Manufactured Housing; §TBD, Mobile Home Parks
Residential Care Facilities	See sub classifications below								
Residential Care, General	X	C	C	C	C	C	C	X	
Residential Care, Limited	P	P	P	P	P	P	P	P	
<b>Other Applicable Types</b>									
Accessory Uses and Structures	§TBD, Accessory Uses								
Accessory Living Quarters	P	P	P	P	P	P	P	P	
Backyard Cottage	P	P	P	P	P	P	P	P	
Home Occupations	P	P	P	P	P	P	P	P	
Transitional and Supportive Housing	§TBD, Transitional and Supportive Housing								

<sup>3</sup> P = Permitted; X = Not Allowed; C = Conditional Use Permit Required

Table 11-8 | Existing General Plan Text (pg. 11-22 to 11-23)

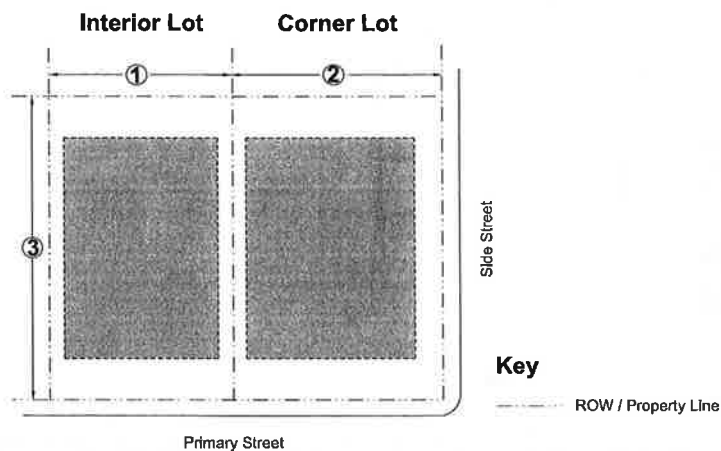
**TABLE 11-8: LOT AND DENSITY STANDARDS—RESIDENTIAL SINGLE-FAMILY IN GENERAL PLAN**  
NOT TO SCALE



District	RE	RS-36	RS-20	RS-12	RS-9	RS-5	RS-2.5	Additional Regulations	#
Maximum Density (du/lot)	1	1	1	1	1	1	1	\$15-12, 2 <sup>nd</sup> Dwelling, Accessory Units	
Minimum Lot Size (sq. ft)	2.5 acres	36,000	20,000	12,000	9,000	5,000	2,500		
Minimum Lot Area per Dwelling Unit (sq. ft)	2.5 acres	36,000	20,000	12,000	9,000	5,000	2,500		
Minimum Lot Width (ft)									
General Standard	130	130	110	80	70	50	25		①
Corner	130	130	110	90	80	60	30		②
Reversed Corner	130	130	110	95	85	65	35		
Where Side Property Line Abuts a Major Street, Freeway or Railroad	160	160	130	100	90	80		\$15-12, Setback Overlay	
Curved/Cul-de-Sac	-	-	80	60	50	40	-		③
Minimum Lot Depth (ft)									
General Standard	200	200	130	110	110	90	90		④
Where Front or Rear Property Line Abuts a Major Street (in addition to landscape easements required elsewhere in this Code or operative Plan.	200	200	130	120	120	115	100		④
Where a Front or Rear Property Line Abuts a Freeway or Railroad	200	200	150	150	130	130		\$15-12, Setback Overlay	④

Table 11-9 | Existing General Plan Text (pg. 11-24)

TABLE 11-9: LOT AND DENSITY STANDARDS—RESIDENTIAL MULTI-FAMILY DISTRICTS IN GENERAL PLAN



NOT TO SCALE

District	RM-2.5	RM-1.5	RM-1	RM-MH	Additional Regulations	#
Maximum Density	1 du/2,500 sq. ft	1 du/1,500 sq. ft	1 du/1,000 sq. ft	1 du/2,400 sq. ft		
Minimum Lot Size (sq. ft)	6,000	7,500	10,000	3 acres		
Minimum Lot Area per Dwelling Unit (sq. ft)	2,500	1,500	1,000	2,400		
Minimum Lot Width (ft)						
<i>General Standard</i>	50	60	65	110		①
<i>Corner</i>	60	65	75	110		②
<i>Reversed Corner</i>	65	70	80	110		
<i>Where Side Property Line Abuts a Major Street, Freeway or Railroad</i>	80	110	110	130	§15-12, Setback Overlay	
Minimum Lot Depth (ft)						
<i>General Standard</i>	90	110	110	130		③
<i>Where Front or Rear Property Line Abuts a Major Street</i>	115	120	120	130		④
<i>Where Front or Rear Property Line Abuts a Freeway or Railroad</i>	130	150	150	150	§15-12, Setback Overlay	⑤

Table 11-10 | Existing General Plan Text (pg. 11-25)

TABLE 11-10: BUILDING FORM AND LOCATION STANDARDS—RESIDENTIAL MULTI-FAMILY DISTRICTS IN GENERAL PLAN

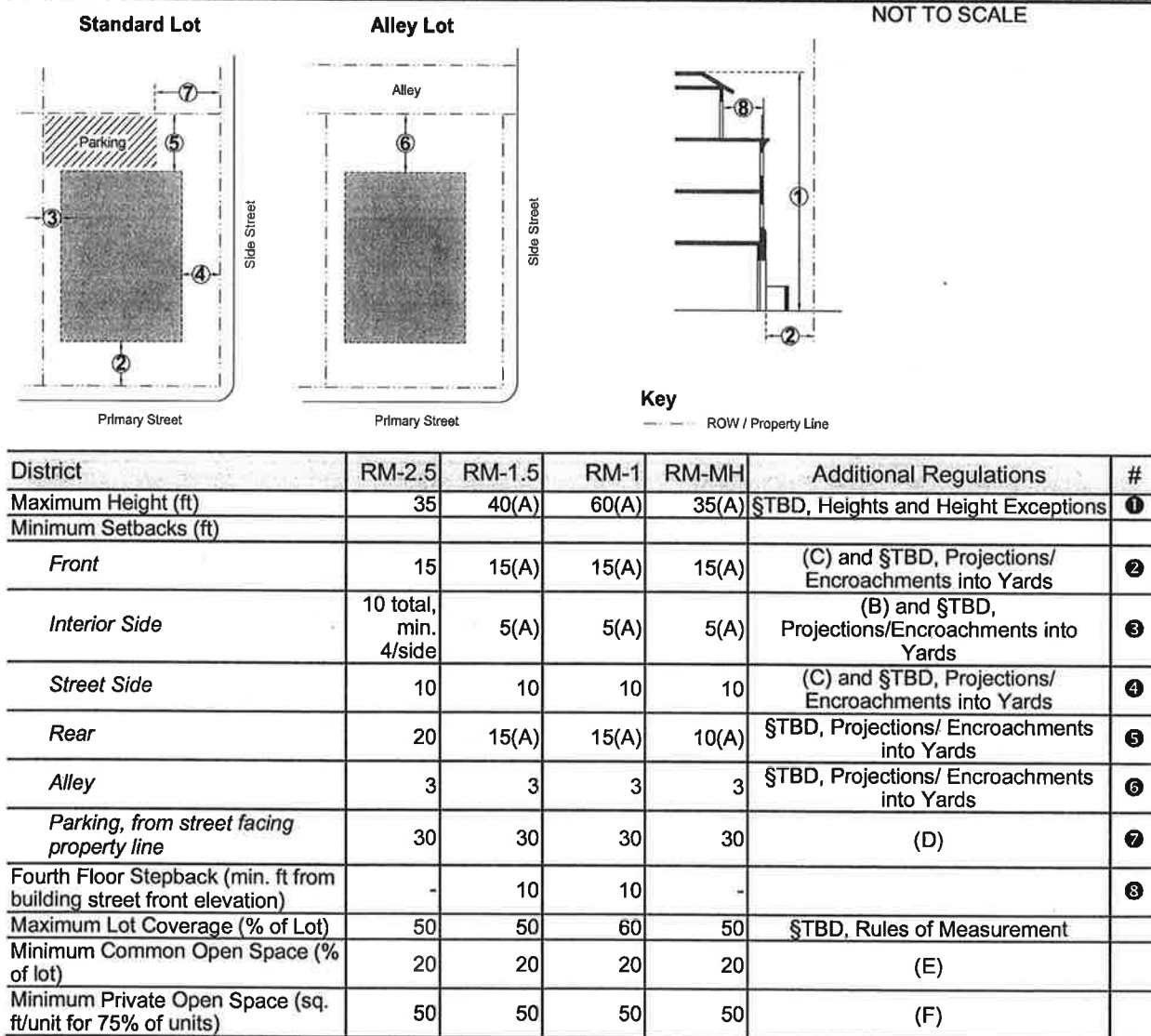
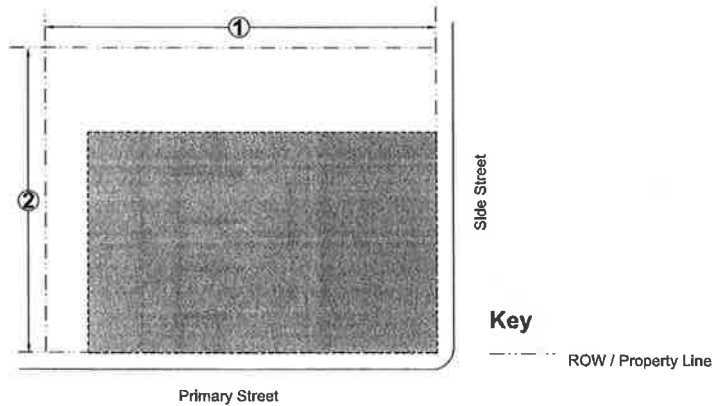


Table 11-11 | Existing General Plan Text (pg. 11-26)

TABLE 11-11: LOT AND DENSITY STANDARDS—MIXED-USE DISTRICTS IN GENERAL PLAN

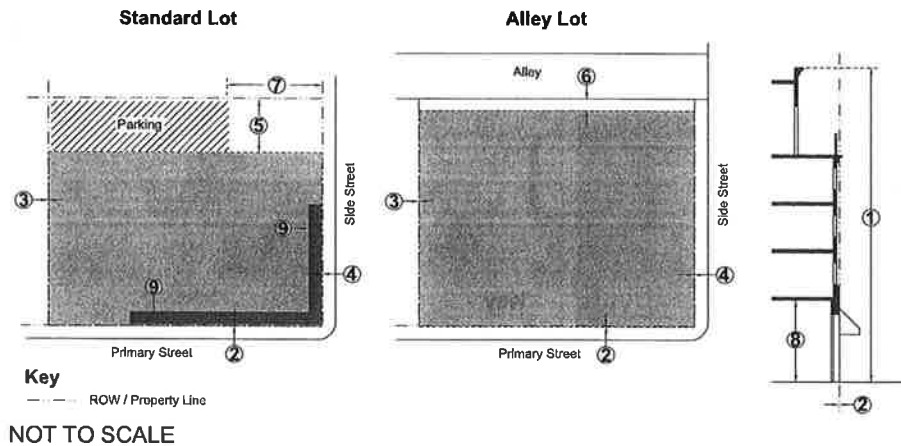


NOT TO SCALE

District	NMX	CMX	RMX	Additional Regulations	#
Minimum Lot Size (sq. ft)	5,000	15,000	60,000		
Minimum Lot Width (ft)	50	100	200		①
Minimum Lot Depth (ft)	100	150	200		②
Minimum Residential Density (du per acre)	50	30	15		
Minimum Floor Area Ratio (Non-Residential)	0.5	0.5	0.5		
Minimum % of Ground Floor Building Area that must be active uses	25	50	75		
Maximum Residential Density (du per acre)	16	30	45		
Maximum Floor Area Ratio (Non-Residential)	1.5	2.0	2.0	§TBD, Rules of Measurement	

Table 11-12 | Existing General Plan Text (pg. 11-27)

TABLE 11-12: BUILDING FORM AND LOCATION STANDARDS—  
MIXED-USE DISTRICTS IN GENERAL PLAN



District	NMX	CMX	RMX	Additional Regulations	#
Maximum Height (ft)	35	60	75	(A) and §TBD, Heights and Height Exceptions	1
Minimum Ground Floor Ceiling Height (ft)	15	15	15		3
Minimum Setbacks (ft)					
Front	0	0	0	(A) and (B)	2
Interior Side	0	0	20	(A) and §TBD, Projections/ Encroachments into Yards	3
Street Side	0	0	0	(B)	4
Rear	10	10	20	(A) and §TBD, Projections/ Encroachments into Yards	5
Alley	3	3	5	§TBD, Projections/ Encroachments into Yards	6
Parking, from street facing lot line	30	30	30	(C)	7
Minimum Building Frontage on or within 5 ft of Front and Street Side Setback Line (% of setback line)	60	60	-		9
Corner Frontage (ft, measured from property corner)	15	30	50	(D)	
Minimum Common Open Space (% of lot)	20	20	20	(E)	
Minimum Private Open Space (sq. ft/unit for at least 75% of units)	50	50	50	(F)	

Table 11-13 | Existing General Plan Text (pg. 11-28)

TABLE 11-13: REQUIRED ON-SITE PARKING SPACES FOR ZONE DISTRICTS IN GENERAL PLAN		
Land Use Classification	Required Parking Spaces	
<b>Residential Use Classifications</b>		
Single-Unit Residential constructed prior to the date this ordinance is adopted	1 space per dwelling unit	One covered space.
Single-Unit Residential, up to 2 bedrooms	1 space per dwelling unit	Must be within a garage.
Single-Unit Residential, 3 or more bedrooms	2 spaces per dwelling unit	Must be within a garage.
Accessory Living Quarters	No extra parking spaces are required	
Second Dwelling Unit	1 space for each. See Section TBD, Second Dwelling Units	
<b>Affordable Housing Developments (Moderate Income and Below)</b>		
<i>Studio, One- or two-bedroom</i>	.75 space per unit	One covered space shall be designated for each unit.
<i>Three or more bedrooms</i>	1.5 spaces per unit	One additional guest parking space must be provided for every 4 units.
<b>Multi-unit Residential (2 or more units)</b>		
<i>Studio</i>	.75 space per unit	One covered space shall be designated for each unit.
<i>One- or two-bedroom</i>	1 spaces per unit	One additional guest parking space must be provided for every 2 units.
<i>Three or more bedrooms</i>	1.5 spaces per unit	
Elderly and Long Term Care	1 for every 7 residents plus 1 for each live-in caregiver. Facilities serving more than 15 residents shall also provide 1 space for each caregiver, employee, and doctor on-site at any one time.	
Group Residential	2 spaces for the owner-manager plus 1 for every 5 beds and 1 for each non-resident employee.	
Residential Care, Limited	None in addition to what is required for the residential use.	
Residential Care, General	2 spaces for the owner-manager plus 1 for every 5 beds and 1 for each non-resident employee.	
Residential Care, Senior	1 for every 7 residents plus 1 for each live-in caregiver. Facilities serving more than 15 residents shall also provide 1 space for each caregiver, employee, and doctor on-site at any one time.	
Single Room Occupancy	0.5 spaces per unit	

Table 12-1 | Existing General Plan Text (pg. 12-21 to 12-22)

TABLE 12-1: GENERAL PLAN LAND USE DESIGNATIONS AND ZONING DISTRICTS CONSISTENCY		
General Plan Land Use Designation	Development Code Zoning District	
Buffer	B	Buffer
<b>Residential</b>		
Low Density	RE	Residential Estate
	RS-36	Single-Family
	RS-20	
	RS-12	
Medium Low Density	RS-12	Single-Family
	RS-9	
	RS-5	
Medium Density	RS-5	Single-Family
	RS-2.5	
Medium High Density	RS-2.5	Single-Family
	RM-2.5	Multi-Family
Urban Neighborhood Density	RM-1.5	Multi-Family
High Density	RM-1	Multi-Family
<b>Commercial</b>		
Main Street	MSC	Main Street Commercial
Community	CC	Community Commercial
Regional	RC	Regional Commercial
General	CG	General Commercial
Highway and Auto	HAC	Highway and Auto Commercial
Recreation	CR	Commercial Recreation
<b>Mixed-Use</b>		
Neighborhood Mixed-Use	NMX	Neighborhood Mixed-Use
Corridor/Center Mixed-Use	CMX	Corridor/Center Mixed-Use
Regional Mixed-Use	RMX	Regional Mixed-Use
<b>Employment</b>		
Office	O	Office
Business Park	BP	Business Park
Regional Business Park	RBP	Small Business Park
Light Industrial	IL	Light Industrial
Heavy Industrial	IH	Heavy Industrial
<b>Other</b>		
Open Space	OS	Open Space
	PK	Park
Public Facilities	PI	Public and Institutional
Overlay District		
	BA	Boulevard Area
	RM	Residential Modifying
	BP	Bluff Protection
	S	Special Setback
	ANX	Annexed Rural Residential Transitional Overlay
	PD	Planned Development
	AE	Airport Environs
<b>Downtown Land Use Compared To Implementing Existing Zone Districts<sup>1</sup></b>		
Central Business District	CBD	Central Trading
Civic Center	CC	Civic Center
Town Center	C-2	Community Shopping
	C-6	Heavy Commercial



**TABLE 12-1: GENERAL PLAN LAND USE DESIGNATIONS AND ZONING DISTRICTS CONSISTENCY**

General Plan Land Use Designation	Development Code	Zoning District
Neighborhood Center	C-1	Neighborhood Shopping Center
	C-2	Community Shopping
	C-5	General Commercial
Chinatown	C-4	Central Trading
Cultural Arts	C-4	Central Trading
Corridor General	C-1	Neighborhood Shopping Center
	C-2	Community Shopping
	C-5	General Commercial
Neighborhood General	R-1	Single-Family Residential
Neighborhood General Preservation	R-2	Low Density MFR
Neighborhood General Revitalization	R-3	Medium Density MFR
Neighborhood Edge	R-4	High Density MFR
Special Districts 1 & 2	C-M	Comm. & Light Manufacturing
Special District - Hospital	M-1	Light Manufacturing
Open Conservation	O	Open Conservation
South Stadium	C-M	Comm. & Light Manufacturing

1. Specific zoned districts associated with Downtown land uses are established in the existing Zoning Code and are anticipated to be refined by subsequent amendment when more specific Downtown plans and a Downtown Development Code sections are approved.

**Exhibit G**  
**Part B: Proposed General Plan Text**

Table 3-1 | Proposed General Plan Text

**TABLE 3-1: CITYWIDE STANDARDS FOR DENSITY AND DEVELOPMENT INTENSITY**

Land Use	Minimum to Maximum Residential Density (du/net acre) <sup>1,2,3</sup>	Maximum Floor Area Ratio
Buffer	Max = 0.05 (1 unit per 20 net acres)	-
<b>Residential</b>		
Low Density	Min = 1 unit per 5 acres Max = 3.5 units per acre	-
Medium Low Density	Min = 3.5 units per acre Max = 6 units per acre	-
Medium Density	Min = 5 units per acre Max = 12 units per acre	-
Medium High Density	Min = 12 units per acre Max = 16 units per acre	-
Urban Neighborhood Density	Min = 16 units per acre Max = 30 units per acre	-
High Density	Min = 30 units per acre Max = 45 units per acre	-
<b>Commercial</b>		
Main Street		1.0
Community		1.0
Recreation		0.5
General		2.0
Highway & Auto		0.75
Regional		1.0
<b>Mixed-Use</b>		
Neighborhood Mixed-Use	Min = 12 units per acre Max = 16 units per acre	1.5
Corridor/Center Mixed-Use	Min = 16 units per acre Max = 30 units per acre	1.5
Regional Mixed-Use	Min = 30 units per acre Max = 45 units per acre	2.0
<b>Employment</b>		
Office	-	2.0
Business Park	-	1.0
Regional Business Park	-	1.0
Light Industrial	-	1.5
Heavy Industrial	-	1.5

1. Based on Net Acreage.

2. Residential density refers to the ratio of residential dwelling units per acre (43,560 square feet) of land which is calculated by dividing the number of existing or proposed residential dwelling units by the land area of the property designated for, or proposed for development with, a residential use. The residential land area includes property upon which the residential and ancillary structures are located, together with yards and other private or common open spaces, and includes vehicle access drives and parking areas together with public and private roadways. The residential land area does not include major streets or State Routes designated by Figure MT-1: General Plan Circulation Diagram, and does not include schools or regional trails.

3. Additional density may be allowed for affordable housing or provision of community benefits (pursuant to California Government Code Sections 65915 – 65918, as may be amended).

Table 3-3 | Proposed General Plan Text

TABLE 3-3: GENERAL PLAN LAND USE DESIGNATIONS AND ZONING DISTRICTS CONSISTENCY		
General Plan Land Use Designation	Development Code	Zoning District
Buffer	B	Buffer
<b>Residential</b>		
Low Density	RE	Residential Estate
	RS-1	Residential Single Family, Extremely Low Density
	RS-2	Residential Single Family, Very Low Density
	RS-3	Residential Single Family, Low Density
Medium Low Density	RS-4	Residential Single Family, Medium Low Density
Medium Density	RS-5	Residential Single Family, Medium Density
Medium High Density	RM-MH	Mobile Home Park
	RM-1	Residential Multi-Family, Medium High Density
Urban Neighborhood	RM-2	Residential Multi-Family, Urban Neighborhood
High Density	RM-3	Residential Multi-Family, High Density
<b>Mixed-Use</b>		
Neighborhood	NMX	Neighborhood Mixed Use
Corridor/Center	CMX	Corridor/Center Mixed Use
Regional	RMX	Regional Mixed Use
<b>Commercial</b>		
Main Street	CMS	Commercial - Main Street
Community	CC	Commercial - Community
Regional	CR	Commercial - Regional
General	CG	Commercial - General
Highway and Auto	CH	Commercial - Highway and Auto
Recreation	CRC	Commercial - Recreation
<b>Employment</b>		
Office	O	Office
Business Park	BP	Business Park
Regional Business Park	RBP	Regional Business Park
Light Industrial	IL	Light Industrial
Heavy Industrial	IH	Heavy Industrial
<b>Other</b>		
Open Space	OS	Open Space
	PR	Parks and Recreation
Public Facilities	PI	Public and Institutional
<b>Downtown Planning Area Anticipated Zoning Districts</b>		
Central Business District	DTC	Downtown Core
	DTG	Downtown General
Civic Center	DTG	Downtown General
Town Center	DTN	Downtown Neighborhood
Chinatown		

**TABLE 3-3: GENERAL PLAN LAND USE DESIGNATIONS AND ZONING DISTRICTS CONSISTENCY**

General Plan Land Use Designation	Development Code	Zoning District
Cultural Arts		
South Stadium		
Neighborhood Center	NMX	Neighborhood Mixed Use
Corridor General		
Neighborhoods	RS-5	Residential Single Family, Medium Density
	RS-4	Residential Single Family, Medium Low Density
Special Districts	IL	Light Industrial
Public Facility	PI	Public and Institutional
Open Conservation	OS	Open Space
	PR	Parks and Recreation

Table 11-3 | Proposed General Plan Text

TABLE 11-3: CONSISTENCY MATRIX	
Goals, Policies and Programs of the Housing Element	General Plan Consistency
<b>Goal 1 – General Plan Implementation</b>	
Policy 1.1 – Continue the Housing Support Activities of the City and RDA	The General Plan is not inconsistent with this Policy. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. Housing activities are supported by the General Plan as noted in the Programs. For example: Objective LU-5, Objective HC-2 and Objective HC-3.
Program 1.1.1 –Implementation of General Plan Policies (affordable housing policies and policies for compact and mixed use development)	<p>The General Plan is not inconsistent with the affordable housing policies and policies for compact and mixed use development in this program. Examples include:</p> <p>Creates a range of housing opportunities and choices. See General Plan Goals 7, 8 and 10; Objectives HC-3, UF-1, LU-2 and LU-5; Policies HC-3-a, UF-1-a, and UF-1-d.</p> <p>Creates walkable neighborhoods. See General Plan Goals 8, 9, 10, and 14; Objectives HC-2, D-4; UF-13, UF-14, MT-5; Policies HC-2-a, HC-2-c, HC-2-d, HC-2-e, HC-6-a, MT-6-g , UF-12-a, UF 14-b and UF-14-c.</p> <p>Recognizes mixed land uses, including Corridor/Center Mixed Use, Regional Mixed Use and Neighborhood Mixed-Use. See General Plan Goals 7 and 8; Objective UF-12; Policies UF-12-d, UF-12-f, LU-3-b; and Figure LU-1 (Land Use Diagram).</p> <p>Takes advantage of compact building designs. See General Plan Goal 10, Objective LU-2, Policies LU-1-c, LU-1-e, LU-2-a, LU-2-b, LU-2-c, LU-3-b, LU-3-c, LU-5-e, LU-5-f, and UF-12-b. Policy LU-3-b explicitly encourages development of mixed-use urban corridors, with other policies supporting infill and higher density, compact development. Additionally, the General Plan is implemented through an updated Development Code, which allows housing to take advantage of compact building designs. It will provide considerable additional opportunities for medium-high (12 to 16 dwelling units per acre), urban neighborhood densities (16 to 30 units per acre) and high density (30 to 45 dwelling units per acre) residential development in close proximity to public transit and employment opportunities. Compact building designs are contemplated to accommodate for these greater densities. Additionally, the adoption of a comprehensive update of the Development Code is part of the implementation of this General Plan. Form-based codes are anticipated for the Downtown</p>

	Planning Area as part of the pending community and Specific Plans for that area. This General Plan provides a land use plan for SEDA. See Figure LU-1 (Land Use Diagram)
Program 1.1.2 – One Stop Processing	The General Plan is not inconsistent with this program. This Program has been incorporated into the General Plan, which promotes streamlining of applications, etc. For examples, see Goal 1 commentary, Goal 13; Objective LU-5; Policies D-4-a, LU-2-b, LU-2-f, and RC-1-c. The MEIR will also allow for streamlining for certain environmental review, and the adoption of a comprehensively updated Development Code (including the streamlining of permit approval) is part of the implementation of this General Plan. Finally, Policy LU-4-c takes this a step further by creating an interagency housing task force to further synchronize programs and to further develop a coordinated affordable housing plan.
Program 1.1.3 – Reduced Housing Costs	N/A. Nevertheless, the General Plan is not inconsistent with this program, as this Program has been incorporated into the General Plan, which promotes reduced housing costs. For examples, see Goals 7, 8 and 9; Objectives LU-4, LU-5, HC-3; Implementing Policies LU-2-b, LU-2-c, LU-2-d, LU-4-b, LU-4-c, LU-5-e, LU-5-f, HC-3-c, HC-3-d.
Program 1.1.4 – Institutional Barriers	There were no institutional barriers identified during the last reporting period. However, even if any institutional barriers were identified, the General Plan will update land use policies, ordinances, and procedures to fully address such issues. See also Tables 3-1 and 3-2 (standards for density and development intensity) and Objective LU-5.
Program 1.1.5 – Complaint Referral	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5. Policy HC-1-a supports implementation of this Program, including continuing compliance, information dissemination, and referral services through neighborhood associations. Objective HC-4 and Implementing Policies HC-4-c and HC-4-d support code enforcement and resolution of landlord/tenant issues.
Program 1.1.6 – Support of Current Law	The General Plan is not inconsistent with this program. See Objective LU-5. The City has been contributing financial support to the FHCCC; for example, see also HC-3-c and related commentary.
Program 1.1.7 – Fresno Green	The General Plan is not inconsistent with this program and will assist implementation of the Fresno Green program. For example, see Goals 3, 4, 9 and 16; Implementing Objectives LU-5 and HCR-3, RC-4, RC-5, RC-8, HC-2, HC-3; supporting policies RC-5-c, HC-2-e, HC-3-f and UF-12-g. Most of the objectives and programs that support these strategies are embedded throughout the General Plan, particularly in the implementing policies of the Resource Conservation Element. See also Resource Conservation and Resilience narrative entitled “Fresno Green – The City of Fresno’s Strategy for Achieving Sustainability.”

Program 1.1.8 – Funding Energy Saving Improvements	The General Plan is not inconsistent with this program. The General Plan promotes incentives for energy efficient improvements. For example, see Goal 3; Objectives LU-1, LU-5, RC-8, HCR-3, and Policies RC-5-c, RC-8-c, RC-8-d, and HC-3-d.
<b>Goal 2 – New Construction of Affordable Housing</b>	
Policy 2.1 New Construction	The General Plan is not inconsistent with this program. As discussed above in the narrative, the Regional Housing Needs Allocation (RHNA) identified a need for approximately 20,967 units for the 2008-2013 planning period. The number of potential dwelling units allowable in the land use designations proposed by the General Plan, and by zoning in the updated Development Code meet and exceed this amount. Details can be found throughout the General Plan, including increased density and development intensity (such as Table 3-1 and Table 3-2) and infill/growth area construction (Objectives UF-1, UF-12, UF-13, LU-2, LU-4, and LU-5 and supporting Policies).
Program 2.1.1 – Land Demand	The General Plan is not inconsistent with this program. Land use designations are designed to accommodate population growth through 2035, and zoning is consistent with this planned growth. Policies focus on supporting and encouraging infill development to make better use of underutilized lots such as providing infrastructure (LU-2-d) or other incentives (LU-2-c) to make infill more feasible and attractive to the development community. For example, see Objectives UF-12, UF-13, LU-2, LU-5; Policies UF-12-a, UF-12-b, UF-13-a, LU-1-e, LU-1-f, ED-1-d and ED-1-e.
Program 2.1.2 – Reduction in Density	The General Plan is not inconsistent with this program and will continue to comply with State law regarding density reduction. The General Plan allows an overall increase in residential density and development intensity as compared to the 2025 General Plan. (See Goal 8 and 10, Tables 3-1 and 3-2) As such, under this General Plan the City will more than exceed its fair housing obligation and there will be no net loss of residential capacity.
Program 2.1.3 – Central Community Plan Area Housing	<p>Even though Community Plans, and their potential requirements, are not part of the General Plan and are either being amended or repealed to ensure consistency, Program 2.1.3 references the Central Community Plan for the limited purpose of identifying specific geographical regions. As such, the boundaries are still applicable for the purposes of the Program.</p> <p>The General Plan is not inconsistent with this program. For example, see Commentary to Goal 1, Goal 13; Objective LU-5; Policies LU-1-d, LU-2-a, LU-2-b, RC-1-c and D-4-a. Additionally, the MEIR will also allow for a streamlined process for certain environmental review. The adoption of a comprehensively updated Development Code (including the streamlining of permit approval) is part of the implementation of this Plan. (See Resource</p>



	<p>Conservation and Resilience Element narrative including "CEQA Tiering and Streamlining Analysis of Greenhouse Gas Emissions.") Further, the General Plan anticipates community plans and Specific Plans will be approved for the revitalization and continued development of the Downtown neighborhoods, and contemplates adoption of zoning districts specific to the Downtown which will support and streamline the infill process. For example, see Objective LU-3; Policy LU-3-a.</p>
Program 2.1.4 – Inner City Residential Development	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. See Goal 2 and LU-5. Additionally, infill development is a significant component of the General Plan. For examples, see Goals 2 and 10; Objectives UF-5, UF-12, LU-2, LU-4, LU-9; Policies PU-4-b, ED-1-d, ED-3-f, POSS-1-d, NS-1-p, HCR-3-c, RC-2-a, RC-2-b, MT-2-c, UF-1-a, UF-12-f, LU-1-d, LU-2-a, LU-2-b, LU-2-c, LU-2-d, LU-2-e, LU-2-f. Also see Urban Form Element narrative on "Infill Development," Infill Development Act, and Land Use Diagram Figure LU-1.</p>
Program 2.1.5 – Other Infill Housing	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5. Other infill housing is also a significant component of the General Plan, as is affordable housing. See discussion at Program 2.1.4; Goals 7, 8 and 9; Objectives HC-3, LU-4; Policies HC-3-a, HC-3-c, HC-3-d, LU-2-b, LU-2-c LU-4-c, LU-5-e, LU-5-f, LU-5-h, and LU-5-i; Healthy Communities Element narrative "Safe and Affordable Housing."</p>
Program 2.1.6 – Multi-Family Land Supply	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5 and the updated Development Code. The General Plan expands the amount of available supply of land designated for multi-family residential uses. (See Land Use Diagram, Figure LU-1) Finally, the General Plan also supports large-scale rezones to promote consistency with its land use designations, including zoned districts for multi-family uses.</p>
Program 2.1.6A – Facilitate the Development of Multi-Family Housing Affordable to Lower Income Households	<p>The General Plan is not inconsistent with this program. The proposed land use changes in the General Plan provide for a total of 38,835 additional dwelling units, which exceeds the 38,469 additional dwelling units identified by the rezoning under this program (Rezone 500 acres of vacant land to the R-2 or R-3 zoning district at a minimum of 20 units per acre and rezone 200 acres of vacant land to R-3 or R-4 zoning district at a minimum of 38 units per acre).<sup>1</sup> The increased density throughout various locations in the city and conversion of commercially zoned land to mixed use districts provides for this increased capacity consistent with this program. This additional housing, outside the Downtown Planning Area, is distributed within the land use categories and densities shown in Tables 3-1 and 3-2 along with the total units for the Downtown Planning Area.</p>

<sup>1</sup> Housing Element 2008-2013 Amendment 1.

	<p>The Development Code update also allows for second dwelling units as a permitted use and will assist with providing additional affordable housing to lower income households. See also Objective LU-5 and Implementing Policy LU-5-f. Any remaining actions are N/A.</p>
Program 2.1.7 – Increase Housing Yields	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. The General Plan and Development Code are prepared consistent with State law. The General Plan is increasing density to increase housing yield per acre. Also see Goal 8, Objectives LU-2, LU-4, LU-5, and MT-8. The Development Code Update further promotes streamlining and/or eliminating some discretionary permits to remove governmental constraints to accomplish increased housing yields.</p>
Program 2.1.7A – Maximum Density	<p>The General Plan is not inconsistent with this program. See Goal 8, Objectives LU-2, LU-4, LU-5, D-3 to create green streets, MT-2 to make efficient use of the existing transportation system, and MT-8. Also LU-1-a to encourage new development and infill in the Downtown, along BRT corridors, and on vacant land within the City Limits (boundary as of December 31, 2012). Allowable residential densities per acre have been increased, which allows for increased housing yields. See Tables 3-1 and 3-2. The General Plan also supports large-scale rezones to promote consistency with its land use designations, including Residential use classifications. Any remaining actions are N/A.</p>
Program 2.1.8 – Mixed-Use Zoning	<p>The General Plan is not inconsistent with this program. Mixed use is a recognized and promoted land use. (See Tables 3-1 and 3-2) The Urban Form, Land Use, and Design Element, as well as the Development Code update, provide design standards for Activity Centers and transit corridors. (For examples, see Urban Form, Land Use, and Design Element narrative entitled "Major Strategic Directions for Future Growth" and "BRT Corridors &amp; Centers;" Figure UF-1; Objective LU-5; Policies UF-1-a, UF-1-c, UF-12-b through UF-12-f, LU-5-f, LU-6-d, LU-9-b through LU-9-d, D-1-b and D-2-a.) The General Plan also supports a form-based zoning code update for the Downtown Planning Area as a component of the Development Code.</p>
Program 2.1.9 – Farmworker Housing Funding and Development	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5, and HC-3; and Implementing Policies LU-2-b, LU-2-d, and LU-4-c.</p>
Program 2.1.10 – Emergency Shelter Grant Allocations	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5 and implementing policy HC-2-b.</p>
Program 2.1.11 – Zoning for Emergency and Homeless Shelters	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5 and HC-3; and implementing policy HC-2-b.</p>
Program 2.1.12 – Zoning for Special Needs Housing	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5; implementing policy HC-2-a, LU-5-i.</p>

Program 2.1.13 – Transitional and Supportive Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2 and LU-5 and implementing policies LU-4-c and HC-2-b and HC-3-c.
Program 2.1.14 – Single Room Occupancy Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5 and implementing policy LU-4-c, and HC-2-b. These implementing policies are in support of providing a range of housing for all residents of Fresno. The Development Code update also addresses this program, allowing Limited Residential Care in all residential zones as a permitted use and General Residential Care with a Conditional Use Permit in most residential districts (See Table 11-7).
Program 2.1.15 – Very-Low Income Large Family Single and Multi-Family Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5 and Implementing Policies LU-2-b, LU-2-d and LU-4-c.
Program 2.1.16 – Extremely Low, Very Low, and Low-Income Senior Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5 and implementing policy LU-4-c and HC-2-b. These implementing policies are in support of providing a range of housing for all residents of Fresno. The Development Code update also addresses this program.
Program 2.1.17 – Other Extremely Low and Very Low-Income Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and implementing policy LU-4-c and HC-2-b. These implementing policies are in support of providing a range of housing for all residents of Fresno. The Development Code update also addresses this program by allowing second dwelling units in all single family residential zones as a permitted use.
Program 2.1.18 – Inclusionary and Alternative Housing Policy Programs	The General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. In addition, see Objective LU-5 and Implementing Policy LU-4-c, and HC-2-b. These implementing policies are in support of providing a range of housing for all residents of Fresno. The Development Code update also addresses this program.
Program 2.1.19 – Proposition 1C Program	N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5; implementing policy LU-4-c.
Program 2.1.20 – Strengthening Partnerships with Affordable Housing Developers	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and Implementing Policy LU-4-c. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno.

Program 2.1.21 – Zoning for Agricultural Employees (Farmworker) Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5 and HC-3; and Implementing Policies LU-2-b, LU-2-d, and LU-4-c.
Program 2.1.22 – Single Room Occupancy Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and Implementing Policies LU-4-c and HC-2-b. The Development Code update also addresses this program.
<b>Goal 3 – Housing Rehabilitation, Acquisition and Neighborhood Improvements</b>	
Policy 3.1 – Neighborhood Revitalization	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. See Goal 7, 8, and 9; also Objective LU-5.
Program 3.1.1 – Comprehensive Code Enforcement	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-4 and LU-5, and Implementing Policies LU-4-a, LU-4-b, and LU-4-c. All demonstrate the General Plan's support for this program.
Program 3.1.2 – Neighborhood Infrastructure	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Goal 9; Objective LU-1, LU-4, LU-5, LU-11, MT-5, and UF-6; also Implementing Policy LU-1-a, LU-4-bMT-5-a, and MT-5-b.
Program 3.1.3 –Public Utilities Sewer and Water Deficiencies	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Goal 9, Objectives LU-1 and LU-5, and Implementing Policies LU-1-a, LU-11, and UF-6.
Program 3.1.4 – Enhanced Police Service to High-Crime Neighborhoods	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Goal 9, Implementing Objectives LU-5, PU-1, and Implementing Policies PU-1-a and PU-1-g.
Policy 3.2 – Housing Rehabilitation, Replacement and Home Buyer Assistance	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b, LU-4-b, and LU-4-c. They all support this policy and its subsequent Programs; 3.2.1, 3.2.2, 3.2.3, 3.2.4, and 3.2.5.
Program 3.2.1 – Housing Rehabilitation	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno,

	<p>and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b, LU-4-b, and LU-4-c.</p>
Program 3.2.2 – Housing Replacement	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b, LU-4-b, and LU-4-c.</p>
Program 3.2.3 – Home Buyer Assistance	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b, LU-4-b, and LU-4-c.</p>
Program 3.2.4 – Redevelopment Housing Sites	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, LU-2-b, LU-4-b, and LU-4-c.</p>
Program 3.2.5 – Comprehensive Housing Quality Survey and Upgrade Geographic Information System (GIS)	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the</p>

	Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b.
<b>Goal 4 – Redevelopment and Relocation</b>	
Policy 4.1 – Preservation of Affordability of At-Risk Housing	N/A. Nevertheless, the General Plan is not inconsistent with this policy. See Goal 7 and Goal 9; also, Objectives LU-2 and LU-5; and Implementing Policies LU-2-b, LU-5-e, and LU-5-f; and comments below.
Program 4.1.1 – At-Risk Housing	N/A. Nevertheless, the General Plan is not inconsistent with securing the continued affordability of at-risk housing units through preservation and replacement. This is demonstrated in Goal 7 and Goal 9, As well, Objectives LU-2, LU-4, and LU-5; and Implementing Policies LU-2-b, LU-4-a, LU-4-b, and LU-4-c.
Program 4.1.2 – Prevention and Alleviating Foreclosures	N/A. Nevertheless, the General Plan is not inconsistent with preventing and alleviating foreclosures. See Objective UF-12, LU-4, and LU-5; and Implementing Policies LU-4-a, LU-4-b, and LU-4-c.
Policy 4.2 – Relocation of Residents	N/A. Nevertheless, the General Plan is not inconsistent with this program. See response to Program 4.2.1 that addresses relocation of residents and LU-5.
Program 4.2.1 – Provide Relocation Services as Needed	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The City shall continue to provide relocation assistance to individuals and families displaced due to redevelopment activities as prescribed by law. See also Objective LU-5.
Policy 4.3 -Accountability	N/A. Nevertheless, the General Plan is not inconsistent with this program. See responses to programs 4.3.1 and 4.3.2 that address accountability and Objective LU-5.
Program 4.3.1 – Required Reporting by Regional Housing Need Allocation Income Category	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and Implementing Policies LU-5-e and LU-5-f.
Program 4.3.2 – Citywide Public Services Processing for Affordable Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and Implementing Policies LU-5-e and LU-5-f.

Table 11-4 | Proposed General Plan Text

TABLE 11-4: TERM EQUIVALENCY MATRIX	
Term Used in Adopted Housing Element	Equivalent Use in General Plan
Planning and Development Department	Development and Resource Management Department
Redevelopment Agency of the City of Fresno (RDA)	The function of the RDA is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno
Community Plans	Note: The adopted Housing Element references several Community Plans for the limited purpose of identifying specific geographical regions or to identify potential regulations that may affect mixed-use projects. Those Community Plans, and their potential requirements, are not part of the General Plan and are either being amended or repealed to ensure consistency. The General Plan essentially consolidates many aspects of those Community Plans into a centralized planning document and remains consistent with the goals, policies and programs of the adopted Housing Element
Zoning Ordinance	Development Code

Table 11-5 | Proposed General Plan Text

Table 11-5 translates the zoning district terminology used citywide for the General Plan to the most equivalent zoning districts used when the Housing Element was adopted in 2008.

TABLE 11-5: ZONING DISTRICTS TRANSLATION MATRIX			
Zoning District When Housing Element Adopted		Zone District in new Citywide Development Code	
Exclusive	AE-20	B	Buffer
Agricultural	AE-5	RE	Residential Estate
Residential			
Single-Family	R-A, R-1-E, R-1-EH	RS-1, EQ <sup>1</sup>	Single Family
	R-1-A, R-1-AH	RS-2, EQ <sup>1</sup>	
	R-1-B, R-1-C	RS-3	
	R-1	RS-4	
	None	RS-5	
Multi-Family	R-2-A	RM-1	Multi-Family
	R-2, R-3	RM-2	
	R-4	RM-3	
Mobile Home Park	MH, T-P	RM-MH	Mobile Home Park

1. Equine Overlay District



Table 11-7 | Proposed General Plan Text

TABLE 11-7: HOUSING TYPES <sup>3</sup> PERMITTED BY ZONING DISTRICTS IN GENERAL PLAN							
District	RE	RS-1	RS-2	RS-3	RS-4	RS-5	Additional Regulations
<b>Residential Use Classifications</b>							
<b>Residential Housing Type</b>							
Single-Unit Dwelling, Detached	P	P	P	P	P	P	§15-2738, Manufactured Homes
Single-Unit Dwelling, Attached	–	–	–	–	C	P	
Second Dwelling Unit	P	P	P	P	P	P	§15-2754, Second Dwelling Units, Backyard Cottages, and Accessory Living Quarters
Cottage Housing Development	–	–	–	–	–	P	§15-2723, Cottage Housing Developments (Pocket Neighborhoods)
Duplex	–	–	–	–	–	P	
Multi-Unit Residential	–	–	–	–	–	P	§15-906, Duplex and Multi-Unit Residential Standards
<b>Adult Family Day Care</b>							
Small (6 clients or less)	P	P	P	P	P	P	
Large (7 to 12 clients)	–	C	C	C	C	C	
<b>Domestic Violence Shelter</b>							
Small (6 persons or less)	P	P	P	P	P	P	
<b>Family Day Care</b>							
Small (8 children or less)	P	P	P	P	P	P	§15-2725, Day Care Centers and Family Child Care Homes
Large (9 to 14 children)	–	C	C	C	C	C	
<b>Group Residential</b>							
Small (6 persons or less)	P	P	P	P	P	P	
<b>Residential Care Facilities</b>							
Residential Care, General	–	C	C	C	C	C	
Residential Care, Limited	P	P	P	P	P	P	
<b>Other Applicable Types</b>							
Accessory Uses and Structures	§15-2703, Accessory Uses						

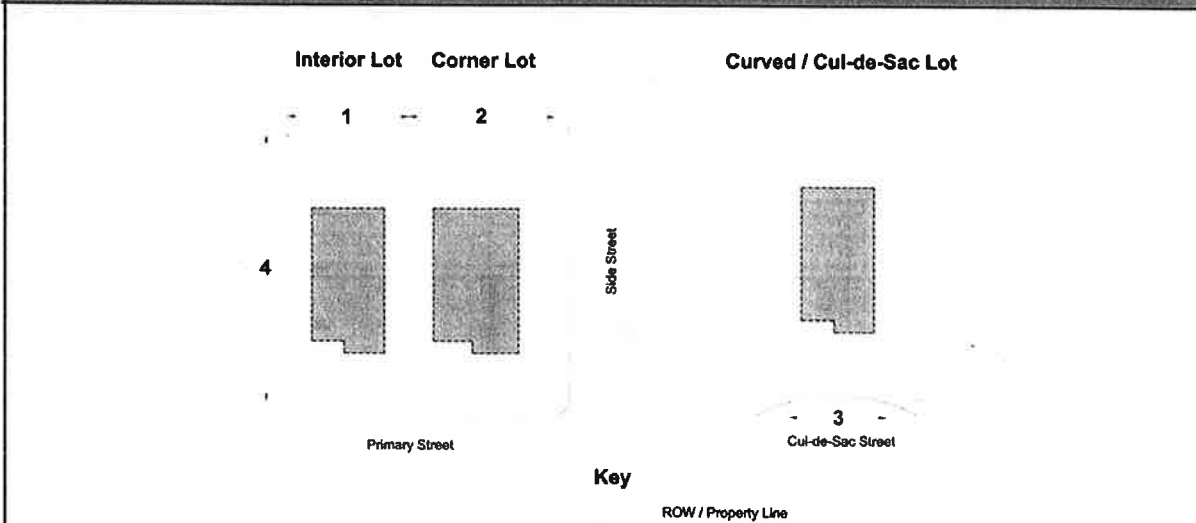
<sup>3</sup> P = Permitted; - = Not Allowed; C = Conditional Use Permit Required

**TABLE 11-7: HOUSING TYPES<sup>3</sup> PERMITTED BY ZONING DISTRICTS IN GENERAL PLAN**

District	RE	RS-1	RS-2	RS-3	RS-4	RS-5	Additional Regulations
<i>Accessory Living Quarters</i>	P	P	P	P	P	P	§15-2754, Second Dwelling Units, Backyard Cottages, and Accessory Living Quarters
Home Occupations	§15-2735, Home Occupations						
Transitional and Supportive Housing	§15-2762, Transitional and Supportive Housing						

Table 11-8 | Proposed General Plan Text

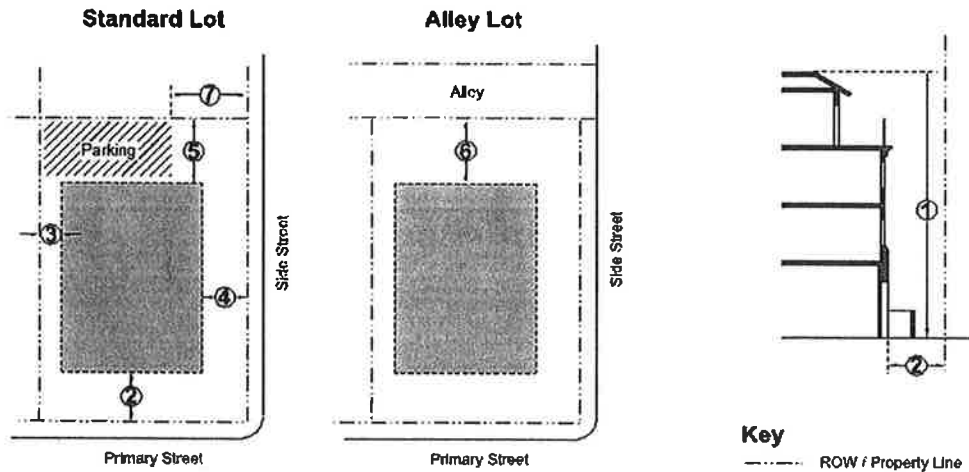
**TABLE 11-8: LOT AND DENSITY STANDARDS—RESIDENTIAL SINGLE-FAMILY IN GENERAL PLAN**



NOT TO SCALE

District	RE	RS-1	RS-2	RS-3	RS-4	RS-5	Additional Regulations	#
Minimum Lot Size (sq. ft.)	5 acres	36,000	20,000	9,000	5,000	4,000		
Minimum Lot Size, with Enhanced Streetscape (sq. ft.)	-	-	-	-	-	2,700	§15-904-B, Enhanced Streetscape	
Maximum Lot Size	-	-	-	32,000	9,000	6,500		
Residential Density (dwelling units per lot)	1	1	1	1	1	1	§15-310, Determining Residential Density	
Minimum Lot Width (ft.)								
General Standard	110	110	110	70	50	35		①
Corner	110	110	110	80	55	40		②
Reversed Corner	110	110	110	90	60	50		
Where Side Property Line Abuts a Major Street, Freeway or Railroad	160	160	130	90	70	60		
Curved/Cul-de-Sac	80	80	80	60	40	30		③
Minimum Lot Depth (ft.)								
General Standard	130	130	130	100	85	70		④
Where Front or Rear Property Line Abuts a Major Street	200	200	130	110	100	90		④
Where a Front or Rear Property Line Abuts a Freeway or Railroad	200	200	150	150	120	120		④

Table 11-9 | Proposed General Plan Text

**TABLE 11-9: BUILDING FORM, LOT, AND DENSITY STANDARDS—RESIDENTIAL MULTI-FAMILY DISTRICTS IN GENERAL PLAN**

NOT TO SCALE

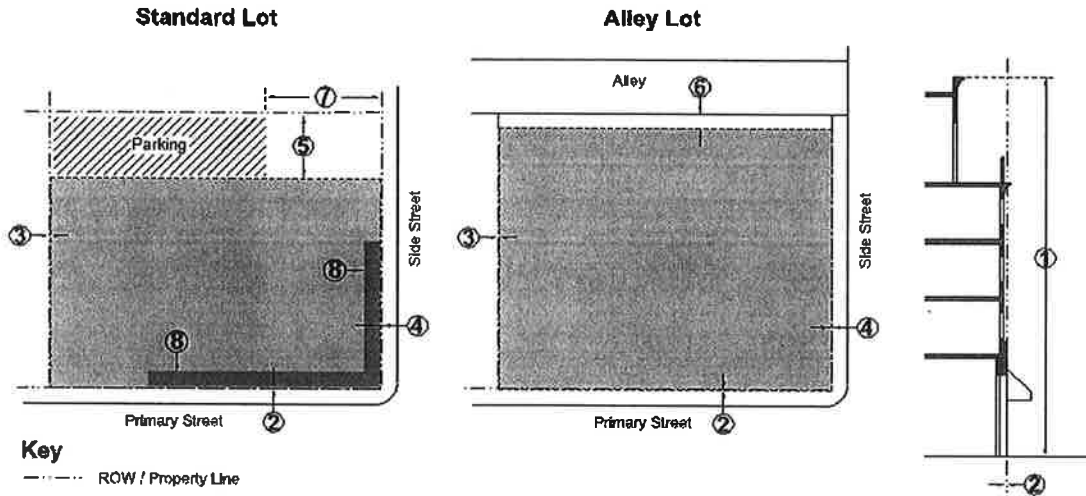
District	RM-1	RM-2	RM-3	RM-MH	Additional Regulations	#
Maximum Density (du/ac) (min./max.)	12/16	16/30	30/45	12/16	§15-310, Determining Residential Density	
Maximum Height (ft.)	40	50	60	35	§15-2012, Heights and Height Exceptions, 15-1003-A, RS Transition Standards	①
Setbacks (ft.)						
Front (min. / max.)	10 / 20	10 / 20	10 / 20	10 / 20		②
Interior Side (min.)	10 total, min. 4/side	5	5	5	§15-313, Determining Setbacks and Yards	③
Street Side (min.) (Parcel <125 ft. in depth)	10	10	10	10	§15-1004-A, RS Transition Standards	④
Street Side (min.) (Parcel >125 ft. in depth)	15	15	15	15	§15-1004-B, Side Setbacks for Attached Dwellings	④
Rear (min.)	20	15	15	10	§15-1004-C, Parking Setback	⑤
Alley (min.)	3	3	3	3	§15-2014, Projections/Encroachments into Yards	⑥
Parking, from back of sidewalk or curb (min.)	30	30	30	30	§15-2305, Areas to be Landscaped	⑦
Minimum Frontage Coverage (%)	50	50	50	-	§15-317, Determining Frontage Coverage	
Maximum Lot Coverage (% of lot)	50	50	60	50	§15-311, Determining Lot Coverage	
Minimum On-Site Open Space (% of Lot Area)	20	15	10	-		

**Table 11-10 | Proposed General Plan Text**

**(To be deleted due to consolidation to one table under proposed Table 11-9)**

Table 11-11 | Proposed General Plan Text (renumber to Table 11-10)

**TABLE 11-10: LOT AND DENSITY STANDARDS—MIXED-USE DISTRICTS IN GENERAL PLAN**



NOT TO SCALE

District	NMX	CMX	RMX	Additional Regulations	#
Floor Area Ratio (max.)	1.5	1.5	2.0	§15-309, Determining Floor Area Ratio	
Residential Density, du/ac (min./max.)	12/16	16/30	30/45	§15-310, Determining Residential Density Min. res. density shall not be required for the following: projects on lots less than 20,000 sq. ft. in area; projects further than 1,000 feet from a planned or existing BRT route; and projects which submit a Development Permit application prior to January 1, 2019.	
Maximum Height (ft.)	40	60	75	§15-1104-B, RS Transition Standards and §15-2012, Heights and Height Exceptions	1
Setbacks (ft.)					
Front (min./max.)	0/10	0/10	0/10	§15-313, Determining Setbacks and Yards §15-1104-B, RS Transition Standards §15-1104-D, Parking Setback §15-2305, Areas to be Landscaped	2
Interior Side (min.)	0	0	0		3
Street Side (min.)	0	0	0		4
Rear (min.)	0	0	0		5
Alley (min.)	3	3	3		6
Parking, from back of sidewalk or curb (min.)	30	30	30		7
Minimum Frontage Coverage (%)	60	70	80	§15-317, Determining Frontage Coverage	
Corner Frontage (ft., measured from property corner)	15	30	50	§15-1104-C, Corner Frontage	8
Minimum On-Site Open Space (% of Lot Area)	15	10	8	§15-1104-E, On-Site Open Space	

**Table 11-12 | Proposed General Plan Text**

**(To be deleted due to consolidation to one table under proposed Table 11-10)**

Table 11-13 | Proposed General Plan Text (renumber to Table 11-11)

**TABLE 11-11: REQUIRED ON-SITE PARKING SPACES FOR ZONE DISTRICTS IN GENERAL PLAN**

Land Use Classification	Required Parking Spaces	
Residential Use Classifications		
Single-Unit Residential constructed prior to the adoption date of this Code	1 space per dwelling unit	Must be covered.
Single-Unit Residential	1 space per dwelling unit	Must be within a garage.
Backyard Cottages, Second Dwelling Units, or Accessory Living Quarters	Refer to Section 15-2754, Second Dwelling Units, Backyard Cottages, and Accessory Living Quarters.	
Affordable Housing Developments (Moderate Income and Below) per the Government Code		
Studio; One- or two-bedroom	.75 space per unit	One covered space shall be designated for each unit.
Three or more bedrooms	1.5 spaces per unit	One additional guest parking space must be provided for every 4 units.
Multi-Unit Residential (2 or more units)		
Studio	1 space per unit	One covered space shall be designated for each unit. One additional uncovered guest parking space must be provided for every 4 units.
One- or two-bedroom	1 space per unit	One covered space shall be designated for each unit.
Three or more bedrooms	1.5 spaces per unit	One additional uncovered guest parking space must be provided for every 2 units.
Small Family Day Care	None in addition to what is required for the residential use.	
Large Family Day Care	1 per employee plus an area for loading and unloading children, on or off-site. Required spaces and the residential driveway for the primary residential use may be counted toward meeting these requirements.	
Elderly and Long-Term Care	1 for every 7 residents plus 1 for each live-in caregiver. Facilities serving more than 15 residents shall also provide 1 space for each caregiver, employee, and doctor on-site at any one time.	
Group Residential	1 spaces for the owner-manager plus 1 for every 5 beds and 1 for each non-resident employee.	
Residential Care, Limited	None in addition to what is required for the residential use.	
Residential Care, General	2 spaces for the owner-manager plus 1 for every 5 beds and 1 for each non-resident employee.	
Residential Care, Senior	1 for every 7 residents plus 1 for each live-in caregiver. Facilities serving more than 15 residents shall also provide 1 space for each caregiver, employee, and doctor on-site at any one time.	
Single Room Occupancy	0.5 space per unit	



Table 12-1 | Proposed General Plan Text

**TABLE 12-1: GENERAL PLAN LAND USE DESIGNATIONS AND ZONING DISTRICTS CONSISTENCY**

General Plan Land Use Designation	Development Code	Zoning District
Buffer	B	Buffer
<b>Residential</b>		
Low Density	RE	Residential Estate
	RS-1	Residential Single Family, Extremely Low Density
	RS-2	Residential Single Family, Very Low Density
	RS-3	Residential Single Family, Low Density
Medium Low Density	RS-4	Residential Single Family, Medium Low Density
Medium Density	RS-5	Residential Single Family, Medium Density
Medium High Density	RM-MH	Mobile Home Park
	RM-1	Residential Multi-Family, Medium High Density
Urban Neighborhood	RM-2	Residential Multi-Family, Urban Neighborhood
High Density	RM-3	Residential Multi-Family, High Density
<b>Mixed-Use</b>		
Neighborhood	NMX	Neighborhood Mixed Use
Corridor/Center	CMX	Corridor/Center Mixed Use
Regional	RMX	Regional Mixed Use
<b>Commercial</b>		
Main Street	CMS	Commercial - Main Street
Community	CC	Commercial - Community
Regional	CR	Commercial - Regional
General	CG	Commercial - General
Highway and Auto	CH	Commercial - Highway and Auto
Recreation	CRC	Commercial - Recreation
<b>Employment</b>		
Office	O	Office
Business Park	BP	Business Park
Regional Business Park	RBP	Regional Business Park
Light Industrial	IL	Light Industrial
Heavy Industrial	IH	Heavy Industrial
<b>Other</b>		
Open Space	OS	Open Space
	PR	Parks and Recreation
Public Facilities	PI	Public and Institutional
<b>Downtown Planning Area Anticipated Zoning Districts</b>		
Central Business District	DTC	Downtown Core
	DTG	Downtown General
Civic Center	DTG	Downtown General
Town Center	DTN	Downtown Neighborhood
Chinatown		

**TABLE 12-1: GENERAL PLAN LAND USE DESIGNATIONS AND ZONING DISTRICTS CONSISTENCY**

General Plan Land Use Designation	Development Code	Zoning District
Cultural Arts		
South Stadium		
Neighborhood Center	NMX	Neighborhood Mixed Use
Corridor General		
Neighborhoods	RS-5	Residential Single Family, Medium Density
	RS-4	Residential Single Family, Medium Low Density
Special Districts	IL	Light Industrial
Public Facility	PI	Public and Institutional
Open Conservation	OS	Open Space
	PR	Parks and Recreation

Exhibit G  
Part C: Redlined Proposed General Plan Text

Table 3-1 | Proposed General Plan Text

**TABLE 3-1: CITYWIDE STANDARDS FOR DENSITY AND DEVELOPMENT INTENSITY**

Land Use	Minimum to Maximum Residential Density (du/net acre) <sup>1,2,3</sup>	Maximum Floor Area Ratio
Buffer	Max = 0.05 (1 unit per 20 net acres)	-
<b>Residential</b>		
Low Density	Min = 1 unit per 5 acres Max = 3.5 units per acre	-
Medium Low Density	Min = 3.5 units per acre Max = 6 units per acre	-
Medium Density	Min = 5 units per acre Max = 12 units per acre	-
Medium High Density	Min = 12 units per acre Max = 16 units per acre	-
Urban Neighborhood Density	Min = 16 units per acre Max = 30 units per acre	-
High Density	Min = 30 units per acre Max = 45 units per acre	-
<b>Commercial</b>		
Main Street		1.0
Community		1.0
Recreation		0.5
General		2.0
Highway & Auto		0.75
Regional		1.0
<b>Mixed-Use</b>		
Neighborhood Mixed-Use	Min = 12 units per acre Max = 16 units per acre <del>Minimum 50% Residential</del>	1.5
Corridor/Center Mixed-Use	Min = 16 units per acre Max = 30 units per acre <del>Minimum 40% Residential</del>	1.5
Regional Mixed-Use	Min = 30 units per acre Max = 45 units per acre Minimum 30% Residential	2.0
<b>Employment</b>		
Office	-	2.0
Business Park	-	1.0
Regional Business Park	-	1.0
Light Industrial	-	1.5
Heavy Industrial	-	1.5

1. Based on Net Acreage.

2. Residential density refers to the ratio of residential dwelling units per acre (43,560 square feet) of land which is calculated by dividing the number of existing or proposed residential dwelling units by the land area of the property designated for, or proposed for development with, a residential use. The residential land area includes property upon which the residential and ancillary structures are located, together with yards and other private or common open spaces, and includes vehicle access drives and parking areas together with public and private roadways. The residential land area does not include major streets or State Routes designated by Figure MT-1: General Plan Circulation Diagram, and does not include schools or regional trails.

3. Additional density may be allowed for affordable housing or provision of community benefits (pursuant to California Government Code Sections 65915 – 65918, as may be amended).

Table 3-3 | Proposed General Plan Text

TABLE 3-3: GENERAL PLAN LAND USE DESIGNATIONS AND ZONING DISTRICTS CONSISTENCY		
General Plan Land Use Designation	Development Code	Zoneing District
Buffer	B	Buffer
<b>Residential</b>		
Low Density	RE	Residential Estate
	RS-1	Residential Single Family, Extremely Low Density
	RS-2	Residential Single Family, Very Low Density
	RS-3	Residential Single Family, Low Density
Medium Low Density	RS-4	Residential Single Family, Medium Low Density
Medium Density	RS-5	Residential Single Family, Medium Density
Medium High Density	RM-MH	Mobile Home Park
	RM-1	Residential Multi-Family, Medium High Density
Urban Neighborhood	RM-2	Residential Multi-Family, Urban Neighborhood
High Density	RM-3	Residential Multi-Family, High Density
	RM-MH	Mobile Home Park
<b>Mixed-Use</b>		
Neighborhood	NMX	Neighborhood Mixed Use
Corridor/Center	CMX	Corridor/Center Mixed Use
Regional	RMX	Regional Mixed Use
<b>Commercial</b>		
Main Street	CMSG	Main Street-Commercial - Main Street
Community	CC	Community-Commercial - Community
Regional	CRC	Regional-Commercial - Regional
General	CGC	General-Commercial - General
Highway and Auto	HACH	Highway and Auto-Commercial - Highway and Auto
Recreation	CRC	Commercial - Recreation
<b>Mixed-Use</b>		
Neighborhood Mixed Use	NMX	Neighborhood Mixed Use
Corridor/Center Mixed Use	CMX	Corridor/Center Mixed Use
Regional Mixed Use	RMX	Regional Mixed Use
<b>Employment</b>		
Office	O	Office
Business Park	BP	Business Park
Regional Business Park	RBP	Regional Business Park
Light Industrial	LIL	Light Industrial
Heavy Industrial	HIH	Heavy Industrial
<b>Other</b>		
Open Space	OS	Open Space

**TABLE 3-3: GENERAL PLAN LAND USE DESIGNATIONS AND ZONING DISTRICTS CONSISTENCY**

General Plan Land Use Designation	Development Code	Zoning District
	PR	Parks and Recreation
Public Facilities	PI	Public and Institutional
<b>Downtown Planning Area Anticipated Zoning Districts</b>		
Central Business District	DTC	Downtown Core
	DTG	Downtown General
Civic Center	DTG	Downtown General
Town Center	DTN	Downtown Neighborhood
Chinatown		
Cultural Arts		
South Stadium		
Neighborhood Center	NMX	Neighborhood Mixed Use
Corridor General		
Neighborhoods	RS-5	Residential Single Family, Medium Density
	RS-4	Residential Single Family, Medium Low Density
Special Districts	IL	Light Industrial
Public Facility	PI	Public and Institutional
Open Conservation	OS	Open Space
	PR	Parks and Recreation
<b>Downtown Land Use<sup>4</sup> Compared To Implementing Existing Zone Districts</b>		
Central Business District	GBD	Central Trading
Civic Center	CG	Civic Center
Town Center	C-2	Community Shopping
	C-6	Heavy Commercial
Neighborhood Center	C-1	Neighborhood Shopping Center
	C-2	Community Shopping
	C-5	General Commercial
Chinatown District	C-4	Central Trading
Cultural Arts District	C-4	Central Trading
Corridor General	C-1	Neighborhood Shopping Center
	C-2	Community Shopping
	C-5	General Commercial
Neighborhood	R-1	Single Family Residential
	R-2	Low-Density Multi-family Residential (MFR)
	R-3	Medium-Density MFR
	R-4	High-Density MFR
Special Districts	C-M	Comm. & Light Manufacturing
	M-1	Light Manufacturing
Open Conservation	O	Open Conservation
South Stadium	C-M	Comm. & Light Manufacturing

4. Specific zoned districts associated with Downtown land uses are established in the existing Zoning Code and are anticipated to be refined by subsequent amendment when more specific Downtown plans and Development Code sections are approved.

Table 11-3 | Proposed General Plan Text

TABLE 11-3: CONSISTENCY MATRIX	
Goals, Policies and Programs of the Housing Element	General Plan Consistency
<b>Goal 1 – General Plan Implementation</b>	
Policy 1.1 – Continue the Housing Support Activities of the City and RDA	The General Plan is not inconsistent with this Policy. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. Housing activities are supported by the General Plan as noted in the Programs. For example: Objective LU-5, Objective HC-2 and Objective HC-3.
Program 1.1.1 –Implementation of General Plan Policies (affordable housing policies and policies for compact and mixed use development)	<p>The General Plan is not inconsistent with the affordable housing policies and policies for compact and mixed use development in this program. Examples include:</p> <p>Creates a range of housing opportunities and choices. See General Plan Goals 7, 8 and 10; Objectives HC-3, UF-1, LU-2 and LU-5; Policies HC-3-a, UF-1-a, and UF-1-d.</p> <p>Creates walkable neighborhoods. See General Plan Goals 8, 9, 10, and 14; Objectives HC-2, D-4; UF-13, UF-14, MT-5; Policies HC-2-a, HC-2-c, HC-2-d, HC-2-e, HC-6-a, MT-6-g , UF-12-a, UF 14-b and UF-14-c.</p> <p>Recognizes mixed land uses, including Corridor/Center Mixed Use, Regional Mixed Use and Neighborhood Mixed-Use. See General Plan Goals 7 and 8; Objective UF-12; Policies UF-12-d, UF-12-f, LU-3-b; and Figure LU-1 (Land Use Diagram).</p> <p>Takes advantage of compact building designs. See General Plan Goal 10, Objective LU-2, Policies LU-1-c, LU-1-e, LU-2-a, LU-2-b, LU-2-c, LU-3-b, LU-3-c, LU-5-e, LU-5-f, and UF-12-b. Policy LU-3-b explicitly encourages development of mixed-use urban corridors, with other policies supporting infill and higher density, compact development. Additionally, the General Plan is implemented through an updated Development Code, which allows housing to take advantage of compact building designs. It will provide considerable additional opportunities for medium-high (12 to 16 dwelling units per acre), urban neighborhood densities (16 to 30 units per acre) and high density (30 to 45 dwelling units per acre) residential development in close proximity to public transit and employment opportunities. Compact building designs are contemplated to accommodate for these greater densities. Additionally, the adoption of a comprehensive update of the Development Code is part of the implementation of this General Plan. Form-based codes are anticipated for the Downtown</p>

	<p>Planning Area as part of the pending community and Specific Plans for that area. This General Plan provides a land use plan for SEDA. See Figure LU-1 (Land Use Diagram)</p>
Program 1.1.2 – One Stop Processing	<p>The General Plan is not inconsistent with this program. This Program has been incorporated into the General Plan, which promotes streamlining of applications, etc. For examples, see Goal 1 commentary, Goal 13; Objective LU-5; Policies D-4-a, LU-2-b, LU-2-f, and RC-1-c. The MEIR will also allow for streamlining for certain environmental review, and <u>the adoption of a comprehensively updated of the</u> Development Code (including the streamlining of permit approval) <del>will be adopted as is</del> part of the implementation of this General Plan. Finally, Policy LU-4-c takes this a step further by creating an interagency housing task force to further synchronize programs and to further develop a coordinated affordable housing plan.</p>
Program 1.1.3 – Reduced Housing Costs	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program, as this Program has been incorporated into the General Plan, which promotes reduced housing costs. For examples, see Goals 7, 8 and 9; Objectives LU-4, LU-5, HC-3; Implementing Policies LU-2-b, LU-2-c, LU-2-d, LU-4-b, LU-4-c, LU-5-e, LU-5-f, HC-3-c, HC-3-d.</p>
Program 1.1.4 – Institutional Barriers	<p>There were no institutional barriers identified during the last reporting period. However, even if any institutional barriers were identified, the General Plan will update land use policies, ordinances, and procedures to fully address such issues. See also Tables 3-1 and 3-2 (standards for density and development intensity) and Objective LU-5.</p>
Program 1.1.5 – Complaint Referral	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5. Policy HC-1-a supports implementation of this Program, including continuing compliance, information dissemination, and referral services through neighborhood associations. Objective HC-4 and Implementing Policies HC-4-c and HC-4-d support code enforcement and resolution of landlord/tenant issues.</p>
Program 1.1.6 – Support of Current Law	<p>The General Plan is not inconsistent with this program. See Objective LU-5. The City has been contributing financial support to the FHCCC; for example, see also HC-3-c and related commentary.</p>
Program 1.1.7 – Fresno Green	<p>The General Plan is not inconsistent with this program and will assist implementation of the Fresno Green program. For example, see Goals 3, 4, 9 and 16; Implementing Objectives LU-5 and HCR-3, RC-4, RC-5, RC-8, HC-2, HC-3; supporting policies RC-5-c, HC-2-e, HC-3-f and UF-12-g. Most of the objectives and programs that support these strategies are embedded throughout the General Plan, particularly in the implementing policies of the Resource Conservation Element. See also Resource Conservation and Resilience narrative entitled "Fresno Green – The City of Fresno's Strategy for Achieving Sustainability."</p>



Program 1.1.8 – Funding Energy Saving Improvements	The General Plan is not inconsistent with this program. The General Plan promotes incentives for energy efficient improvements. For example, see Goal 3; Objectives LU-1, LU-5, RC-8, HCR-3, and Policies RC-5-c, RC-8-c, RC-8-d, and HC-3-d.
<b>Goal 2 – New Construction of Affordable Housing</b>	
Policy 2.1 New Construction	The General Plan is not inconsistent with this program. As discussed above in the narrative, the Regional Housing Needs Allocation (RHNA) identified a need for approximately 20,967 units for the 2008-2013 planning period. The number of potential dwelling units allowable in the land use designations proposed by the General Plan, and by zoning in the updated Development Code meet and exceed this amount. Details can be found throughout the General Plan, including increased density and development intensity (such as Table 3-1 and Table 3-2) and infill/growth area construction (Objectives UF-1, UF-12, UF-13, LU-2, LU-4, and LU-5 and supporting Policies).
Program 2.1.1 – Land Demand	The General Plan is not inconsistent with this program. Land use designations are designed to accommodate population growth through 2035, and zoning is consistent with this planned growth. Policies focus on supporting and encouraging infill development to make better use of underutilized lots such as providing infrastructure (LU-2-d) or other incentives (LU-2-c) to make infill more feasible and attractive to the development community. For example, see Objectives UF-12, UF-13, LU-2, LU-5; Policies UF-12-a, UF-12-b, UF-13-a, LU-1-e, LU-1-f, ED-1-d and ED-1-e.
Program 2.1.2 – Reduction in Density	The General Plan is not inconsistent with this program and will continue to comply with State law regarding density reduction. The General Plan allows an overall increase in residential density and development intensity as compared to the 2025 General Plan. (See Goal 8 and 10, Tables 3-1 and 3-2) As such, under this General Plan the City will more than exceed its fair housing obligation and there will be no net loss of residential capacity.
Program 2.1.3 – Central Community Plan Area Housing	<p>Even though Community Plans, and their potential requirements, are not part of the General Plan and are either being amended or repealed to ensure consistency, Program 2.1.3 references the Central Community Plan for the limited purpose of identifying specific geographical regions. As such, the boundaries are still applicable for the purposes of the Program.</p> <p>The General Plan is not inconsistent with this program. For example, see Commentary to Goal 1, Goal 13; Objective LU-5; Policies LU-1-d, LU-2-a, LU-2-b, RC-1-c and D-4-a. Additionally, the MEIR will also allow for a streamlined process for certain environmental review. The adoption of a comprehensively updated of the Development Code (including the streamlining of permit approval) is being adopted as part of the implementation of this Plan. (See</p>

	<p>Resource Conservation and Resilience Element narrative including "CEQA Tiering and Streamlining Analysis of Greenhouse Gas Emissions.") Further, the General Plan anticipates community plans and Specific Plans will be approved for the revitalization and continued development of the Downtown neighborhoods, and contemplates adoption of a <u>development code zoning districts</u> specific to the Downtown which will support and streamline the infill process. For example, see Objective LU-3; Policy LU-3-a.</p>
Program 2.1.4 – Inner City Residential Development	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. See Goal 2 and LU-5. Additionally, infill development is a significant component of the General Plan. For examples, see Goals 2 and 10; Objectives UF-5, UF-12, LU-2, LU-4, LU-9; Policies PU-4-b, ED-1-d, ED-3-f, POSS-1-d, NS-1-p, HCR-3-c, RC-2-a, RC-2-b, MT-2-c, UF-1-a, UF-12-f, LU-1-d, LU-2-a, LU-2-b, LU-2-c, LU-2-d, LU-2-e, LU-2-f. Also see Urban Form Element narrative on "Infill Development," Infill Development Act, and Land Use Diagram Figure LU-1.</p>
Program 2.1.5 – Other Infill Housing	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5. Other infill housing is also a significant component of the General Plan, as is affordable housing. See discussion at Program 2.1.4; Goals 7, 8 and 9; Objectives HC-3, LU-4; Policies HC-3-a, HC-3-c, HC-3-d, LU-2-b, LU-2-c LU-4-c, LU-5-e, LU-5-f, LU-5-h, and LU-5-i; Healthy Communities Element narrative "Safe and Affordable Housing."</p>
Program 2.1.6 – Multi-Family Land Supply	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5, <u>including through and</u> the updated Development Code. The General Plan expands the amount of available supply of land designated for multi-family residential uses. (See Land Use Diagram, Figure LU-1) Finally, the General Plan also supports large-scale rezones to promote consistency with its land use designations, including zoned districts for multi-family uses.</p>
Program 2.1.6A – Facilitate the Development of Multi-Family Housing Affordable to Lower Income Households	<p>The General Plan is not inconsistent with this program. The proposed land use changes in the General Plan provide for a total of 38,835 additional dwelling units, which exceeds the 38,469 additional dwelling units identified by the rezoning under this program (Rezone 500 acres of vacant land to the R-2 or R-3 zoning district at a minimum of 20 units per acre and rezone 200 acres of vacant land to R-3 or R-4 zoning district at a minimum of 38 units per acre).<sup>1</sup> The increased density throughout various locations in the city and conversion of commercially zoned land to mixed use districts provides for this increased capacity consistent with this program. This additional housing, outside the Downtown Planning Area, is distributed within the land use categories and densities shown in Tables 3-1 and 3-2 along with the total units for the</p>

<sup>1</sup> Housing Element 2008-2013 Amendment 1.

	Downtown Planning Area.
	The Development Code update will also allow for second dwelling units as a permitted use and will also assist with providing additional affordable housing to lower income households. See also Objective LU-5 and Implementing Policy LU-5-f. Any remaining actions are N/A.
Program 2.1.7 – Increase Housing Yields	N/A. Nevertheless, the General Plan is not inconsistent with this program. The General Plan and Development Code update are being prepared consistent with State law. The General Plan is increasing density to increase housing yield per acre. Also see Goal 8, Objectives LU-2, LU-4, LU-5, and MT-8. The Development Code Update will further promote streamlining and/or eliminating some discretionary permits to remove governmental constraints to accomplish increased housing yields.
Program 2.1.7A – Maximum Density	The General Plan is not inconsistent with this program. See Goal 8, Objectives LU-2, LU-4, LU-5, D-3 to create green streets, MT-2 to make efficient use of the existing transportation system, and MT-8. Also LU-1-a to encourage new development and infill in the Downtown, along BRT corridors, and on vacant land within the City Limits (boundary as of December 31, 2012). Allowable residential densities per acre have been increased, which allows for increased housing yields. See Tables 3-1 and 3-2. The General Plan also supports large-scale rezones to promote consistency with its land use designations, including Residential use classifications. Any remaining actions are N/A.
Program 2.1.8 – Mixed-Use Zoning	The General Plan is not inconsistent with this program. Mixed use is a recognized and promoted land use. (See Tables 3-1 and 3-2) The Urban Form, Land Use, and Design Element, as well as the Development Code update, provide design standards for Activity Centers and transit corridors. (For examples, see Urban Form, Land Use, and Design Element narrative entitled “Major Strategic Directions for Future Growth” and “BRT Corridors & Centers;” Figure UF-1; Objective LU-5; Policies UF-1-a, UF-1-c, UF-12-b through UF-12-f, LU-5-f, LU-6-d, LU-9-b through LU-9-d, D-1-b and D-2-a.) The General Plan also supports a form-based zoning code update for the Downtown Planning Area as a component of the Development Code.
Program 2.1.9 – Farmworker Housing Funding and Development	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5, and HC-3; and Implementing Policies LU-2-b, LU-2-d, and LU-4-c.
Program 2.1.10 – Emergency Shelter Grant Allocations	N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5 and implementing policy HC-2-b.
Program 2.1.11 – Zoning for Emergency and Homeless Shelters	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5 and HC-3; and implementing policy HC-2-b.
Program 2.1.12 – Zoning for Special Needs Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5; implementing policy HC-2-a, LU-5-i.

Program 2.1.13 – Transitional and Supportive Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2 and LU-5 and implementing policies LU-4-c and HC-2-b and HC-3-c.
Program 2.1.14 – Single Room Occupancy Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5 and implementing policy LU-4-c, and HC-2-b. These implementing policies are in support of providing a range of housing for all residents of Fresno. The Development Code update also addresses this program, allowing Limited Residential Care in all residential zones as a permitted use and General Residential Care with a Conditional Use Permit in most residential districts (See Table 11-7).
Program 2.1.15 – Very-Low Income Large Family Single and Multi-Family Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5 and Implementing Policies LU-2-b, LU-2-d and LU-4-c.
Program 2.1.16 – Extremely Low, Very Low, and Low-Income Senior Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5 and implementing policy LU-4-c and HC-2-b. These implementing policies are in support of providing a range of housing for all residents of Fresno. The Development Code update also addresses this program.
Program 2.1.17 – Other Extremely Low and Very Low-Income Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and implementing policy LU-4-c and HC-2-b. These implementing policies are in support of providing a range of housing for all residents of Fresno. The Development Code update also addresses this program by allowing second dwelling units in all single family residential zones as a permitted use.
Program 2.1.18 – Inclusionary and Alternative Housing Policy Programs	The General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. In addition, see Objective LU-5 and Implementing Policy LU-4-c, and HC-2-b. These implementing policies are in support of providing a range of housing for all residents of Fresno. The Development Code update also addresses this program.
Program 2.1.19 – Proposition 1C Program	N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5; implementing policy LU-4-c.
Program 2.1.20 – Strengthening Partnerships with Affordable Housing Developers	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and Implementing Policy LU-4-c. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno.

Program 2.1.21 – Zoning for Agricultural Employees (Farmworker) Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5 and HC-3; and Implementing Policies LU-2-b, LU-2-d, and LU-4-c.
Program 2.1.22 – Single Room Occupancy Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and Implementing Policies LU-4-c and HC-2-b. The Development Code update also addresses this program.
<b>Goal 3 – Housing Rehabilitation, Acquisition and Neighborhood Improvements</b>	
Policy 3.1 – Neighborhood Revitalization	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. See Goal 7, 8, and 9; also Objective LU-5.
Program 3.1.1 – Comprehensive Code Enforcement	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-4 and LU-5, and Implementing Policies LU-4-a, LU-4-b, and LU-4-c. All demonstrate the General Plan's support for this program.
Program 3.1.2 – Neighborhood Infrastructure	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Goal 9; Objective LU-1, LU-4, LU-5, LU-11, MT-5, and UF-6; also Implementing Policy LU-1-a, LU-4-bMT-5-a, and MT-5-b.
Program 3.1.3 –Public Utilities Sewer and Water Deficiencies	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Goal 9, Objectives LU-1 and LU-5, and Implementing Policies LU-1-a, LU-11, and UF-6.
Program 3.1.4 – Enhanced Police Service to High-Crime Neighborhoods	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Goal 9, Implementing Objectives LU-5, PU-1, and Implementing Policies PU-1-a and PU-1-g.
Policy 3.2 – Housing Rehabilitation, Replacement and Home Buyer Assistance	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b, LU-4-b, and LU-4-c. They all support this policy and its subsequent Programs; 3.2.1, 3.2.2, 3.2.3, 3.2.4, and 3.2.5.
Program 3.2.1 – Housing Rehabilitation	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno,

	<p>and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b, LU-4-b, and LU-4-c.</p>
Program 3.2.2 – Housing Replacement	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b, LU-4-b, and LU-4-c.</p>
Program 3.2.3 – Home Buyer Assistance	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b, LU-4-b, and LU-4-c.</p>
Program 3.2.4 – Redevelopment Housing Sites	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, LU-2-b, LU-4-b, and LU-4-c.</p>
Program 3.2.5 – Comprehensive Housing Quality Survey and Upgrade Geographic Information System (GIS)	<p>N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the</p>

	Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b.
<b>Goal 4 – Redevelopment and Relocation</b>	
Policy 4.1 – Preservation of Affordability of At-Risk Housing	N/A. Nevertheless, the General Plan is not inconsistent with this policy. See Goal 7 and Goal 9; also, Objectives LU-2 and LU-5; and Implementing Policies LU-2-b, LU-5-e, and LU-5-f; and comments below.
Program 4.1.1 – At-Risk Housing	N/A. Nevertheless, the General Plan is not inconsistent with securing the continued affordability of at-risk housing units through preservation and replacement. This is demonstrated in Goal 7 and Goal 9, As well, Objectives LU-2, LU-4, and LU-5; and Implementing Policies LU-2-b, LU-4-a, LU-4-b, and LU-4-c.
Program 4.1.2 – Prevention and Alleviating Foreclosures	N/A. Nevertheless, the General Plan is not inconsistent with preventing and alleviating foreclosures. See Objective UF-12, LU-4, and LU-5; and Implementing Policies LU-4-a, LU-4-b, and LU-4-c.
Policy 4.2 – Relocation of Residents	N/A. Nevertheless, the General Plan is not inconsistent with this program. See response to Program 4.2.1 that addresses relocation of residents and LU-5.
Program 4.2.1 – Provide Relocation Services as Needed	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The City shall continue to provide relocation assistance to individuals and families displaced due to redevelopment activities as prescribed by law. See also Objective LU-5.
Policy 4.3 -Accountability	N/A. Nevertheless, the General Plan is not inconsistent with this program. See responses to programs 4.3.1 and 4.3.2 that address accountability and Objective LU-5.
Program 4.3.1 – Required Reporting by Regional Housing Need Allocation Income Category	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and Implementing Policies LU-5-e and LU-5-f.
Program 4.3.2 – Citywide Public Services Processing for Affordable Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and Implementing Policies LU-5-e and LU-5-f.

Table 11-4 | Proposed General Plan Text

TABLE 11-4: TERM EQUIVALENCY MATRIX	
Term Used in Adopted Housing Element	Equivalent Use in General Plan
Planning and Development Department	Development and Resource Management Department
Redevelopment Agency of the City of Fresno (RDA)	The function of the RDA is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno
Community Plans	Note: The adopted Housing Element references several Community Plans for the limited purpose of identifying specific geographical regions or to identify potential regulations that may affect mixed-use projects. Those Community Plans, and their potential requirements, are not part of the General Plan and are either being amended or repealed to ensure consistency. The General Plan essentially consolidates many aspects of those Community Plans into a centralized planning document and remains consistent with the goals, policies and programs of the adopted Housing Element <sup>2</sup>
Zoning Ordinance	Development Code (Also referred to as the Development Code Update) Downtown Development Code

<sup>2</sup> Following the adoption of the General Plan, a form-based development code is anticipated to be adopted, which will serve as the zoning ordinance applicable to the Downtown Planning Area.



Table 11-5 | Proposed General Plan Text

Table 11-5 translates the zoning district terminology used citywide for the General Plan to the most equivalent zoning districts used when the Housing Element was adopted in 2008.

TABLE 11-5: ZONING DISTRICTS EQUIVALENCY TRANSLATION MATRIX			
Zoning District When Housing Element Adopted		Equivalent Zoning District in General Plan Zone District in new Citywide Development Code	
Exclusive Agricultural	AE-20, AE-5	B(None)	Buffer
	AE-5	RE	Residential Estate
None	None	B	Buffer
Residential			
Single-Family	R-A, R-1-E, R-1-EH	RS-361, EQ <sup>1</sup>	Single Family
	R-1-A, R-1-AH	RS-2, EQ <sup>1</sup> 20	
	R-1-B, R-1-C	RS-312	
	R-1	RS-45	
	None	RS-2.55	
Multi-Family	R-2-A	RM-2.51	Multi-Family
	R-2, R-3	RM-2	
	R-4	RM-31	
Mobile Home Park	MH, T-P	RM-MH	Mobile Home Park

1. Equine Overlay District

Table 11-7 | Proposed General Plan Text

TABLE 11-7: HOUSING TYPES<sup>3</sup> PERMITTED BY ZONING DISTRICTS IN GENERAL PLAN

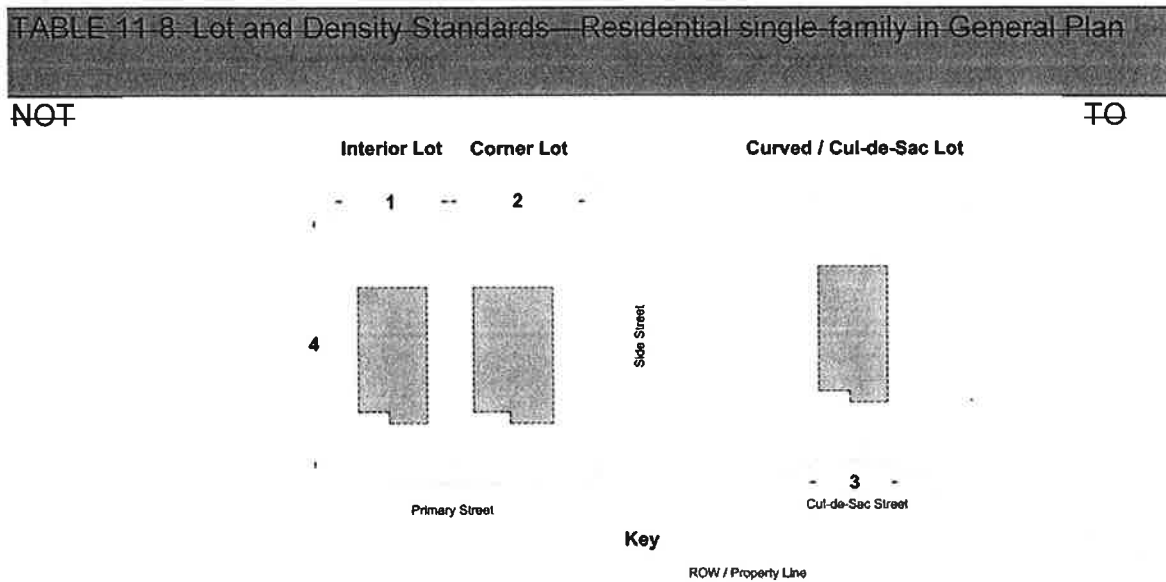
District	RE	RS-361	RS-20	RS-123	RS-94	RS-5	RS-2-5 RS-MH Additional Regulations
<b>Residential Use Classifications</b>							
<b>Residential Housing Type</b>							
<u>Single-Unit Dwelling, Detached</u>	P	P	P	P	P	P	§15-2738, Manufactured Homes
<u>Single-Unit Dwelling, Attached</u>	-	-	=	=	C	P	
<u>Second Dwelling Unit</u>	P	P	P	P	P	P	§15-2754, Second Dwelling Units, Backyard Cottages, and Accessory Living Quarters
<u>Cottage Housing Development</u>	-	-	=	=	=	P	§15-2723, Cottage Housing Developments (Pocket Neighborhoods)
<u>Duplex</u>	-	-	=	=	=	P	§15-906, Duplex and Multi-Unit Residential Standards
<u>Multi-Unit Residential</u>	-	-	=	=	=	P	§15-906, Duplex and Multi-Unit Residential Standards
<b>Adult Family Day Care</b>							
<u>Small (6 clients or less)</u>	P	P	P	P	P	P	
<u>Large (7 to 12 clients)</u>	-	C	C	C	C	C	
<b>Domestic Violence Shelter<sup>CT1</sup></b>							
<u>Small (6 persons or less)</u>	P	P	P	P	P	P	
<b>Family Day Care</b>							
<u>Small (8 children or less)</u>	P	P	P	P	P	P	§15-2725, Day Care Centers and Family Child Care Homes
<u>Large (9 to 14 children)</u>	-	C	C	C	C	C	
<b>Group Residential</b>							
<u>Small (6 persons or less)</u>	P	P	P	P	P	P	
<b>Residential Care Facilities</b>							
<u>Residential Care, General</u>	-	C	C	C	C	C	
<u>Residential Care, Limited</u>	P	P	P	P	P	P	
<b>Residential Housing Type</b>	See sub-classifications below						

<sup>3</sup> P = Permitted; - = Not Allowed; C = Conditional Use Permit Required

**TABLE 11-7: HOUSING TYPES<sup>3</sup> PERMITTED BY ZONING DISTRICTS IN GENERAL PLAN**

District	RE	RS-361	RS-20	RS-123	RS-94	RS-5	RS-2.5 RS-MH Additional Regulations	
Single-Unit Dwelling, Detached	P	P	P	P	P	P	P X	\$TBD, Manufactured Housing
Single-Unit Dwelling, Attached	X	X	X	X	C	P	P X	
Second Dwelling Unit	P	P	P	P	P	P	P X	\$TBD, Second Dwelling Unit
Adult Family Day Care	See sub-classifications below							
Small	P	P	P	P	P	P	P P	
Large	X	C	C	C	C	C	C X	\$TBD, Day Care
Family Day Care	See sub-classifications below							
Small	P	P	P	P	P	P	P P	
Large	X	C	C	C	C	C	C C	\$TBD, Day Care
Mobile Home Parks	X	X	X	X	X	X	X C	\$TBD, Manufactured Housing; \$TBD, Mobile Home Parks
Residential Care Facilities	See sub-classifications below							
Residential Care, General	X	C	C	C	C	C	C X	
Residential Care, Limited	P	P	P	P	P	P	P P	
<b>Other Applicable Types</b>								
Accessory Uses and Structures	\$15-2703, Accessory Uses; TBD, Accessory Uses							
Accessory Living Quarters	P	P	P	P	P	P	\$15-2754, Second Dwelling Units, Backyard Cottages, and Accessory Living Quarters P	
Backyard Cottage	P	P	P	P	P	P	P P	
Home Occupations	\$15-2735, Home Occupations P P P P P P P							
Transitional and Supportive Housing	\$15-2762, Transitional and Supportive Housing; TBD, Transitional and Supportive Housing							

Table 11-8 | Proposed General Plan Text



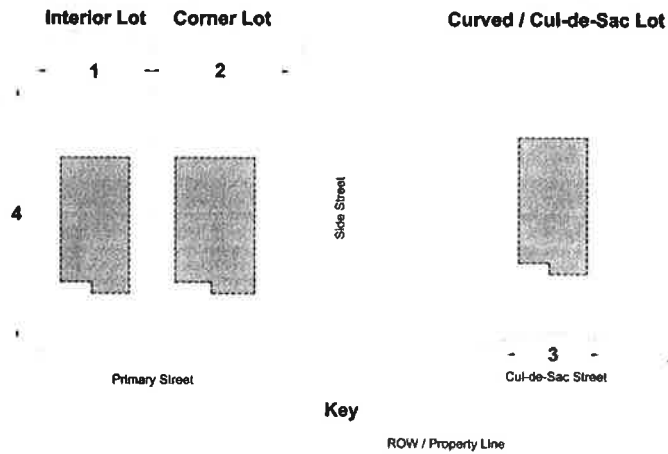
SCALE

District	RE	RS-36	RS-20	RS-12	RS-9	RS-5	RS-2.5	Additional Regulations	#
Maximum Density (du/lot)	4	4	4	4	4	4	4	\$15-12, 2 <sup>nd</sup> Dwelling, Accessory Units	
Minimum Lot Size (sq. ft)	2.5 acres	36,000	20,000	12,000	9,000	5,000	2,500		
Minimum Lot Area per Dwelling Unit (sq. ft)	2.5 acres	36,000	20,000	12,000	9,000	5,000	2,500		
Minimum Lot Width (ft)									

**TABLE 11-8: Lot and Density Standards—Residential single-family in General Plan**

NOT

TO



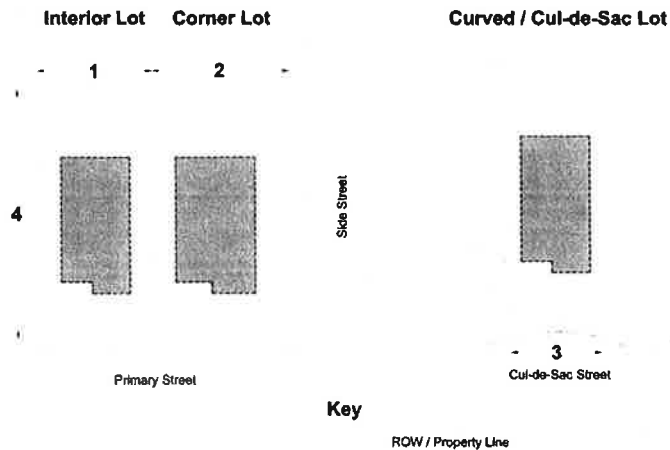
SCALE

District	RE	RS-36	RS-20	RS-12	RS-9	RS-5	RS-2.5	Additional Regulations	#
General Standard	130	130	110	80	70	50	25		①
Corner	130	130	110	90	80	60	30		②
Reversed Corner	130	130	110	95	85	65	35		
Where Side Property Line Abuts a Major Street, Freeway or Railroad	160	160	130	100	90	80	-	§15-12, Setback Overlay	
Curved/Cul-de-Sac	-	-	80	60	50	40	-		③

**TABLE 11-8: Lot and Density Standards—Residential single family in General Plan**

NOT

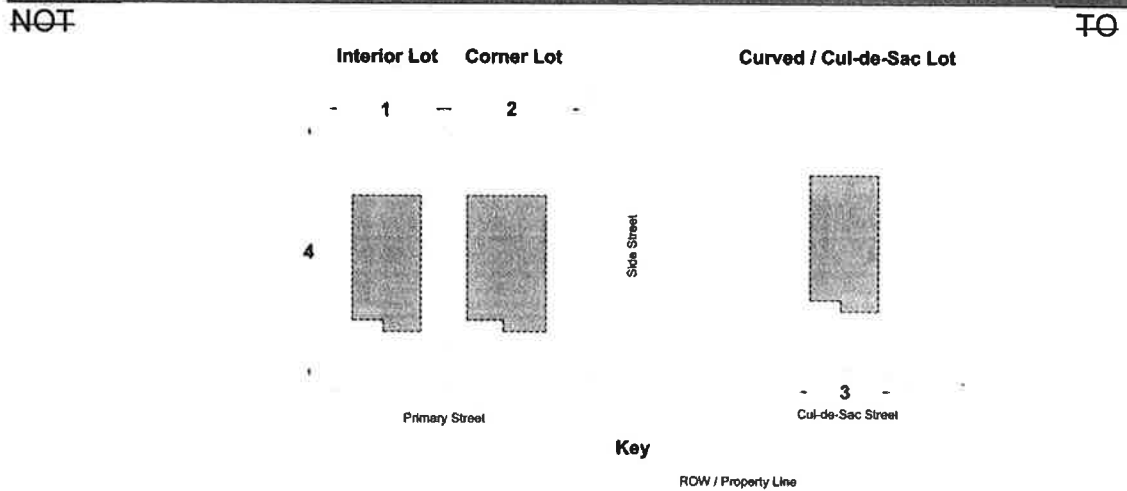
TO



SCALE

District	RE	RS-36	RS-20	RS-12	RS-9	RS-5	RS-2.5	Additional Regulations	#
Minimum Lot Depth (ft)									
General Standard	200	200	130	110	110	90	90		④
Where Front or Rear Property Line Abuts a Major Street (in addition to landscape easements required elsewhere in this Code or operative Plan.	200	200	130	120	120	115	100		④

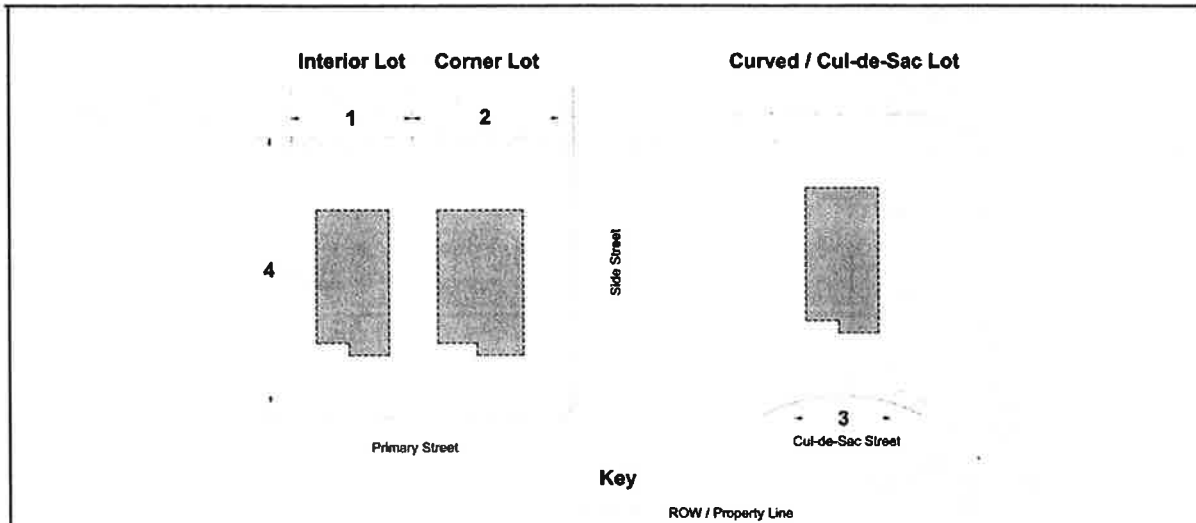
TABLE 11-8: Lot and Density Standards—Residential single family in General Plan



SCALE

District	RE	RS-36	RS-20	RS-12	RS-9	RS-5	RS-2.5	Additional Regulations	#
Where a Front or Rear Property Line Abuts a Freeway or Railroad	200	200	150	150	130	130	-	\$15-12, Setback Overlay	4

TABLE 11-8: LOT AND DENSITY STANDARDS—RESIDENTIAL SINGLE FAMILY IN GENERAL PLAN



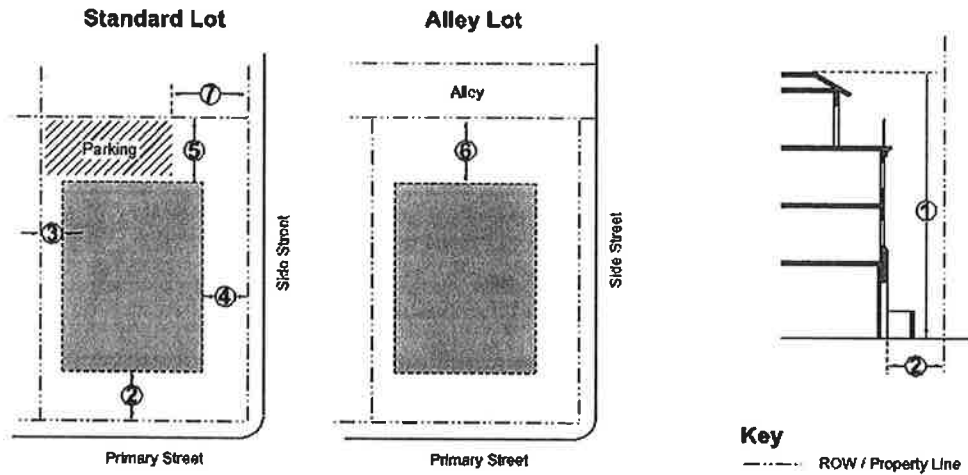
NOT TO SCALE

District	RE	RS-1	RS-2	RS-3	RS-4	RS-5	Additional Regulations	#
Minimum Lot Size (sq. ft.)	5 acres	36,000	20,000	9,000	5,000	4,000		
Minimum Lot Size, with Enhanced Streetscape (sq. ft.)	=	=	=	=	=	2,700	\$15-904-B, Enhanced Streetscape	
Maximum Lot Size	=	=	=	32,000	9,000	6,500		
Residential Density (dwelling units per lot)	1	1	1	1	1	1	\$15-310, Determining Residential Density	
Minimum Lot Width (ft.)								
General Standard	110	110	110	70	50	35		①
Corner	110	110	110	80	55	40		②
Reversed Corner	110	110	110	90	60	50		
Where Side Property Line Abuts a Major Street, Freeway or Railroad	160	160	130	90	70	60		
Curved/Cul-de-Sac	80	80	80	60	40	30		③
Minimum Lot Depth (ft.)								
General Standard	130	130	130	100	85	70		④
Where Front or Rear Property Line Abuts a Major Street	200	200	130	110	100	90		④
Where a Front or Rear Property Line Abuts a Freeway or Railroad	200	200	150	150	120	120		④



Table 11-9 | Proposed General Plan Text

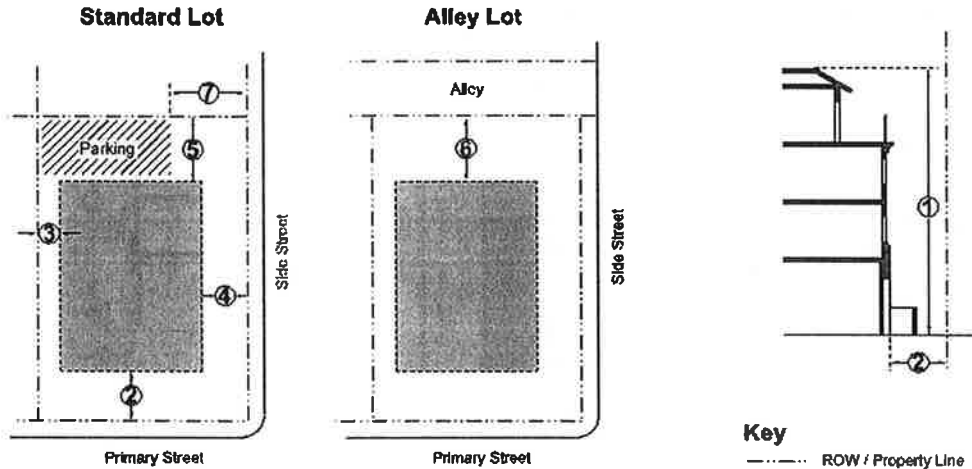
**TABLE 11-9: BUILDING FORM, LOT, AND DENSITY STANDARDS—RESIDENTIAL MULTI-FAMILY DISTRICTS IN GENERAL PLAN**



NOT TO SCALE

District	RM-2.5 <sub>1</sub>	RM-4.5 <sub>2</sub>	RM-1 <sub>3</sub>	RM-MH	Additional Regulations	#
Maximum Density	1 du/2,500 sq. ft.	1 du/1,500 sq. ft.	1 du/1,000 sq. ft.	1 du/2,400 sq. ft.		
Maximum Density (du/ac) (min./max.) Minimum Lot Size (sq. ft.)	12/166,000	16/307,500	30/4540,000	12/163 acres	§15-310, Determining Residential Density	
Maximum Height (ft.) Minimum Lot Area per Dwelling Unit (sq. ft.)	402,500	501,500	601,000	352,400	§15-2012, Heights and Height Exceptions, 15-1003-A, RS Transition Standards	1
Setbacks (ft.) Minimum Lot Width						

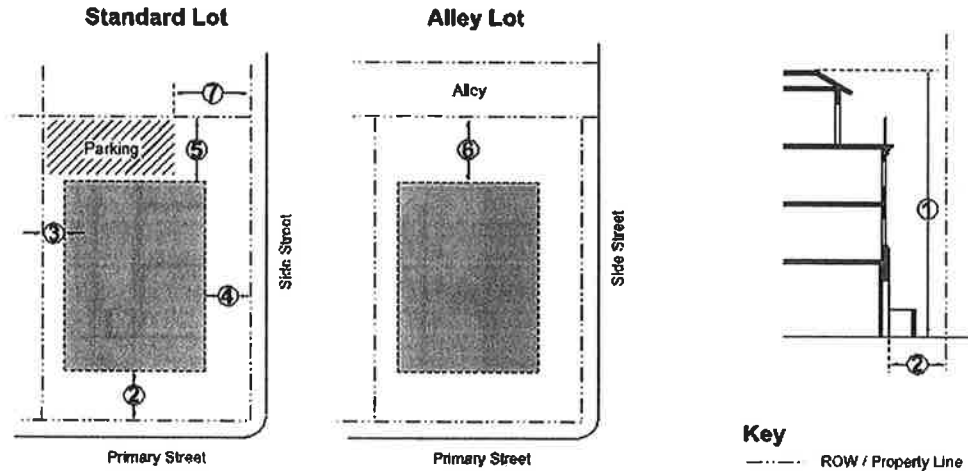
**TABLE 11-9: BUILDING FORM, LOT, AND DENSITY STANDARDS—RESIDENTIAL MULTI-FAMILY DISTRICTS IN GENERAL PLAN**



NOT TO SCALE

(ft)						
Front (min. / max.) General Standard	10 / 2050	10 / 2060	10 / 2065	10 / 20410	\$15-313, Determining Setbacks and Yards	2 1
Interior Side (min.) Corner	10 total, min. 4/side 60	565	575	5440	\$15-1004-A, RS Transition Standards	3 2
Street Side (min.) (Parcel < 125 ft. in depth) Reversed-Corner	1065	1070	1080	10440	\$15-1004-B, Side Setbacks for Attached Dwellings	4
Street Side (min.) (Parcel > 125 ft. in depth) Where Side Property Line Abuts a Major Street, Freeway or Railroad	1580	15440	15440	15430	\$15-1004-C, Parking Setback \$15-2014, Projections/Encroachments into Yards	4
Rear (min.) Minimum Lot Depth (ft)	20	15	15	10	\$15-2305, Areas to be Landscaped	5
Alley (min.) General Standard	390	3410	3440	3430	\$15-12, Setback	6 3

**TABLE 11-9: BUILDING FORM, LOT, AND DENSITY STANDARDS—RESIDENTIAL MULTI-FAMILY DISTRICTS IN GENERAL PLAN**

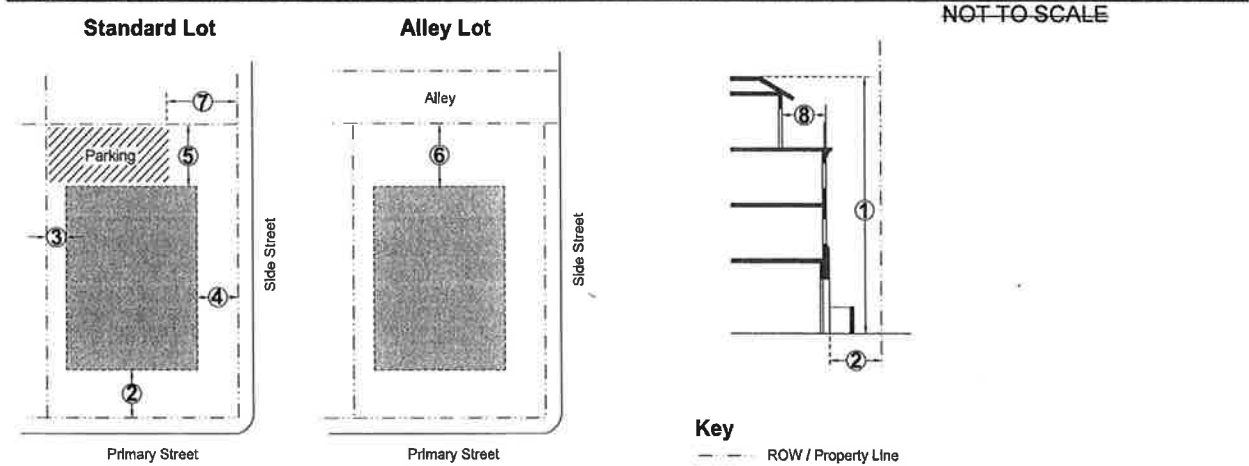


NOT TO SCALE

Parking, from back of sidewalk or curb (min.) Where Front or Rear Property Line Abuts a Major Street	30415	30420	30420	30430	Overlay	③ ⑦
Minimum Frontage Coverage (%) Where Front or Rear Property Line Abuts a Freeway or Railroad	50430	50450	50450	150	\$15-317, Determining Frontage Coverage \$15-42, Setback Overlay	③
Maximum Lot Coverage (% of lot)	50	50	60	50	\$15-311, Determining Lot Coverage	
Minimum On-Site Open Space (% of Lot Area)	20	15	10	0		

Table 11-10 | Proposed General Plan Text

TABLE 11-10: BUILDING FORM AND LOCATION STANDARDS—RESIDENTIAL MULTI-FAMILY DISTRICTS IN GENERAL PLAN



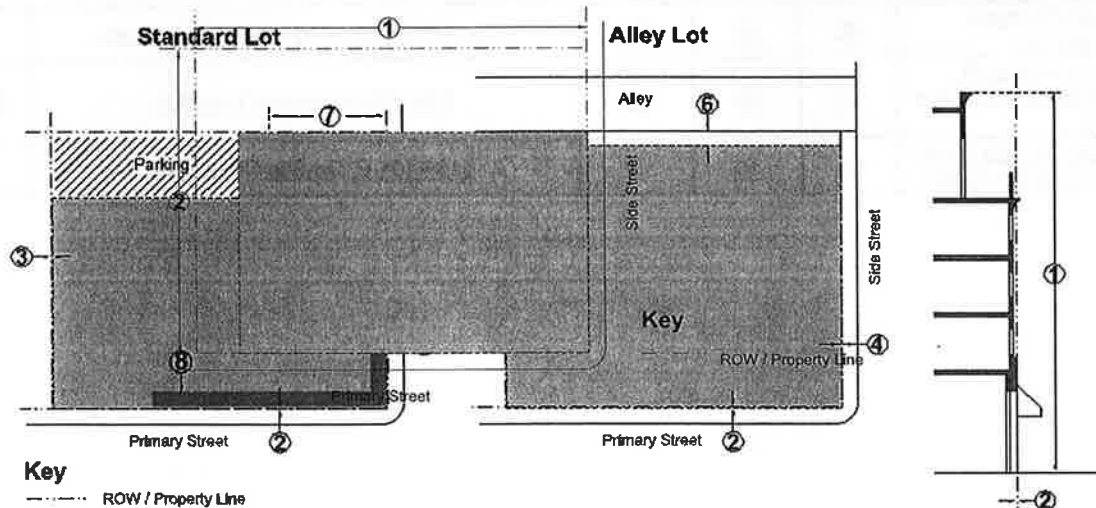
District	RM-2.5	RM-1.5	RM-1	RM-MH	Additional Regulations	#
Maximum Height (ft)	35	40(A)	60(A)	35(A)	\$TBD, Heights and Height Exceptions	1
Minimum Setbacks (ft)						
Front	15	15(A)	15(A)	15(A)	(C) and \$TBD, Projections/Encroachments into Yards	2
Interior-Side	10 total, min. 4/side	5(A)	5(A)	5(A)	(B) and \$TBD, Projections/Encroachments into Yards	3
Street-Side	40	40	40	40	(C) and \$TBD, Projections/Encroachments into Yards	4
Rear	20	15(A)	15(A)	10(A)	\$TBD, Projections/Encroachments into Yards	5
Alley	3	3	3	3	\$TBD, Projections/Encroachments into Yards	6
Parking, from street-facing property line	30	30	30	30	(D)	7
Fourth Floor Stepback (min. ft from building street front elevation)	-	10	10	-		8
Maximum Lot Coverage (% of Lot)	50	50	60	50	\$TBD, Rules of Measurement	
Minimum Common Open Space (% of lot)	20	20	20	20	(E)	
Minimum Private Open Space (sq. ft/unit for 75% of units)	50	50	50	50	(F)	

(To be deleted due to consolidation to one table under proposed Table 11-9)

Table 11-11 | Proposed General Plan Text (renumber to Table 11-10)

TABLE 11-10: LOT AND DENSITY STANDARDS—MIXED-USE DISTRICTS IN GENERAL PLAN

**TABLE 11-104: LOT AND DENSITY STANDARDS—MIXED-USE DISTRICTS IN GENERAL PLAN**



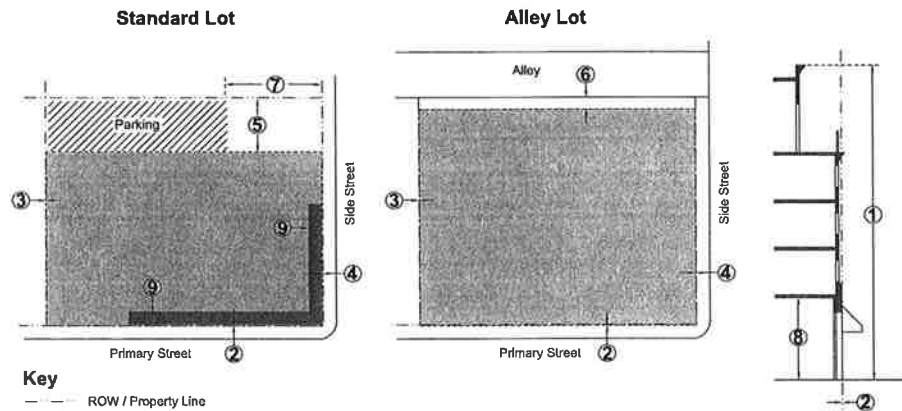
NOT TO SCALE

District	NMX	CMX	RMX	Additional Regulations	#
Floor Area Ratio (max.)	1.55,000	1,515,000	2,060,000	§15-309, Determining Floor Area Ratio	
Minimum Lot Size (sq. ft.)	0				
Residential Density, du/ac (min./max.)	12/1650	16/30400	30/45200	§15-310, Determining Residential Density Min. res. density shall not be required for the following: projects on lots less than 20,000 sq. ft. in area; projects further than 1,000 feet from a planned or existing BRT route; and projects which submit a Development Permit application prior to January 1, 2019.	1
Minimum Lot Width (ft.)					
Maximum Height (ft.)	40	60	75	§15-1104-B, RS Transition Standards and §15-2012, Heights and Height Exceptions	2, 1
Minimum Lot Depth (ft.)	100	150	200		
Setbacks (ft.)	50	30	15		
Minimum Residential Density (du per acre)					
Front (min./max.) Minimum Floor Area Ratio (Non-Residential)	0/100.5	0/100.5	0/100.5	§15-313, Determining Setbacks and Yards §15-1104-B, RS Transition Standards §15-1104-D, Parking Setback §15-2305, Areas to be Landscaped §TBD, Rules of Measurement	2
Interior Side (min.) Minimum % of Ground Floor Building Area that must be active uses	0.25	0.50	0.75		3
Street Side (min.) Maximum Residential Density (du per acre)	0.16	0.30	0.45		4
Rear (min.) Maximum Floor Area Ratio (Non-Residential)	0.15	0.20	0.20		5
Alley (min.)	3	3	3		6
Parking, from back of	30	30	30		7

**TABLE 11-104: LOT AND DENSITY STANDARDS—MIXED-USE DISTRICTS IN GENERAL PLAN**

<u>sidewalk or curb (min.)</u>					
<u>Minimum Frontage Coverage (%)</u>	<u>60</u>	<u>70</u>	<u>80</u>	<u>§15-317, Determining Frontage Coverage</u>	
<u>Corner Frontage (ft., measured from property corner)</u>	<u>15</u>	<u>30</u>	<u>50</u>	<u>§15-1104-C, Corner Frontage</u>	<u>③</u>
<u>Minimum On-Site Open Space (% of Lot Area)</u>	<u>15</u>	<u>10</u>	<u>8</u>	<u>§15-1104-E, On-Site Open Space</u>	

Table 11-12 | Proposed General Plan Text

TABLE 11-12: BUILDING FORM AND LOCATION STANDARDS—  
MIXED USE DISTRICTS IN GENERAL PLAN

District	NMX	CMX	RMX	Additional Regulations	#
Maximum Height (ft)	35	60	75	(A) and §TBD, Heights and Height Exceptions	1
Minimum Ground Floor Ceiling Height (ft)	15	15	15		2
Minimum Setbacks (ft)					
Front	0	0	0	(A) and (B)	3
Interior Side	0	0	20	(A) and §TBD, Projections/ Encroachments into Yards	4
Street Side	0	0	0	(B)	5
Rear	10	10	20	(A) and §TBD, Projections/ Encroachments into Yards	6
Alley	3	3	5	§TBD, Projections/ Encroachments into Yards	7
Parking, from street-facing lot line	30	30	30	(C)	8
Minimum Building Frontage on or within 5 ft of Front and Street Side Setback Line (% of setback line)	60	60	-		9
Corner Frontage (ft, measured from property corner)	15	30	50	(D)	
Minimum Common Open Space (% of lot)	20	20	20	(E)	
Minimum Private Open Space (sq. ft/unit for at least 75% of units)	50	50	50	(F)	



(To be deleted due to consolidation to one table under proposed Table 11-10)

Table 11-13 | Proposed General Plan Text (renumber to Table 11-11) Table 11-13 | Existing General Plan Text (pg. 11-28)

TABLE 11-13.11: REQUIRED ON-SITE PARKING SPACES FOR ZONE DISTRICTS IN GENERAL PLAN

Land Use Classification	Required Parking Spaces	
<b>Residential Use Classifications</b>		
<u>Single-Unit Residential constructed prior to the adoption date of this Code</u> <u>Single-Unit Residential constructed prior to the date this ordinance is adopted</u>	<u>1 space per dwelling unit</u> <u>1 space per dwelling unit</u>	<u>Must be covered.</u> <u>One covered space.</u>
<u>Single-Unit Residential</u> <u>Single-Unit Residential, up to 2 bedrooms</u>	<u>1 space per dwelling unit</u> <u>1 space per dwelling unit</u>	<u>Must be within a garage.</u> <u>Must be within a garage.</u>
<u>Single-Unit Residential, 3 or more bedrooms</u>	<u>2 spaces per dwelling unit</u>	<u>Must be within a garage.</u>
<u>Backyard Cottages, Second Dwelling Units, or Accessory Living Quarters</u> <u>Accessory Living Quarters</u>	<u>Refer to Section 15-2754, Second Dwelling Units, Backyard Cottages, and Accessory Living Quarters. No extra parking spaces are required</u>	
<u>Affordable Housing Developments (Moderate Income and Below) per the Government Code</u> <u>Second Dwelling Unit</u> <u>1 space for each. See Section TBD, Second Dwelling Units</u>		
<u>Affordable Housing Developments (Moderate Income and Below)</u>		
<u>Studio; One- or two-bedroom Studio, One- or two-bedroom</u>	<u>.75 space per unit</u> <u>.75 space per unit</u>	<u>One covered space shall be designated for each unit.</u> <u>One additional guest parking space must be provided for every 4 units.</u>
<u>Three or more bedrooms</u>	<u>1.5 spaces per unit</u>	
<u>Multi-Unit Residential (2 or more units)</u>		
<u>Multi-unit Residential (2 or more units)</u>		
<u>Studio</u>	<u>1 space per unit</u>	<u>One covered space shall be designated for each unit.</u> <u>One additional uncovered guest parking space must be provided for every 4 units.</u>
<u>One- or two-bedroom Studio</u>	<u>1 space per unit</u> <u>.75 space per unit</u>	<u>One covered space shall be designated for each unit.</u> <u>One additional guest parking space must be provided for every 2 units.</u> <u>One covered space shall be designated for each unit.</u> <u>One additional uncovered guest parking space must be provided for every 2 units.</u>
<u>Three or more bedrooms</u> <u>One- or two-bedroom</u>	<u>1.5 spaces per unit</u> <u>1 spaces per unit</u>	
<u>Small Family Day Care</u>	<u>None in addition to what is required for the residential use.</u>	
<u>Large Family Day Care</u> <u>Elderly and Long Term Care</u>	<u>1 per employee plus an area for loading and unloading children, on or off-site. Required spaces and the residential driveway for the primary residential use may be counted toward meeting these requirements. 1 for every 7 residents plus 1 for each live-in caregiver. Facilities serving more than 15 residents shall also provide 1 space for each caregiver.</u>	

	<del>employee, and doctor on-site at any one time.</del>
<u>Elderly and Long-Term Care Group Residential</u>	<u>1 for every 7 residents plus 1 for each live-in caregiver.</u> <u>Facilities serving more than 15 residents shall also provide 1</u> <u>space for each caregiver, employee, and doctor on-site at any</u> <u>one time. 2 spaces for the owner-manager plus 1 for every 5</u> <u>beds and 1 for each non-resident employee.</u>
<u>Group Residential Residential Care, Limited</u>	<u>1 spaces for the owner-manager plus 1 for every 5 beds and 1</u> <u>for each non-resident employee. None in addition to what is</u> <u>required for the residential use.</u>
<u>Residential Care, Limited Residential Care, General</u>	<u>None in addition to what is required for the residential use. 2</u> <u>spaces for the owner-manager plus 1 for every 5 beds and 1</u> <u>for each non-resident employee.</u>
<u>Residential Care, General Residential Care, Senior</u>	<u>2 spaces for the owner-manager plus 1 for every 5 beds and 1</u> <u>for each non-resident employee. 1 for every 7 residents plus 1</u> <u>for each live-in caregiver. Facilities serving more than 15</u> <u>residents shall also provide 1 space for each caregiver,</u> <u>employee, and doctor on-site at any one time.</u>
<u>Residential Care, Senior Single Room Occupancy</u>	<u>1 for every 7 residents plus 1 for each live-in caregiver.</u> <u>Facilities serving more than 15 residents shall also provide 1</u> <u>space for each caregiver, employee, and doctor on-site at any</u> <u>one time. 0.5 spaces per unit</u>
<u>Single Room Occupancy</u>	<u>0.5 space per unit</u>

Table 12-1 | Proposed General Plan Text

TABLE 12-1. GENERAL PLAN LAND USE DESIGNATIONS AND ZONING DISTRICTS CONSISTENCY		
General Plan Land Use Designation	Development Code Zoning District	
Buffer	B	Buffer
<b>Residential</b>		
Low Density	RE RS-36 RS-20 RS-12	Residential Estate Single Family
Medium Low Density	RS-12 RS-9 RS-5	Single Family
Medium Density	RS-5 RS-2.5	Single Family
Medium High Density	RS-2.5 RM-2.5	Single Family Multi Family
Urban Neighborhood Density	RM-1.5	Multi Family
High Density	RM-1	Multi Family
<b>Commercial</b>		
Main Street	MSC	Main Street Commercial
Community	CC	Community Commercial
Regional	RC	Regional Commercial
General	CG	General Commercial
Highway and Auto	HAC	Highway and Auto Commercial
Recreation	CR	Commercial Recreation
<b>Mixed-Use</b>		
Neighborhood Mixed-Use	NMX	Neighborhood Mixed-Use
Corridor/Center Mixed-Use	CMX	Corridor/Center Mixed-Use
Regional Mixed-Use	RMX	Regional Mixed-Use
<b>Employment</b>		
Office	O	Office
Business Park	BP	Business Park
Regional Business Park	RBP	Small Business Park
Light Industrial	IL	Light Industrial
Heavy Industrial	IH	Heavy Industrial
<b>Other</b>		
Open Space	OS	Open Space
	PK	Park
Public Facilities	PI	Public and Institutional
<b>Overlay District</b>		
	BA	Boulevard Area
	RM	Residential Modifying
	BP	Bluff Protection
	S	Special Setback
	ANX	Annexed Rural Residential Transitional Overlay
	PD	Planned Development
	AE	Airport Environs
<b>Downtown Land Use Compared To Implementing Existing Zone Districts*</b>		
Central Business District	CBD	Central Trading
Civic Center	CC	Civic Center
Town Center	C-2 C-6	Community Shopping Heavy Commercial

**TABLE 12-1: GENERAL PLAN LAND USE DESIGNATIONS AND ZONING DISTRICTS CONSISTENCY**

General Plan Land Use Designation	Development Code	Zoning District
Neighborhood Center	C-1 C-2 C-5	Neighborhood Shopping Center Community Shopping General Commercial
Chinatown	C-4	Central Trading
Cultural Arts	C-4	Central Trading
Corridor-General	C-1 C-2 C-5	Neighborhood Shopping Center Community Shopping General Commercial
Neighborhood-General	R-1	Single-Family Residential
Neighborhood-General-Preservation	R-2	Low-Density-MFR
Neighborhood-General-Revitalization	R-3	Medium-Density-MFR
Neighborhood-Edge	R-4	High-Density-MFR
Special Districts 1 & 2	C-M	Comm. & Light Manufacturing
Special District-Hospital	M-1	Light Manufacturing
Open Conservation	O	Open Conservation
South Stadium	C-M	Comm. & Light Manufacturing

1. Specific zoned districts associated with Downtown land uses are established in the existing Zoning Code and are anticipated to be refined by subsequent amendment when more specific Downtown plans and a Downtown Development Code sections are approved.

**TABLE 12-1: GENERAL PLAN LAND USE DESIGNATIONS AND ZONING DISTRICTS CONSISTENCY**

General Plan Land Use Designation	Development Code	Zoning District
<u>Buffer</u>	<u>B</u>	<u>Buffer</u>
<u>Residential</u>		
<u>Low Density</u>	<u>RE</u> <u>RS-1</u> <u>RS-2</u> <u>RS-3</u>	<u>Residential Estate</u> <u>Residential Single Family, Extremely Low Density</u> <u>Residential Single Family, Very Low Density</u> <u>Residential Single Family, Low Density</u>
<u>Medium Low Density</u>	<u>RS-4</u>	<u>Residential Single Family, Medium Low Density</u>
<u>Medium Density</u>	<u>RS-5</u>	<u>Residential Single Family, Medium Density</u>
<u>Medium High Density</u>	<u>RM-MH</u> <u>RM-1</u>	<u>Mobile Home Park</u> <u>Residential Multi-Family, Medium High Density</u>
<u>Urban Neighborhood</u>	<u>RM-2</u>	<u>Residential Multi-Family, Urban Neighborhood</u>
<u>High Density</u>	<u>RM-3</u>	<u>Residential Multi-Family, High Density</u>
<u>Mixed-Use</u>		
<u>Neighborhood</u>	<u>NMX</u>	<u>Neighborhood Mixed Use</u>
<u>Corridor/Center</u>	<u>CMX</u>	<u>Corridor/Center Mixed Use</u>
<u>Regional</u>	<u>RMX</u>	<u>Regional Mixed Use</u>
<u>Commercial</u>		
<u>Main Street</u>	<u>CMS</u>	<u>Commercial - Main Street</u>

**TABLE 12-1: GENERAL PLAN LAND USE DESIGNATIONS AND ZONING DISTRICTS CONSISTENCY**

<u>General Plan Land Use Designation</u>	<u>Development Code</u>	<u>Zoning District</u>
<u>Community</u>	<u>CC</u>	<u>Commercial - Community</u>
<u>Regional</u>	<u>CR</u>	<u>Commercial - Regional</u>
<u>General</u>	<u>CG</u>	<u>Commercial - General</u>
<u>Highway and Auto</u>	<u>CH</u>	<u>Commercial - Highway and Auto</u>
<u>Recreation</u>	<u>CRC</u>	<u>Commercial - Recreation</u>
<b><u>Employment</u></b>		
<u>Office</u>	<u>O</u>	<u>Office</u>
<u>Business Park</u>	<u>BP</u>	<u>Business Park</u>
<u>Regional Business Park</u>	<u>RBP</u>	<u>Regional Business Park</u>
<u>Light Industrial</u>	<u>IL</u>	<u>Light Industrial</u>
<u>Heavy Industrial</u>	<u>IH</u>	<u>Heavy Industrial</u>
<b><u>Other</u></b>		
<u>Open Space</u>	<u>OS</u>	<u>Open Space</u>
	<u>PR</u>	<u>Parks and Recreation</u>
<u>Public Facilities</u>	<u>PI</u>	<u>Public and Institutional</u>
<b><u>Downtown Planning Area Anticipated Zoning Districts</u></b>		
<u>Central Business District</u>	<u>DTC</u>	<u>Downtown Core</u>
	<u>DTG</u>	<u>Downtown General</u>
<u>Civic Center</u>	<u>DTG</u>	<u>Downtown General</u>
<u>Town Center</u>	<u>DTN</u>	<u>Downtown Neighborhood</u>
<u>Chinatown</u>		
<u>Cultural Arts</u>		
<u>South Stadium</u>		
<u>Neighborhood Center</u>	<u>NMX</u>	<u>Neighborhood Mixed Use</u>
<u>Corridor General</u>		
<u>Neighborhoods</u>	<u>RS-5</u>	<u>Residential Single Family, Medium Density</u>
	<u>RS-4</u>	<u>Residential Single Family, Medium Low Density</u>
<u>Special Districts</u>	<u>IL</u>	<u>Light Industrial</u>
<u>Public Facility</u>	<u>PI</u>	<u>Public and Institutional</u>
<u>Open Conservation</u>	<u>OS</u>	<u>Open Space</u>
	<u>PR</u>	<u>Parks and Recreation</u>