



Legislation Details (With Text)

**File #:** ID16-218      **Version:** 1      **Name:**  
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**File created:** 2/10/2016      **In control:** City Council  
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**Title:** Actions pertaining to Revising the Zoning Designation Translation Table for the Downtown Planning Area for an interim period  
1. Adopt the environmental findings of Environmental Assessment No. EA-16-002, an Addendum to Final Master Environmental Impact Report SCH No. 2012111015 for the Fresno General Plan and Citywide Development Code pursuant to CEQA Guidelines Section 15162 and 15164  
2. RESOLUTION - Revising the Zoning Designation Translation Table for the Downtown Planning Area for the interim period between adoption of the Zoning Map Update and adoption of the Downtown Plans and Code.

**Sponsors:** Planning and Development Department

**Indexes:**

**Code sections:**

**Attachments:** 1. Ex A Zoning Translation Table Amended.pdf, 2. Ex B Downtown Planning Area Map.pdf, 3. Ex C Environmental Assessment.pdf, 4. Ex D - Resolution.pdf

Date	Ver.	Action By	Action	Result
2/25/2016	1	City Council	approved	Pass

**REPORT TO THE CITY COUNCIL**

**February 25, 2016**

**FROM:** DAN ZACK, AICP, Assistant Director  
Development and Resource Management Department

**SUBJECT**

Actions pertaining to Revising the Zoning Designation Translation Table for the Downtown Planning Area for an interim period

1. Adopt the environmental findings of Environmental Assessment No. EA-16-002, an Addendum to Final Master Environmental Impact Report SCH No. 2012111015 for the Fresno General Plan and Citywide Development Code pursuant to CEQA Guidelines Section 15162 and 15164
2. RESOLUTION - Revising the Zoning Designation Translation Table for the Downtown Planning Area for the interim period between adoption of the Zoning Map Update and adoption of the Downtown Plans and Code.

**RECOMMENDATION**

1. ADOPT the environmental findings of Environmental Assessment No. EA-16-002, an Addendum to Final Master Environmental Impact Report SCH No. 2012111015 for the Fresno General Plan and Citywide Development Code pursuant to CEQA Guidelines Section 15162 and 15164;
2. ADOPT RESOLUTION - Revising the Zoning Designation Translation Table for the Downtown Planning Area for the interim period between adoption of the Zoning Map Update and adoption of the Downtown Plans and Code.

## **EXECUTIVE SUMMARY**

On December 3, 2015 the City Council adopted a new Citywide Development Code and a Translation Table for the period before the adoption of an updated Zoning map. This table determined which new standards would be applied to a parcel based on its old zoning designation. The new Zoning Map was adopted on February 4, 2016 and will be effective on March 7, 2016. This renders the Translation Table obsolete for most of the City, but it will still be in effect in the Downtown Planning Area until the adoption of the Downtown Development Code, anticipated to occur this summer. The Translation Table has generally worked very well, but some changes are needed to ensure that it accurately translates the zoning in the Downtown Planning Area consistent with the General Plan. The proposed changes will be more consistent with existing and planned land uses and will facilitate a smoother transition to the upcoming Downtown Development Code.

## **BACKGROUND**

On December 3, 2015 the City Council adopted a new Citywide Development Code and repealed the previous Code. The new Code took effect on January 4, 2016. A Translation Table was adopted for the period between the adoption of the new Code text and the adoption of an updated Zoning map. This table determined which new standards would be applied to a parcel based on its old zoning designation. The new Zoning Map was adopted on February 4, 2016 and will be effective on March 7, 2016. This renders the Translation Table obsolete for most of the City. The exception is the Downtown Planning Area, which was not rezoned as part of the Zoning Map Update. The Downtown Planning Area will be rezoned during the summer with the adoption of the Downtown Development Code. Until then, the Translation Table will still be used to apply development standards from the new Citywide Development Code to the Downtown Planning Area.

The Translation Table has generally worked very well, but some changes are needed to ensure that it translates the zoning in the Downtown Planning Area consistent with the General Plan. In particular, the translation standards for parcels zoned R-3, C-6, and C-M have proven to be imperfect for Downtown in areas where these zone districts were not aligned with the General Plan land use designations. Also, many of the areas zoned R-3, C-6, and C-M are diverse and eclectic in nature, and allowing the DARM Director to choose between two sets of standards as appropriate for these areas during this intermediate period. The proposed changes will be more consistent with existing and planned land uses and will facilitate a smoother transition to the upcoming Downtown Development Code.

## **ENVIRONMENTAL FINDINGS**

An Addendum to Final Master Environmental Impact Report SCH No. 2012111015 for the Fresno General Plan and Citywide Development Code was prepared pursuant to CEQA Guidelines Section

15162 and 15164. Since the proposed amendments to the Zoning Designation Translation Table will not result in additional impacts, it may be determined that: (1) The project falls within the scope of MEIR No. SCH 2012111015 prepared for the Fresno General Plan and Citywide Development Code; (2) No substantial changes are proposed in the project which require major revisions to the previous environmental finding due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (3) No substantial changes will occur with respect to the circumstances under which the project is undertaken; and, (4) No new information, which was not known and could not have been known, at the time the environmental finding for MEIR No. SCH 2012111015 was adopted, has become available.

Therefore, the City of Fresno has determined that an addendum to MEIR No. SCH 2012111015 is appropriate given that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred; and new information added is only for the purposes of providing minor changes or additions, in accordance with Section 15164 of the CEQA Guidelines.

### **LOCAL PREFERENCE**

Not applicable.

### **FISCAL IMPACT**

There will be no impact to the general fund as there are no expenditures.

#### Attachments:

Exhibit A Zoning Designation Translation Table (Amended)

Exhibit B Downtown Planning Area Map

Exhibit C Environmental Assessment

Exhibit D Resolution