



Legislation Details (With Text)

File #:	ID16-964	Version:	1	Name:	
Type:	Action Item	Status:		Agenda Ready	
File created:	8/11/2016	In control:		Planning Commission	
On agenda:	8/17/2016	Final action:			
Title:	<p>Consider Plan Amendment Application No. A-16-006, Rezone Application No. R-16-007, Development Code Text Amendment Application No. TA-16-001 and related environmental finding filed by the Development and Resource Management Department Director pertaining to 338.6 acres of property as follows:</p> <ol style="list-style-type: none">1. RECOMMEND APPROVAL (to the City Council) of Environmental Assessment No. A-16-006/R-16-007/TA-16-001, an Addendum to Final Master Environmental Impact Report SCH No. 2012111015 (MEIR) certified by the Fresno City Council on December 18, 2014 for the Fresno General Plan and Development Code, pursuant to California Environmental Quality Act Guidelines Sections 15162 and 15164.2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. A-16-006, pertaining to 271.63 acres, to amend the Fresno General Plan (Figure LU-1: Land Use and Circulation Map, and Figure LU-2: Dual Designation Diagram), the Bullard, Fresno High, McLane, Roosevelt, West Area, and Woodward Park Community Plans, the Tower District Specific Plan, the Fresno Yosemite Airport Land Use Compatibility Plan and the Sierra Sky Park Land Use Policy Plan, as described in Exhibit A, Requests 1-25.3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-16-007, pertaining to 67.03 acres, to amend the City of Fresno Zoning Map to effect technical changes to zoning on properties that were inadvertently omitted from the zoning map update. The rezones are requested to attain consistency with the approved general plan land use designation, and are further described in Exhibit A, Requests 26-43.4. RECOMMEND APPROVAL (to the City Council) of Text Amendment Application No. TA-16-001 for minor changes to the Development Code in order to improve functionality, clarity, and internal consistency. Proposed amendments affect the following standards and/or procedures: rear setbacks, private open space, fencing, signage, hours of operation for establishments serving alcohol, design standards within mixed use districts, the apartment house overlay, intersection visibility; the addition of produce stands, urban farms and large family day care to certain zone districts; the deletion of the airport environs and planned development overlay districts (due to redundancy); and posting requirements, among others (see Exhibit B for complete text amendment). The affected sections are 15-404-F, 15-904-A, 15-1004-C-1, 15-1004-D-1-a, 15-1104-D-1, 15-2006-F, 15-2305-C-2, 15-2609-B, 15-2610-E-2, 15-2611-G, 15-2735-G, 15-2741-A-7-a, Table 15-2744-A, 15-2744-C-1, 15-2747, Table 15-751-G, 15-4906-D-1, 15-4906-H, 15-5003-A, 15-5302-D, 15-5602-A, 15-6703, 15-104-A, Table 15-107-B, 15-313, Table 15-902, Table 15-1002, Table 15-1102, 15-1104-G.1, Table 15-1202, Table 15-1302, Table 15-1402, 15-1601, 15-1602, 15-1609-B, 15-2006-F, Table 15-2015-B.4, 15-2018, 15-2102-A, 15-2707, 15-2754, 15-5007-C, 15-5810-A. <p>-Citywide Application -Staff Recommendation: Approve -Will be considered by the City Council</p>				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Item VIII-C.pdf

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

REPORT TO THE PLANNING COMMISSION

August 17, 2016

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

BY: SOPHIA PAGOULATOS, Planning Manager
Development and Resource Management Department

SUBJECT

Consider Plan Amendment Application No. A-16-006, Rezone Application No. R-16-007, Development Code Text Amendment Application No. TA-16-001 and related environmental finding filed by the Development and Resource Management Department Director pertaining to 338.6 acres of property as follows:

- 1. RECOMMEND APPROVAL (to the City Council)** of Environmental Assessment No. A-16-006/R-16-007/TA-16-001, an Addendum to Final Master Environmental Impact Report SCH No. 2012111015 (MEIR) certified by the Fresno City Council on December 18, 2014 for the Fresno General Plan and Development Code, pursuant to California Environmental Quality Act Guidelines Sections 15162 and 15164.
- 2. RECOMMEND APPROVAL (to the City Council)** of Plan Amendment Application No. A-16-006, pertaining to 271.63 acres, to amend the Fresno General Plan (Figure LU-1: Land Use and Circulation Map, and Figure LU-2: Dual Designation Diagram), the Bullard, Fresno High, McLane, Roosevelt, West Area, and Woodward Park Community Plans, the Tower District Specific Plan, the Fresno Yosemite Airport Land Use Compatibility Plan and the Sierra Sky Park Land Use Policy Plan, as described in Exhibit A, Requests 1-25.
- 3. RECOMMEND APPROVAL (to the City Council)** of Rezone Application No. R-16-007, pertaining to 67.03 acres, to amend the City of Fresno Zoning Map to effect technical changes to zoning on properties that were inadvertently omitted from the zoning map update. The rezones are requested to attain consistency with the approved general plan land use designation, and are further described in Exhibit A, Requests 26-43.
- 4. RECOMMEND APPROVAL (to the City Council)** of Text Amendment Application No. TA-16-001 for minor changes to the Development Code in order to improve functionality, clarity, and internal consistency. Proposed amendments affect the following standards and/or procedures: rear setbacks, private open space, fencing, signage, hours of operation for establishments serving alcohol, design standards within mixed use districts, the apartment house overlay, intersection visibility; the addition of produce stands, urban farms and large family day care to certain zone districts; the deletion of the airport environs and planned

development overlay districts (due to redundancy); and posting requirements, among others (see Exhibit B for complete text amendment). The affected sections are 15-404-F, 15-904-A, 15-1004-C-1, 15-1004-D-1-a, 15-1104-D-1, 15-2006-F, 15-2305-C-2, 15-2609-B, 15-2610-E-2, 15-2611-G, 15-2735-G, 15-2741-A-7-a, Table 15-2744-A, 15-2744-C-1, 15-2747, Table 15-751-G, 15-4906-D-1, 15-4906-H, 15-5003-A, 15-5302-D, 15-5602-A, 15-6703, 15-104-A, Table 15-107-B, 15-313, Table 15-902, Table 15-1002, Table 15-1102, 15-1104-G.1, Table 15-1202, Table 15-1302, Table 15-1402, 15-1601, 15-1602, 15-1609-B, 15-2006-F, Table 15-2015-B.4, 15-2018, 15-2102-A, 15-2707, 15-2754, 15-5007-C, 15-5810-A.

- Citywide Application
- Staff Recommendation: Approve
- Will be considered by the City Council

RECOMMENDATION

Consider Plan Amendment Application No. A-16-006, Rezone Application No. R-16-007, Development Code Text Amendment Application No. TA-16-001 and related environmental finding filed by the Development and Resource Management Department Director pertaining to 338.6 acres of property as follows:

1. **RECOMMEND APPROVAL (to the City Council)** of Environmental Assessment No. A-16-006/R-16-007/TA-16-001, an Addendum to Final Master Environmental Impact Report SCH No. 2012111015 (MEIR) certified by the Fresno City Council on December 18, 2014 for the Fresno General Plan and Development Code, pursuant to California Environmental Quality Act Guidelines Sections 15162 and 15164.
2. **RECOMMEND APPROVAL (to the City Council)** of Plan Amendment Application No. A-16-006, pertaining to 271.63 acres, to amend the Fresno General Plan (Figure LU-1: Land Use and Circulation Map, and Figure LU-2: Dual Designation Diagram), the Bullard, Fresno High, McLane, Roosevelt, West Area, and Woodward Park Community Plans, the Tower District Specific Plan, the Fresno Yosemite Airport Land Use Compatibility Plan and the Sierra Sky Park Land Use Policy Plan, as described in Exhibit A, Requests 1-25.
3. **RECOMMEND APPROVAL (to the City Council)** of Rezone Application No. R-16-007, pertaining to 67.03 acres, to amend the City of Fresno Zoning Map to effect technical changes to zoning on properties that were inadvertently omitted from the zoning map update. The rezones are requested to attain consistency with the approved general plan land use designation, and are further described in Exhibit A, Requests 26-43.
4. **RECOMMEND APPROVAL (to the City Council)** of Text Amendment Application No. TA-16-001 for minor changes to the Development Code in order to improve functionality, clarity, and internal consistency. Proposed amendments affect the following standards and/or procedures: rear setbacks, private open space, fencing, signage, hours of operation for establishments serving alcohol, design standards within mixed use districts, the apartment house overlay, intersection visibility; the addition of produce stands, urban farms and large family day care to certain zone districts; the deletion of the airport environs and planned development overlay districts (due to redundancy); and posting requirements, among others (see Exhibit B for complete text amendment). The affected sections are 15-404-F, 15-904-A, 15-1004-C-1, 15-1004-D-1-a, 15-1104-D-1, 15-2006-F, 15-2305-C-2, 15-2609-B, 15-2610-E-

2, 15-2611-G, 15-2735-G, 15-2741-A-7-a, Table 15-2744-A , 15-2744-C-1, 15-2747, Table 15-751-G, 15-4906-D-1, 15-4906-H, 15-5003-A, 15-5302-D, 15-5602-A, 15-6703, 15-104-A, Table 15-107-B, 15-313, Table 15-902, Table 15-1002, Table 15-1102, 15-1104-G.1, Table 15-1202, Table 15-1302, Table 15-1402, 15-1601, 15-1602, 15-1609-B, 15-2006-F, Table 15-2015-B.4, 15-2018, 15-2102-A, 15-2707, 15-2754, 15-5007-C, 15-5810-A.

- Citywide Application
- Staff Recommendation: Approve
- Will be considered by the City Council

EXECUTIVE SUMMARY

[Brief, 1-2 paragraphs; information stated here must be expanded in Background section; clear and concise so anyone understands action being requested]

BACKGROUND

[Include: Any prior history; "City Attorney has reviewed and approved to form," if applicable; source of funding; appropriate regulation summary information]

ENVIRONMENTAL FINDINGS

[Include CEQA findings or state N/A]

LOCAL PREFERENCE

[N/A due to State and Federal money; N/A because it is more than ½ of 1%; or yes, state why]

FISCAL IMPACT

[Funding source, clarify whether General Fund is or is not impacted; appropriation authority already approved or an AAR is attached; if appropriate explain impact on other projects or timing of funding from other agencies; future obligations]

Attachment: [If more than one, pluralize]