



RESOLUTION NO. 2016-23

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, AMENDING THE FRESNO GENERAL PLAN, 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 (PLAN AMENDMENT APPLICATION NO. A-15-007)

WHEREAS, on December 18, 2014, by Resolution No. 2014-226, the City Council adopted the Fresno General Plan which correspondingly adopted the Bullard, Edison, McLane, Roosevelt, West Area, and Woodward Park Community Plans, the Highway City Neighborhood Specific Plan, the Sierra Sky Park Land Use Policy Plan, and the Fresno Chandler Executive Airport Land Use Compatibility Plan, and by Resolution No. 2014-225 certified Master Environmental Impact Report SCH No. 2012111015 ("MEIR") which evaluated the potentially significant adverse environmental impacts of urban development within the City of Fresno's designated urban boundary line and sphere of influence;

WHEREAS, the City of Fresno Development and Resource Management Director has filed an application to amend the Fresno General Plan, 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 for approximately 265 net acres of property located within the Planning Area of the Fresno General Plan as noted in Table 1 and related maps in Exhibit A;

WHEREAS, the environmental assessment conducted for the proposed Plan Amendment resulted in the filing of an Addendum to the above-noted MEIR; and



WHEREAS, on January 20, 2016, the Fresno City Planning Commission held a public hearing to consider Plan Amendment Application No. A-15-007 and the associated Addendum prepared for Environmental Assessment No. No. A-15-007, R-15-016; and,

WHEREAS, on January 19, 2016, the District 1 Plan Implementation Committee recommended approval of the Plan Amendment application, with a concern about increased density and traffic congestion and a recommendation for further traffic analysis and time of project approval; and,

WHEREAS, on January 19, 2016, the District 2 Plan Implementation Committee recommended approval of the Plan Amendment application; and

WHEREAS, on January 11, 2016, the District 4 Plan Implementation Committee recommended approval of the Plan Amendment application; and

WHEREAS, on January 11, 2016, the District 5 Plan Implementation Committee recommended approval of the Plan Amendment application; and

WHEREAS, on January 11, 2016, the District 6 Plan Implementation Committee recommended approval of the Plan Amendment application; and

WHEREAS, on January 25, 2016, the Tower District Design Review Committee recommended approval of the Plan Amendment application; and

WHEREAS, on February 1, 2016 the Airport Land Use Commission reviewed the applicable portions of the Plan Amendment and recommended approval with the condition that future applications are subject to the ALUC Land Use Compatibility Plan as the prevailing consideration if it is in conflict with any portion of the general plan within airport areas of influence; and

WHEREAS, the Fresno City Planning Commission took action, as evidenced in Planning Commission Resolution No. 13363, to recommend approval of Plan Amendment



Application No. A-15-007 with a provision to defer to the Airport Land Use Commission on Request 3; and,

WHEREAS, on February 4, 2016, the Fresno City Council held a public hearing to consider Plan Amendment Application No. A-15-007 and received both oral testimony and written information presented at the hearing regarding Plan Amendment Application No. A-15-007.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

1. The Council finds in accordance with its own independent judgment that 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. Accordingly, the Council adopts the Addendum prepared for Environmental Assessment No. A-15-007, R-15-016 dated January 20, 2016.
2. The Council finds the adoption of the proposed Plan Amendment as recommended by the Planning Commission is in the best interest of the City of Fresno.
3. The Council of the City of Fresno hereby adopts Plan Amendment Application No. A-15-007 amending the Fresno General Plan, 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 for approximately 265 net acres of property located within the Planning Area of



the Fresno General Plan as noted in Table 1 and related maps in Exhibit A located within the Planning Area of the Fresno General Plan.

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CLERK'S CERTIFICATION

STATE OF CALIFORNIA )  
COUNTY OF FRESNO ) ss.  
CITY OF FRESNO )

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, California, at a regular meeting held on the 4<sup>th</sup> day of February, 2016, by the following vote:

AYES : Baines, Brand, Olivier, Quintero, Soria, Caprioglio  
NOES : None  
ABSENT : Brandau  
ABSTAIN : None

YVONNE SPENCE, CMC  
City Clerk

By: *Yvonne Spence*  
Deputy

APPROVED AS TO FORM:  
DOUGLAS T. SLOAN  
City Attorney

By: *[Signature]*  
Talia Kolluri-Barbick Date *02/20/2016*  
Senior Deputy City Attorney

Plan Amendment Application No. A-15-007  
Filed by City of Fresno Development and Resource Management Director



Re: Table 1: City of Fresno General Plan Land Use Map Amendment Table

No	Description	APN	GP Land Use Change Request		Acres
			From	To	
1	MM HAZ-3: Re-designate area located within FYI Airport Zone 5 Sideline northeast of airport to Public Facilities Airport or Open Space.	Part of 49406045T & 51T	Open Space - Golf Course	Public Facilities - Airport	9.28
		Part of 49406045T and 51T, part of 49402032T and 33T, and 49402026ST and X1	Light Industrial	Public Facilities - Airport	22.00
2	Proposed ponding basin "DV."	Part of 31328012T, 22T, 23T, 24T, 25T, and 57T	Res. Medium Low Density	Open Space - Ponding Basin	13.50
3	Sky Park Clear Zone correction.	Part of 50105001 and 50104702	Public Facilities - Airport	Open Space Clear Zone	0.35
		50115303ST and part of 50115306S	Community Commercial	Open Space Clear Zone	0.46
		Part of 50703015	Office	Open Space Clear Zone	0.92
			Open Space Clear Zone	Office	2.60
			General Commercial	Open Space Clear Zone	0.28
		Part of 50703012ST	Res. Medium Density	Open Space Clear Zone	0.03
4	A-14-007	46323203	Res. Medium Density	Office	0.57
5	A-12-002	45314115	Res. Medium High Density	General Commercial	0.69
6	A-12-004	43602201	Regional Mixed Use	Office	0.17
		43602219	<del>Res. Medium Density</del> Regional Mixed Use	Office	0.19
7	A-11-001	30319083, 84 and 85	Public Facility - Middle and Elementary School	Community Commercial	2.78
8	A-11-002	51125002	Res. Medium Low Density	Res. Medium High Density	
		51136324	Res. Medium Density	Res. Medium High Density	4.86
9	A-11-003	Part of 31004138	Res. Medium Low Density	Res. Medium Density	31.87
		31004139	Community Commercial	Neighborhood Community-Commercial	2.14
10	A-11-004	41707058	Res. Medium Density	Res. Medium High Density	1.86
11	A-11-009	51117124 and 25	Res. Medium Low Density	Res. Medium High Density	4.79
12	A-11-011	50903069S	Res. Medium Density	Res. Medium High Density	10.17
13	A-11-013	40351159S	Res. Medium Low Density	Office	0.26
14	A-11-014	40420023	Res. Urban Neighborhood	Office	3.57
15	A	44206033	Res. Medium High	Res. Urban Neighborhood	4.65
16	B	44723001	Res. Medium Density	Public Facilities - Church	0.61
17	C	45904109, 12, 13, 16-18	Res. Medium Density	Commercial Main Street	0.83
18	D	31013201 - 09, 31013301 - 06, 31327057S - 76S, 80S, 83S - 86S, 92S, 93S, and 95S	Business Park	Light Industrial	78.90
		45603015, 16, 18, 52, 56	Corridor/Center Mixed-Use	Light Industrial	65.19
19	E	45603057T	Dual Land Use Designation: Corridor/Center Mixed-Use	Designation: Light Industrial	3.65
20	F	46303022, 78, and 90	Corridor/Center Mixed-Use	Office	1.60
21	G	45920001, 02, and 06T	Dual Land Use Designation: Light Industrial	Designation: General Commercial	2.95
22	H	45913120 and 01	Dual Land Use Designation: Res. Medium Density	Designation: Commercial Main Street	1.00
23	I	45903205 and 15	Residential Medium Density	Light Industrial	0.38

Strikeout indicates errata recommended by Planning Commission (Items 6 and "to" column of Item 9), and by staff (Item 9 in its entirety)

