

FRESNO MUNICIPAL CODE FINDINGS

Plan Amendment and Rezone Findings

Section 15-5812 of the Fresno Municipal Code provides that the Planning Commission shall not recommend and the City Council shall not approve an application unless the proposed Rezone or Plan Amendment meets the following criteria:

Criteria A: The change is consistent with the General Plan goals and policies, any operative plan, or adopted policy; and,

Finding A: As detailed in the Staff Report, the proposed project is found to be consistent with all applicable goals, objectives, and policies of the Fresno General Plan (including the Housing Element). The Specific Plan contains proposed land uses that are different than those on Figure LU-1 of the General Plan, thus a General Plan amendment is included to ensure consistency between both documents. The Central Southeast Area Specific Plan is an anticipated refinement of the General Plan (page 3-68, Policy D-7-b). See the “General Plan Consistency” section of the staff report for further details.

Criteria B: The change is consistent with the purpose of the Development Code to promote the growth of the city in an orderly and sustainable manner and to promote and protect the public health, safety, peace, comfort, and general welfare; and,

Finding B: The proposed project is consistent with the purpose of the Development Code to promote growth of the city in an orderly and sustainable manner, and to promote and protect the public health safety, peace, comfort, and general welfare. The goals and implementation strategies of the Plan are designed to promote and protect the public health, safety, peace, comfort and general welfare of the people living and working in and around the Plan area. The Plan relies on the adopted Development Code to implement its goals and policies.

Criteria C: The change is necessary to achieve the balance of land uses desired by the City and to provide sites for needed housing or employment-generating uses, consistent with the General Plan, any applicable operative plan, or adopted policy; and to increase the inventory of land within a given zoning district to meet market demand.

Finding C: The change in land use will achieve a balance of land uses desired by the City, reflecting the desires of community members within the Plan Area. The proposed changes are a refinement of the General Plan and changes that

match the current and more appropriate land use based on the desire of the community. The proposed changes are intended to provide more opportunities for retail uses, housing options and public space to create complete neighborhoods.

Fresno General Plan Consistency

The Government Code requires consistency between a Fresno General Plan and a Specific Plan. Since the 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 West Area 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 Element focuses on a balanced economic strategy for the city. The 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 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 Element envisions the 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 Element envisions a multi-modal transportation system and complete streets that serve all city residents. The Plan maintains this vision for the West Area, 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 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 spaces is 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 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 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).