



## Legislation Details

|                      |   |                      |   |                     |  |
|----------------------|---|----------------------|---|---------------------|--|
| <b>File #:</b>       | ID18-1474   | <b>Version:</b>      | 1 | <b>Name:</b>        |  |
| <b>Type:</b>         | Action Item   | <b>Status:</b>       |   | Agenda Ready        |  |
| <b>File created:</b> | 11/20/2018  | <b>In control:</b>   |   | Planning Commission |  |
| <b>On agenda:</b>    | 12/5/2018   | <b>Final action:</b> |   |                     |  |
| <b>Title:</b>        | CONSIDERATION OF PLAN AMENDMENT AND REZONE APPLICATION NO. P18-03514, DEVELOPMENT CODE TEXT AMENDMENT APPLICATION NO. P18-03517, AND RELATED ENVIRONMENTAL FINDING FILED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT DIRECTOR PERTAINING TO 207 ACRES WITHIN THE CITY OF FRESNO   |                      |   |                     |  |
|                      | <p>1. RECOMMEND APPROVAL (to the City Council) of Environmental Assessment No. P18-03514, 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, and to Program Environmental Impact Report SCH No. 2012041009 certified by the Fresno City Council on October 20, 2016 for the Downtown Plans and Code pursuant to California Environmental Quality Act Guidelines Sections 15162 and 15164.</p> <p>2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. P18-03514, pertaining to approximately 207 acres (sites 1-10 and 12-17 as described in Exhibit A), to amend the Fresno General Plan Land Use Map (Figure LU-1), the Bullard, Fresno High, McLane, Hoover, Woodward and Downtown Neighborhoods Community Plans, the Tower District Specific Plan, the Fresno Chandler Executive Airport Land Use Compatibility Plan, the Fresno-Chandler Downtown Airport Master and Environs Specific Plan and the Fresno Yosemite Airport Land Use Compatibility Plan, as described in Exhibit A.</p> <p>3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. P18-03514, pertaining to 207 acres sites 1-10 and 12-17 as described in Exhibit A.</p> <p>4. RECOMMEND APPROVAL (to the City Council) of Text Amendment Application No. P18-03517 for minor changes to the Development Code in order to improve functionality, clarity, internal consistency, and consistency with State law. Proposed amendments affect the following sections: 15-107, Overlay Districts; 15-310, Determining Residential Density; 15-902, Use Regulations for Residential Single-Family Districts; 15-903, Lot and Density Standards for Single Family Districts; 15-904, Driveway Paving; 15-1002, Use Regulations for Residential Multi-Family Districts; 15-1004, On-Site Open Space for Multi-Family Districts; 15-1102, Use Regulations for Mixed Use Districts; 15-1104, On-Site Open Space for Mixed-Use Districts; 15-1202, Use Regulations for Commercial Districts; 15-1302, Use Regulations for Employment Districts; 15-1502, Use Regulations for Downtown Districts; 15-2004, Accessory Buildings; 15-2006, Fences, Walls, and Hedges; 15-2008, Screening Between Land Uses; 15-2009, Security Fencing; 15-2010, Electric Fences; 15-2015, Outdoor Lighting; 15-2016, Trash and Refuse Collection Areas; 15-2303 and 2305, Landscaping; 15-2402, Parking Applicability; 15-2409, Parking for Affordable Housing; 15-2412, Parking Exceptions; 15-2418, Parking Design; 15-2419, Parking Lot Surfaces; 15-2420, Parking Lighting; 15-2421, Parking Lot Landscaping; 15-2422, Parking Lot Trees; 15-2424, Carport Solar Panels; 15-2429, Bicycle Parking; 15-2430, On-Site Loading; 15-2609, Signs; 15-2612, Master Sign Programs; 15-2614, Electronic Fuel Price Signs; 15-2702, Specific Uses and Activities; 15-2717, Commercial Modular Buildings; 15-2722, Corner Commercial; 15-2737, Large-Format Retail; 15-2741, Mobile Vendors; 15-2754, Accessory Dwellings; 15-3105, 3303, 3304, 3305, 3307, 3701, Subdivisions; 15-3902, 3903, 3904, 3909, Condominiums; 15-4105, 4108, Subdivisions; 15-5102, Zone Clearance Applicability; and 6704 and 6705, Definitions.</p> |                      |   |                     |  |

### RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to the City Council of the Plan Amendment (excluding Site 11), Rezone (excluding Site 11), Text Amendment, and related environmental finding.

**Sponsors:****Indexes:****Code sections:**

**Attachments:** 1. Exhibit A - Plan Amendment and Rezone Application No R-18-03514 Table and Maps, 2. Exhibit B - Text Amendment Application No. P18-03517, 3. Exhibit C - Public Notice, 4. Exhibit D - Environmental Assessment, 5. Exhibit E - Fresno Municipal Code Findings

| Date      | Ver. | Action By           | Action | Result |
|-----------|------|---------------------|--------|--------|
| 12/5/2018 | 1    | Planning Commission |        |        |