



## Legislation Details (With Text)

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| <b>On agenda:</b>     | 5/31/2023  | <b>Final action:</b> |   |                     |  |
| <b>Title:</b>         | <p>Public hearing to consider the adoption of the Central Southeast Area Specific Plan and related Environmental Assessment, State Clearinghouse (SCH No. 2023020138). The following applications have been filed by the Fresno City Council and pertain to approximately 2,000 acres in the Established Neighborhoods South of Shaw Area of the Fresno General Plan:</p> <ol style="list-style-type: none"><li>1. RECOMMEND ADOPTION (to the City Council), of a finding set forth in Environmental Assessment No. P22-00400 dated February 1, 2023, of a Mitigated Negative Declaration pursuant to CEQA Guidelines Section 15168(d) (see Exhibit I).</li><li>2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application P22-00400 which proposes to:<ol style="list-style-type: none"><li>a. Repeal the Roosevelt Community Plan, pertaining to approximately 15,721 acres, and the Butler/Willow Specific Plan, pertaining to approximately 563 acres (see Exhibit B).</li><li>b. Adopt the Central Southeast Area Specific Plan and accompanying Planned Land Use Map (see Exhibits A, C and G).</li><li>c. Amend the Planned Land Use Map (Figure LU-1) of the Fresno General Plan to incorporate the land use changes proposed in the Central Southeast Area Specific Plan (see Exhibit D).</li><li>d. Rezone approximately 136 acres of property within the Central Southeast Area Specific Plan area to be consistent with the planned land uses proposed in the Plan (see Exhibit E).</li></ol></li></ol> |                      |   |                     |  |
| <b>Sponsors:</b>      | Planning and Development Department  |                      |   |                     |  |
| <b>Indexes:</b>       |  |                      |   |                     |  |
| <b>Code sections:</b> |  |                      |   |                     |  |
| <b>Attachments:</b>   | 1. Exhibit A - Vicinity Map & Plan Boundaries, 2. Exhibit B - Maps of Roosevelt Community Plan Area & Butler/Willow Specific Plan Area, 3. Exhibit C - Proposed Planned Land Use Map, 4. Exhibit D - Proposed Changes to General Plan Planned Land Use Map, 5. Exhibit E - Proposed Changes to the Zoning Map, 6. Exhibit F - Central Southeast Area Specific Plan Public Review Draft, 7. Exhibit G - Central Southeast Area Specific Plan Redline Draft, 8. Exhibit H - Comment Summary Matrix & Comment Letters, 9. Exhibit I - Environmental Assessment Comment Letters, 10. Exhibit J - Fresno Municipal Code Findings, 11. Exhibit K - Housing Element Findings, 12. Exhibit L - Fresno Bee Notice, 13. Exhibit M - Presentation   |                      |   |                     |  |

| Date      | Ver. | Action By           | Action                   | Result |
|-----------|------|---------------------|--------------------------|--------|
| 5/31/2023 | 1    | Planning Commission | RECOMMENDED FOR APPROVAL | Pass   |

## REPORT TO THE PLANNING COMMISSION

**May 31, 2023**

**FROM:** SOPHIA PAGOULATOS, Planning Manager  
Planning and Development Department

**BY:** DREW WILSON, Program Manager  
PARCS Department

## SUBJECT

Public hearing to consider the adoption of the Central Southeast Area Specific Plan and related Environmental Assessment, State Clearinghouse (SCH No. 2023020138). The following applications have been filed by the Fresno City Council and pertain to approximately 2,000 acres in the Established Neighborhoods South of Shaw Area of the Fresno General Plan:

1. **RECOMMEND ADOPTION** (to the City Council), of a finding set forth in Environmental Assessment No. P22-00400 dated February 1, 2023, of a Mitigated Negative Declaration pursuant to CEQA Guidelines Section 15168(d) (see Exhibit I).
2. **RECOMMEND APPROVAL** (to the City Council) of Plan Amendment Application P22-00400 which proposes to:
  - a. **Repeal** the Roosevelt Community Plan, pertaining to approximately 15,721 acres, and the Butler/Willow Specific Plan, pertaining to approximately 563 acres (see Exhibit B).
  - b. **Adopt** the Central Southeast Area Specific Plan and accompanying Planned Land Use Map (see Exhibits A, C and G).
  - c. **Amend** the Planned Land Use Map (Figure LU-1) of the Fresno General Plan to incorporate the land use changes proposed in the Central Southeast Area Specific Plan (see Exhibit D).
  - d. **Rezone** approximately 136 acres of property within the Central Southeast Area Specific Plan area to be consistent with the planned land uses proposed in the Plan (see Exhibit E).

## EXECUTIVE SUMMARY

The proposed project is the adoption of the Central Southeast Area Specific Plan, which includes the repeal of the Roosevelt Community Plan and the Butler/Willow Specific Plan, amendment of the Fresno General Plan, and the rezoning of approximately 136 acres in the Plan Area. This report describes the planning process as well as the key elements of the Plan. The Planning Commission last acted on this item in January of 2020 when it recommended initiation of the Proposed Land Use Map and Guiding Principles and the corresponding amendment of the General Plan, and repeal or amendment of the Specific Plan for the Butler/Willow Area and the Roosevelt Community Plan.

## BACKGROUND

### Origins:

The need for a Specific Plan for the Central Southeast Area emerged from community members who wanted an actionable plan to address a broad array of neighborhood concerns. The last comprehensive planning effort that had been undertaken in the area prior to the update of the General Plan in 2014 was the Specific Plan for the Butler/Willow Area adopted in 1971, and the

Roosevelt Community Plan adopted in 1992. \$550,000 in Community Development Block Grant (CDBG) funding was allocated in 2017 to finance the specific plan and a related environmental assessment. The boundaries of the specific plan area are within city limits since City of Fresno CDBG funds are not allowed to be spent outside city limits (see Vicinity Map in Exhibit A).

### **Specific Plans:**

The California Government Code Section 65450 defines Specific Plans and sets out the regulations for their use. Specific Plans systematically implement the Fresno General Plan for all or part of the area under its scope in one of three ways: 1) by acting as statements of planning policy that refine the Fresno General Plan policies applicable to a defined area; 2) by directly regulating land use, or 3) by bringing together detailed policies and regulations into a focused development scheme. The Plan most closely represents 1 and 2, since it includes new planning policy for the area, and it refines land use by amending the planned land use of a small proportion of property in the area and rezoning said property for consistency.

### **Process:**

The planning process includes the following steps and was expected to be complete 3 years from the beginning of the process in 2017, however due to the COVID pandemic and other factors, the project was delayed. The process is now in Step 8.

1. *Project Kick-off and Existing Conditions Report*
2. *Initial Community Outreach/ Develop “Big Ideas”*
3. *Selection of Guiding Principles and Priority Goals and Strategies*
4. *Recommendation of Proposed Land Use Map*
5. *Plan Initiation through Planning Commission and City Council*
6. *Completion of Environmental Assessment and Specific Plan*
7. *Public Review of Draft Specific Plan and Environmental Assessment*
- 8. Adoption**

The outreach and participation for the planning process was multifaceted and extensive. It included numerous stakeholder interviews, three community workshops, 20 mobile workshops, two surveys and nine steering committee meetings. All steering committee meetings were noticed according to the Brown Act. Hard copies of key documents were placed in the libraries and community centers in the Plan Area. The various components of the outreach process are described below:

Stakeholder Interviews. The project team held stakeholder interviews on October 10 and 11, 2017 with 16 different groups, which included: resident groups, Fresno Unified School District, Southeast Fresno Community Economic Development Association, religious leaders, Fresno Pacific University, community benefit organizations, and other representatives of stakeholder groups.

Community Workshops. The initial phase of the planning process included three community workshops, held on June 20, July 17, and October 4, 2018. They were attended by approximately 65, 75 and 20 persons, respectively. The tasks at the first workshop were to identify issues and

opportunities in the Plan Area, as well as community vision and guiding principles; the second workshop invited residents to comment on “Big Ideas” for the Specific Plan and provide input on the Draft Goals and Strategies of the Plan; and the third workshop invited input on the Draft Goals and Strategies. All activities provided guidance to the steering committee on the development of the Guiding Principles and Proposed Land Use Map (See pages 8-10 and page 36 in Exhibit C, Central Southeast Specific Plan Initiation Report).

Mobile Workshops. The project team developed an outreach process designed to overcome common barriers of public participation. Outreach efforts were integrated into established and ongoing community meetings and events. City staff brought mobile workshops to over 20 community group meetings in and near the project area, receiving input from residents.

Surveys. Three surveys have been produced and distributed to residents, business owners, and other interested parties. The first survey was aimed at getting an understanding of the community’s view of the project area as well as identifying key issues and desires of the community; the second survey allowed residents to identify where they would like to see more park space; and the third survey was intended to get an initial ranking of the Plan’s goals and strategies. Approximately 255, 175, and 145 individuals responded to the survey, respectively. The results of the survey were shared with the community and the steering committee.

Steering Committee Meetings. A 15-member steering committee (Committee) made up of neighborhood residents, business owners, and other stakeholders was appointed by Councilmember Chavez. Represented on the committee were community organizations such as Habitat for Humanity, Leadership Counsel for Justice and Accountability, the Fresno Fair, the Fresno Center, Reading and Beyond, Neighborhood Church, and the Southeast Fresno Community Economic Development Association. The Committee’s task was to translate community input into the development of the Proposed Land Use Map and Guiding Principles. The Committee had a series of meetings on Plan-related topics and provided input to the project team. The meetings on Land Use and Goals and Strategies were structured to incorporate community input as decisions were made.

Public Review Draft: There were several opportunities for community involvement that followed the release of the Public Review Draft. This included workshops to share key elements of the Plan and to solicit feedback from residents and stakeholders. It should be noted that the COVID-19 pandemic overlapped with this phase, therefore engagement occurred through written communication and online meetings.

- 6 topic-based Community Conversations were held in partnership with the West Area Neighborhoods Specific Plan
- Several committee meetings announcing the Public Review Draft to various bodies such as the Bicycle Pedestrian Advisory Commission, Fresno Youth Commission, Council District Project Review Committees, etc.

Social media was used to share updates and announcements throughout the planning process via the City of Fresno Facebook and Twitter accounts. One radio announcement was made on Punjabi Radio USA to share information about the release of the Draft Specific Plan and the topic-based Community Conversations series.

Plan documents were featured on a special webpage created for the project ( [www.fresno.gov/CentralSoutheastPlan](http://www.fresno.gov/CentralSoutheastPlan) <<http://www.fresno.gov/CentralSoutheastPlan>> ) and hard

copies were placed in the Central Branch Fresno Library and the Mosqueda branch library in the Plan Area.

A project liaison was dedicated to answer questions about the Plan and communication materials were routinely provided in English, Spanish, Punjabi, and Hmong.

Plan Initiation: After working with the community and stakeholders to develop guiding principles, big ideas, and a proposed land use map, the plan was initiated by the City Council on June 18, 2020. As part of the Council motion, the following sites were removed from the project boundary and directed to be incorporated into the boundary of the South Central Specific Plan per Council Resolution No. 2020-147: 48005006, 48005026S, 48005008S, 48005009, 48005025U, 48005003, 48005010S, 48005011S, 48005012S, 48005023U, 48005017, 48005016, 48007053, 48007065S, 48011014, 48011029S, 48011022, 48011041S, and 48011042S; and 48006012, 48006017S, 48006015, 48006003, 48001031U, 48007051U and 48006002U which were removed from the project boundary through a Director Memo dated May 25, 2023. Maps showing the initial plan boundary and the modified plan boundary after removal of these sites are included in Exhibit A.

## **Plan Features:**

Plan Area. The Specific Plan Area is approximately 2,000 acres just east and southeast of Downtown Fresno and is bounded by Belmont Avenue to the north, Fourth Avenue to the west, Church Avenue to the south, and Peach Avenue to the east. Additionally, the Specific Plan Area is located within the Roosevelt Community Plan area and overlaps a portion of the Butler/Willow Specific Plan area.

Relationship to Other Plans. The Central Southeast Specific Plan relates to other Fresno land use plans as follows:

*Specific Plan for the Butler/Willow Area.* The Specific Plan for the Butler/Willow (SPBW) Area was adopted June 15, 1971, and was intended primarily to provide a detailed plan for zoning and circulation of the 564-acre area surrounding the Internal Revenue Service Center. The Central Southeast Specific Plan would replace the SPBW but would carry forward any relevant policies.

*Roosevelt Community Plan.* The Roosevelt Community Plan (RCP) was adopted on April 7, 1992, and its primary purpose was to address issues and concerns affecting the community as it was experiencing growth. The RCP intended to anticipate the community's needs and to stimulate the development of well-balanced quality neighborhoods. The Central Southeast Specific Plan would repeal the RCP to avoid overlap and confusion but would carry forward any relevant policies.

*General Plan.* The General Plan, adopted on December 18, 2014, created policies and implementation strategies to achieve a long-term vision which emphasizes infill development, complete neighborhoods, and multi-modal transportation. The Central Southeast Specific Plan utilizes the General Plan as its foundation and provides a more defined vision for the Central Southeast Area.

*Downtown Neighborhoods Community Plan.* This plan was adopted on October 20, 2016, and abuts the Plan Area to the northwest, but does not overlap it.

*Active Transportation Plan.* The Active Transportation Plan (ATP) was adopted on March 2, 2017,

and serves as the city's comprehensive guide for active transportation. The ATP envisions a complete, safe, and comfortable network of trails, sidewalks, and bikeways that serve as a means for people to safely get to their destinations while reducing roadway congestion and vehicle miles travelled and improving the air quality. The population of the Plan Area utilizes several modes of transportation, and the Plan expands on ATP's vision of walking and biking in the Central Southeast Area.

*Parks Master Plan.* The Parks Master Plan (PMP) was adopted on December 14, 2017, and serves as a community-based vision and road map for planning a complete and functional park system. It examined the General Plan's goals for park land and determined the amount of acreage needed for the city's existing and future population. The Plan builds on the PMP by including recommendations on locations for future parks and schools for joint-use agreements.

Vision Statement and Guiding Principles. The Vision Statement and Guiding Principles of the Plan were created in conjunction with the Steering Committee (see page 24 of the Plan) and provided the foundation for all elements of the Plan.

Big Ideas: The project team conducted a four-day charrette with the Steering Committee and community members to brainstorm strategies that would stimulate positive change in Plan Area. That session helped identify key opportunity or "change" areas and accompanying design concepts that would implement the Specific Plan's overarching vision and Guiding Principles. These land use concepts, which became known as the "Big Ideas", were presented at a Steering Committee meeting, a community workshop, and several mobile workshops, and further refined based on community feedback. The eight Big Ideas built upon the Vision Statement and Guiding Principles and were used to create key Goals and Strategies for Land Use and Design, Transportation, Public Realm, and Infrastructure.

Land Use. Using the Big Ideas and Goals and Strategies approved by the steering committee as a basis, a land use map was developed. Proposed changes affect less than 10% of the total Plan Area. These changes were considered and voted on by the Committee at public meetings held on July 30 and August 13, 2019, using a voting rule of a 75% majority.

Implementation. The Specific Plan articulates the community's vision and creates an action-driven framework to transform Plan into a safe, livable, and prosperous community over the next 20 to 30 years. The Next Steps & Funding Chapter (8) outlines how to leverage existing resources, identifies collaborators, new funding sources, mechanisms, and innovative partnerships. The chapter outlines the community's priorities, next steps, and potential funding and financing strategies to implement the Plan's recommended improvements and programs.

## **Public Comment on the Plan**

April 2021 Public Draft. The public draft of the Plan was released on April 8, 2021, for a 90-day public comment period closing on July 8, 2021. Four comment submissions were received, with a total of 54 discrete comments. Staff reviewed each submission, summarized the discrete comments, and provided responses to each comment. These comments and responses are recorded in the Comment Summary Matrix (see Exhibit F).

Redline Summary. All changes made to the Public Draft are recorded in the Redline Summary document (see Exhibit G).

## Fresno General Plan Consistency

The Government Code requires consistency between a General Plan and a Specific Plan. Since the Specific Plan contains proposed land uses that are different than those on the Fresno General Plan Land Use Map (Figure LU-1) for approximately 7 percent of the Plan Area, a Fresno General Plan Amendment is proposed to ensure land use consistency between both plans. In terms of policy, the Central Southeast Specific Plan is a refinement of the Fresno General Plan that includes goals and strategies that reflect the needs and desires of residents and stakeholders. These goals and strategies are found to be consistent with those of the Fresno General Plan. Consistency with key Elements is discussed below.

Economic Development. This General Plan Element focuses on a balanced economic strategy for the city. The Specific Plan can be found to be consistent with, and help implement, the following Objectives:

- *Objective ED-1:* Support economic development by maintaining a strong working relationship with the business community and improving the business climate for current and future businesses.
- *Objective ED-2:* Support local business start-ups and encourage innovation by improving access to resources and capital and help overcome obstacles hampering economic development.
- *Objective ED-3:* Attract and recruit businesses and offer incentives for economic development.
- *Objective ED-4:* Cultivate a skilled, educated, and well-trained workforce by increasing educational attainment and the relevant job skill levels in order to appeal to local and non-local businesses.

The Specific Plan seeks to increase the development of local uses that will help residents meet their daily needs. This includes local-serving retail and healthcare options (see ED-1, ED-2, PH-1, and PH-2 and related Strategies).

## Urban Form, Land Use, and Design.

This General Plan Element envisions the Specific Plan Area to develop with Complete Neighborhoods that are integrated via multimodal infrastructure and transit. Complete Neighborhoods are a core value and goal of the Fresno General Plan, and this is carried into the Specific Plan as well.

- *Objective UF-1:* Emphasize the opportunity for a diversity of districts, neighborhoods, and housing types.
- *Objective UF-2:* Enhance the unique sense of character and identity of the different subareas of the Downtown neighborhoods.
- *Objective UF-14:* Create an urban form that facilitates multi-modal connectivity.
- *Objective LU-7:* Plan and support industrial development to promote job growth.
- *Objective LU-8:* Provide for the development of civic and institutional land uses to meet the educational, medical, social, economic, cultural, and religious needs of the community.

The Specific Plan aligns future land uses and the built environment to the needs of the community. The proposed land use and design recommendations in the Specific Plan aim to

expand opportunities for a variety of housing types that accommodate residents of all income groups, ages, and at different stages of their lives (see LU-1, LU-3, LU-4, LU-6, LU-7, LU-9, and related Strategies). It looks to provide spaces for businesses to grow through a variety of development types to create vibrant centers of commercial and community activity connected to the neighborhoods and downtown (see LU-1, LU-2, LU-3, LU-5, and related Strategies). New mixed-use development is envisioned on most opportunity sites in the Plan Area, accented by new connections, improved public spaces, and enhanced streetscapes (see LU-1, LU-2, LU-8, LU-9, and related Strategies).

**Mobility and Transportation.** This General Plan Element envisions a multi-modal transportation system and complete streets that serve all city residents. The Specific Plan maintains this vision where a top priority is roadway improvement (including sidewalk, curb, gutter, and bike lanes).

- *Objective MT-1:* Create and maintain a transportation system that is safe, efficient, provides access in an equitable manner, and optimizes travel by all modes.
- *Objective MT-2:* Make efficient use of the City's existing and proposed transportation system and strive to ensure the planning and provision of adequate resources to operate and maintain it.
- *Objective MT-4:* Establish and maintain a continuous, safe, and easily accessible bikeways system throughout the metropolitan area to reduce vehicle use, improve air quality and the quality of life, and provide public health benefits.
- *Objective MT-5:* Establish a well-integrated network of pedestrian facilities to accommodate safe, convenient, practical, and inviting travel by walking, including for those with physical mobility and vision impairments.
- *Objective MT-6:* Establish a network of multi-purpose pedestrian and bicycle paths, as well as limited access trails, to link residential areas to local and regional open spaces and recreation areas and urban Activity Centers in order to enhance Fresno's recreational amenities and alternative transportation options.
- *Objective MT-9:* Provide public transit opportunities to the maximum number and diversity of people practicable in balance with providing service that is high in quality, convenient, frequent, reliable, cost effective, and financially feasible.

Throughout the planning process, it became clear that safe, convenient access to transit, cycling and walking were a high priority for the community. The Central Southeast neighborhood has five arterials and a network of wide collector streets that present obstacles to walking and biking (see T-1, T-2, T-3, T-4, T-5, T-6, T-7, T-9, and related Strategies).

**Parks, Open Space and Schools.** This General Plan Element contains standards for acres of parkland per population and contains policies that support urban greening and walkable access to parks.

- *Objective POSS-1:* Provide an expanded, high quality and diversified park system, allowing for varied recreational opportunities for the entire Fresno community.
- *Objective POSS-2:* Ensure that adequate land, in appropriate locations, is designated and acquired for park and recreation uses in infill and growth areas.
- *Objective POSS-3:* Ensure that park and recreational facilities make the most efficient use of land; that they are designed and managed to provide for the entire Fresno community; and that they represent positive examples of design and energy conservation.

- *Objective POSS-9:* Work with California State University, Fresno, and other institutions of higher learning in Fresno, to enhance the City's workforce, job creation, and economic development, as well as its image and desirability as a place to live.

Parks and open spaces play a critical role in the sustainability and health of the community by providing a focal point for community activities, recreation, and social interaction. Throughout the planning process, it became clear that access to quality parks, open spaces, and recreational amenities are a top priority for the community. While existing parks in the Plan Area are well-used and cherished, new parks and open space are needed to meet the goal of ensuring that every resident is within walking distance of a park. The Plan analyzes parks in the Plan Area with the same standards as the Fresno General Plan and includes policies to address the need (see P-1 and P-3 and related Strategies).

Healthy Communities. This General Plan Element focuses on the relationships between the built, natural, and social environments and community health and wellness outcomes, such as death, chronic disease, and the effects of drug abuse and crime.

- *Objective HC-2:* Create complete, well-structured, and healthy neighborhoods and transportation systems.
- *Objective HC-3:* Create healthy, safe, and affordable housing.
- *Objective HC-4:* Improve property maintenance.
- *Objective HC-5:* Promote access to healthy and affordable food.
- *Objective HC-6:* Improve access to schools and their facilities for the community.

A core value of the Specific Plan is to create Complete Neighborhoods, with access to daily needs such as healthy groceries, parks, and efficient and active transportation systems- all within one's own neighborhood (see LU-1, LU-2, LU-3, LU-5, ED-2, PH-1, PH-2, PH-3, E-1, CE-1, and related Strategies). The Plan also calls for the development of a variety of housing types that accommodate residents of all income groups, ages, and at different stages of their lives (see LU-1, LU-3, LU-4, LU-6, LU-7, LU-9, and related Strategies).

Housing Element. This General Plan Element includes objectives, policies, and programs to provide safe and affordable housing for all segments of the community.

- *Objective H-1:* Provide adequate sites for housing development to accommodate a range of housing by type, size, location, price, and tenure.

The Specific Plan also calls for the development of a variety of housing types that accommodate residents of all income groups, ages, and at different stages of their lives (see LU-1, LU-3, LU-4, LU-6, LU-7, LU-9, and related Strategies).

In addition to Fresno General Plan consistency, the Government Code requires that findings be made for any proposed land use changes on housing element sites. Specifically, Section 65863 (b) of the Government Code states that no city shall reduce or permit the reduction of the residential density for any parcel at a lower residential density, unless it can make written findings that both of the following are true:

1. The reduction is consistent with the adopted Fresno General Plan; and
2. The remaining sites identified in the housing element are adequate to accommodate

the jurisdiction's share of the regional housing need allocation (RHNA).

The proposed changes on housing element sites are consistent with the Fresno General Plan because the adoption of the Plan also includes a Fresno General Plan Amendment to align planned land uses and make them consistent. In addition, the Plan is consistent with Fresno General Plan and Housing Element goals, policies and objectives as noted above.

The net overall change in housing capacity results in a capacity loss in the 16-30 dwelling units per acre (du/ac) very low/low-income category of 22 units; a net capacity gain in the 12-16 du/ac moderate income category of 214 units, and a capacity loss of 89 units in the 0-12 du/ac above moderate-income category. In the 16-30 du/ac category, the Housing Element Sites Inventory included 6,340 dwelling units of excess capacity beyond the Regional Housing Needs Allocation (RHNA) of 8,834 dwelling units. The reduction of the 16-30 du/ac category results in remaining capacity of 6,318 dwelling units which exceeds the RHNA amount.

### **Housing Crisis Act of 2019 (SB 330)**

Senate Bill ("SB") 330, also known as the Housing Crisis Act of 2019 is a housing-related bill that went into effect on January 1, 2020, and will remain in effect through January 1, 2030. One of the applicable provisions of this legislation, as it relates to Plan Amendments and Rezoning, includes limitations wherein an affected City (which includes the City of Fresno) cannot change land use or zoning designations, nor alter the intensity of existing land use designations or zone districts, in a manner that reduces housing capacity below the capacity that was available on January 1, 2018; unless there is a concurrent increase of capacity elsewhere within the city (i.e. corresponding up-zone) that ensures there is no net loss of housing capacity. The land use changes proposed by the Plan would result in a housing capacity increase of 2,316 housing units.

### **Council District Project Review Committees**

The Plan Area includes Council Districts 5 and 7. The Plan is scheduled to be presented to the Project Review Committee of District 5 on June 12, 2023. District 7 does not have an active committee.

### **Notice of Planning Commission Hearing**

The Planning Commission hearing was noticed in the Fresno Bee pursuant to Section 15-5007-d of the Fresno Municipal Code (see Exhibit L). Courtesy notices were mailed to residents and property owners with proposed or requested land use changes.

## **ENVIRONMENTAL FINDING**

The environmental analysis contained in the Initial Study and Mitigated Negative Declaration No. P22-00400 (**Exhibit I**) is tiered from Program Environmental Impact Report (EIR) SCH No. 2019050005 prepared for the Fresno General Plan Update (PEIR), certified in 2021. The Project has been determined to be a subsequent project that is not fully within the scope of PEIR SCH No. 2019050005 prepared for the Fresno General Plan.

Pursuant to Public Resources Code Section 21094 and California Environmental Quality Act (CEQA) Guidelines Section 15168(d), this Project has been evaluated with respect to each item on the attached environmental checklist to determine whether this project may cause any additional significant effect on the environment which was not previously examined in the PEIR.

This completed environmental impact checklist form and its associated narrative reflect applicable comments of responsible and trustee agencies and research and analysis conducted to examine the interrelationship between the proposed project and the physical environment. The information contained in the Project application and its related environmental assessment application, responses to requests for comment, checklist, initial study narrative, and any attachments thereto, combine to form a record indicating that an initial study has been completed in compliance with the State CEQA Guidelines and the CEQA.

All new development activity and many non-physical projects contribute directly or indirectly toward cumulative impacts on the physical environment. It has been determined that the incremental effect contributed by this Project toward cumulative impacts is not considered substantial or significant in itself, and/or that cumulative impacts accruing from this project may be mitigated to less than significant with application of feasible mitigation measures.

Based upon the evaluation guided by the environmental checklist form, it was determined that there are no foreseeable substantial impacts from the Project that are additional to those identified in the Fresno General Plan PEIR. The completed environmental checklist form indicates whether an impact is potentially significant, less than significant with mitigation, less than significant, or no impact.

The Initial Study has concluded that the Project will not result in any adverse effects which fall within the "Mandatory Findings of Significance" contained in Section 15065 of the CEQA Guidelines. The finding is, therefore, made that the Project will not have a significant adverse effect on the environment.

The Environmental Assessment was released on February 3, 2023, for a 30-day public comment period closing on March 6, 2023, and then extended to conclude on April 21, 2023. Four comment submissions were received. The comments focused on the need for future projects to identify potential contamination on sites in the Plan Area; water runoff capacity for new development in the Plan Area; and clarification Public Comment Period timing.

## **FRESNO MUNICIPAL CODE FINDINGS**

Based upon analysis of the applications, staff concludes that the required findings of Section 15-5812 of the Fresno Municipal Code can be made. These findings are attached as Exhibit J.

## **CONCLUSION**

The appropriateness of the proposed project has been examined with respect to its consistency with goals and policies of the Fresno General Plan; its compatibility with surrounding existing or proposed uses; and its avoidance or mitigation of potentially significant adverse environmental impacts. These factors have been evaluated as described above and by the accompanying Environmental Assessment. Upon consideration of this evaluation, it can be concluded that the Central Southeast Specific Plan, adopted through all the applications noted in the title of this staff report, is appropriate for the subject properties. Action by the Planning Commission will be a recommendation to City Council.

**Attachments:**

- Exhibit A - Vicinity Map & Plan Boundaries
- Exhibit B - Maps of Roosevelt Community Plan Area & Butler/Willow Specific Plan Area
- Exhibit C - Proposed Planned Land Use Map
- Exhibit D - Proposed Changes to General Plan Planned Land Use Map
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