

Zoning Map Update

Like every major city in the United States, Fresno has a Development Code, which is also known as a Zoning Ordinance. This document is the DNA of the city. It details all of the standards to keep Fresno moving forward in a smart and organized manner.

- What kind of businesses are appropriate and in which locations?
- How tall should buildings be so that they create value but don't negatively impact neighbors?
- Should buildings be close to or far from the street?
- How much parking should be provided?

The Development Code answers these questions and many more.

FRESNO CITY PLANNING COMMISSION

Wednesday, January 20, 2016

6:00 p.m., or thereafter

City Hall Council Chamber

Second Floor

2600 Fresno Street

Fresno, CA 93721

FRESNO CITY COUNCIL

Thursday, February 4, 2016

5:00 p.m., or thereafter

City Hall Council Chamber

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Fresno is a large and complex city, which is why the rules vary by area.

There are different standards for residential, commercial, office, and industrial areas. This ensures that they each work in the way they are intended. To accomplish this, the text containing the standards is accompanied by a Zoning Map. Each color on the map refers property owners and developers to the set of standards that apply to their site.

Now that the new Development Code has been written and adopted, a Zoning Map update is necessary to streamline the development process for the property owner and ensure that the right rules get applied to the right areas.

The new map will make sure that we grow in areas that make sense, and that other parts of our city are preserved and enhanced. During the five-year process that resulted in Fresno's new General Plan, a Land Use Map was approved by the City Council. The Zoning Map Update will make sure the Land Use Map, the Development Code, and the Zoning Map are all consistent.

The Zoning Map update will help us preserve the things that we love about Fresno, protect public and private investments, and promote new investment in our community.

A new Zoning Map protects and preserves our existing neighborhoods while making sure there are places for new investments the market will support.

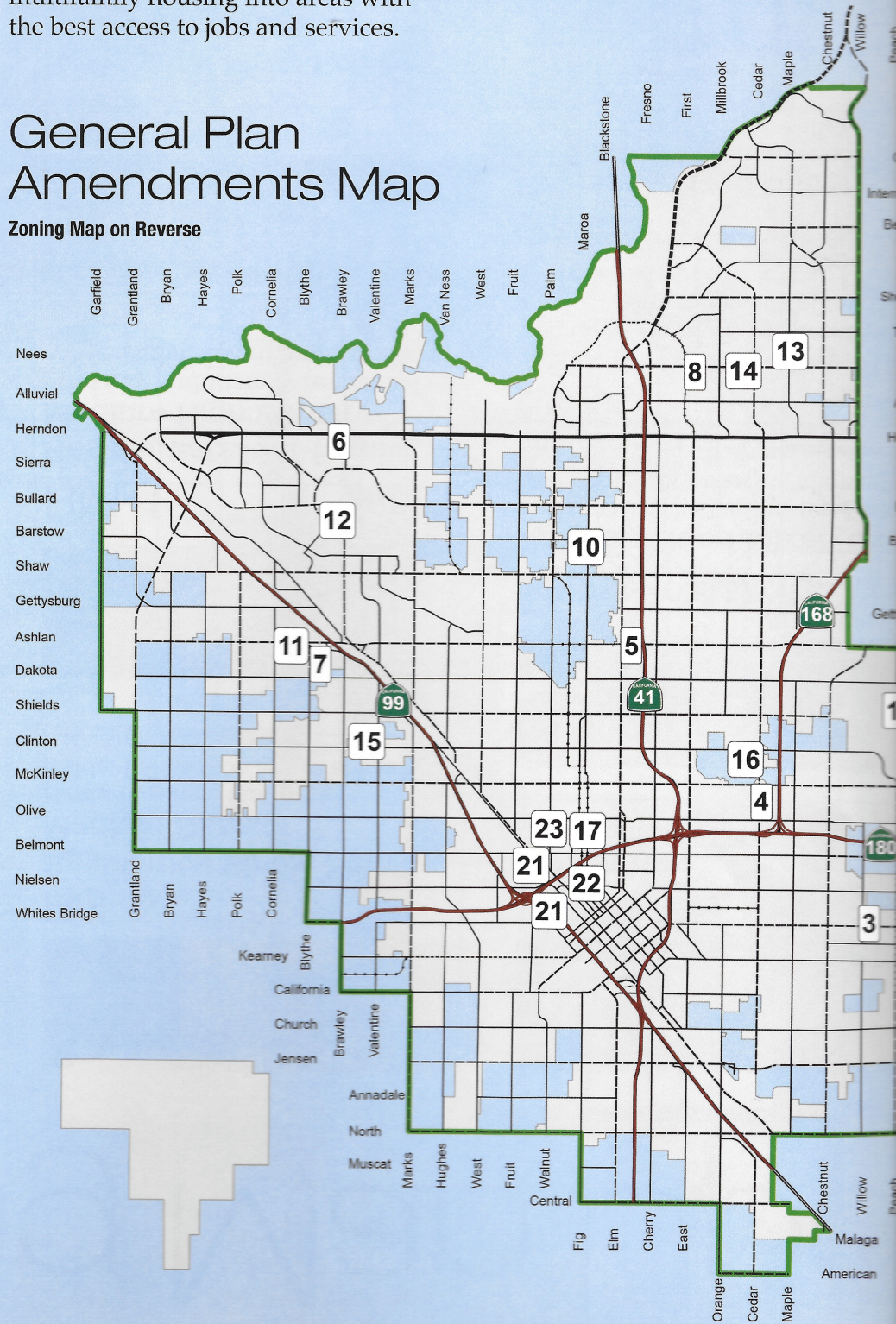
It will facilitate the creation of convenient shopping areas and robust employment districts with good access to transportation; it will create flexibility to build mixed-use buildings where investments are being made in upgraded transit systems; it will guide new single-family residential growth into areas that are served by the necessary infrastructure; and it will direct multifamily housing into areas with the best access to jobs and services.

The new Zoning Map will also remove a barrier to investment.

Usually in Fresno, a large proportion of development projects require a complex and expensive rezoning in order to be approved. By updating the Zoning Map (see inside fold), we can eliminate that hurdle for most private property owners and make it easier to bring new investment to our City. The City of Fresno General Plan Land Use Map Amendment described in the map below and table to the right support that effort by making further refinements to the land use of the indicated sites.

General Plan Amendments Map

Zoning Map on Reverse



General Plan Amendment Table

Digital version available
for download at www.fresno.gov/mapupdate.

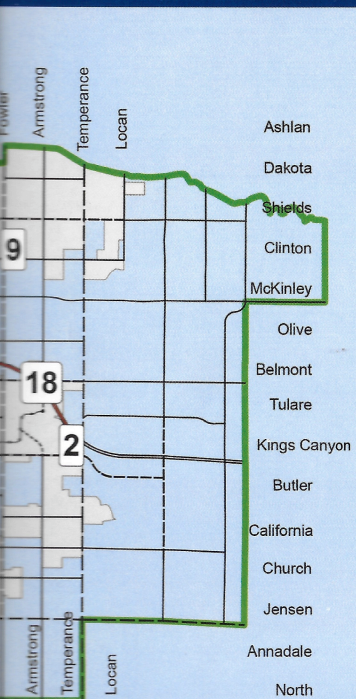
To request this notice in
alternative formats or
copies of the proposed
project, including the
proposed environmental
finding, contact:

City of Fresno
Development and Resource
Management Department
City Hall

2600 Fresno Street
Room 3076
Fresno, California, 93721

(559) 621-8003
mapupdate@fresno.gov

Para información en
español, comuníquense
con Sophia Pagoulatos
al correo electrónico
sophia.pagoulatos@fresno.gov.



Symbology

10 Proposed General Plan Land Use Changes

Boundaries

City Limits
Sphere Of Influence

NO.	DESCRIPTION	APN	GP LAND USE CHANGE REQUEST FROM	GP LAND USE CHANGE REQUEST TO	ACRES
		Part of 49406045T and 51T	Open Space - Golf Course	Public Facilities - Airport	9.28
1	GP MEIR Mitigation Measure MM HAZ-3: Re-designate the current area located within Fresno Yosemite International Airport Zone 5 Sideline northeast of the airport to Public Facilities Airport or Open Space.	Part of 49406045T and 51T, part of 49402032T and 33T, and 49402026ST and X1	Employment - Light Industrial	Public Facilities - Airport	22.00
2	FMFCD proposed ponding basin "DV."	Part of 31328012T, 22T, 23T, 24T, 25T, and 57T	Residential Medium Low Density	Open Space - Ponding Basin	13.50
		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
		50703015	Commercial Office	Open Space Clear Zone	0.92
			Open Space Clear Zone	Employment - Office	2.60
			General Commercial	Open Space Clear Zone	0.28
3	ALUC request for Sky Park Clear Zone correction.	50703012ST	Residential Medium Density	Open Space Clear Zone	0.03
4	General Plan Amendment A-14-007	46323203	Residential Medium Density	Employment - Office	0.57
5	General Plan Amendment A-12-002	45314115	Residential Medium High Density	General Commercial	0.69
		43602201	General Heavy Commercial	Employment - Office	0.17
6	General Plan Amendment A-12-004	43602219	Residential Medium Density	Employment - Office	0.19
7	General Plan Amendment A-11-001	30319083, 84 and 85	Public Facility - Middle and Elementary School	Community Commercial	2.78
8	General Plan Amendment A-11-002	51125002 and 51136324	Residential Medium Low Density	Residential Medium High Density	4.86
		Part of 31004138	Employment - Light Industrial	Residential Medium Density	31.87
9	General Plan Amendment A-11-003	31004139	Employment - Light Industrial	Neighborhood Commercial	2.14
10	General Plan Amendment A-11-004	41707058	Residential Medium Density	Residential Medium High Density	1.86
11	General Plan Amendment A-11-009	51117124 and 25	Residential Medium Low Density	Residential Medium High Density	4.79
12	General Plan Amendment A-11-011	50903069S	Community Commercial	Residential Medium High Density	10.17
13	General Plan Amendment A-11-013	40351159S	Residential Medium Low Density	Employment - Office	0.26
14	General Plan Amendment A-11-014	40420023	Residential Medium Density	Employment - Office	3.57
15	Correction A	44206033	Residential Medium High	Residential Urban Neighborhood	4.65
16	Correction B	44723001	Residential Medium Density	Public Facilities - Church	0.61
17	Correction C	45904109, 12, 13, 16, 17, and 18	Residential Medium Density	Commercial Main Street	0.83
18	Correction D	31013201 - 09, 31013301 - 06, 31327057S - 76S, 80S, 83S - 86S, 92S, 93S, and 95S	Employment - Business Park	Employment - Light Industrial	78.90
		45603015, 16, 18, 52, and 56	Corridor/Center Mixed-Use	Employment - Light Industrial	65.19
19	Correction E	45603057T	Dual Land Use Designation: Corridor/Center Mixed-Use	Dual Land Use Designation: Employment - Light Industrial	3.65
20	Correction F	46303022, 78, and 90	Corridor/Center Mixed-Use	Employment - Office	1.60
21	Correction G	45920001, 02, and 06T	Change Dual Designation Land Use from Employment - Light Industrial	Change Dual Designation Land Use to General Commercial	0
22	Correction H	45913120 and 01	Change Dual Designation Land Use from Residential Medium Density	Change Dual Designation Land Use to Commercial Main Street	0
23	Correction I	45903205 and 15	Residential Medium Density	Employment - Light Industrial	0.38

CITY OF FRESNO NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN THAT the Fresno City Planning Commission and the Fresno City Council, in accordance with Sections 65090 and 65091 (Planning and Zoning Law) of the Government Code and in accordance with the procedures of Chapter 15, Sections 5007 and 5801-5812 of the Fresno Municipal Code, will conduct public hearings to consider Plan Amendment Application No. A-15-007, Rezone Application No. R-15-016, and the related environmental finding. These applications have been filed by the City of Fresno Development and Resource Management Director. At these hearings, the following will be considered:

Environmental Assessment No. A-15-007, R-15-016 recommends approval of 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.

Plan Amendment Application No. A-15-007 proposes 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, as noted in the City of Fresno General Plan Land Use Map Amendment and table on the previous page. The Plan Amendment application was filed for consideration of additional General Plan clean-up items, including implementation of Master Environmental Impact Report mitigation measures and technical adjustments to meet General Plan goals and policies.

Rezone Application No. R-15-016 proposes to update the Zoning Map of the City of Fresno to be consistent with the City of Fresno General Plan Land Use and Circulation Map adopted on December 18, 2014, and as subsequently amended. All conditions of zoning will remain in effect. See Zoning Map Update on inside fold.

Any interested person may appear at either or both of the public hearings and present written testimony, or speak in favor or against the project proposal. However, all documents submitted to the City Council for its consideration shall be submitted to the City Clerk at least **24 hours prior** to the Council Agenda item being heard, pursuant to the City Council's meeting rules and procedures, or they may be excluded from the administrative record of proceedings. If an individual challenges the above applications in court, they may be limited to raising only those issues that were raised at the public hearings described in this notice, or in written correspondence delivered to the Planning Commission or City Council consistent with their respective rules of procedure. The Planning Commission's recommendations pertaining to the Environmental Assessment, Plan Amendment, and Rezone applications will be considered by the City Council.

Note: This public hearing notice is being posted pursuant to the requirements of the Fresno Municipal Code Section 15-5007-D.

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6:00 p.m., or thereafter

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MORE INFORMATION

For additional information on the proposed project, including copies of the proposed environmental finding or to request this notice in an alternative format, contact:

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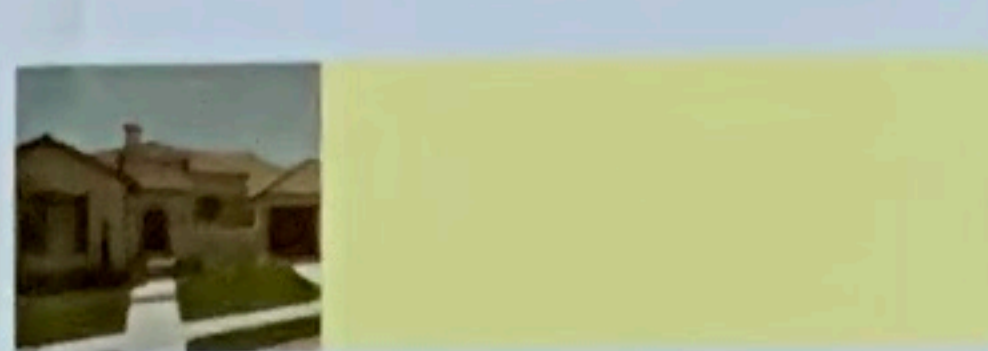

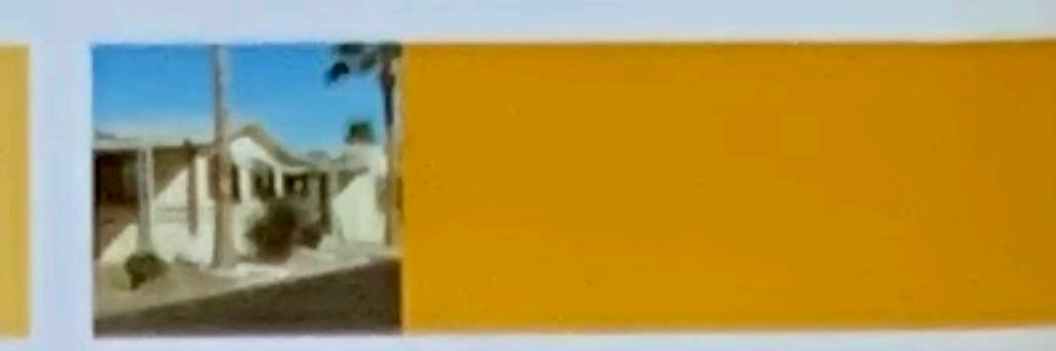
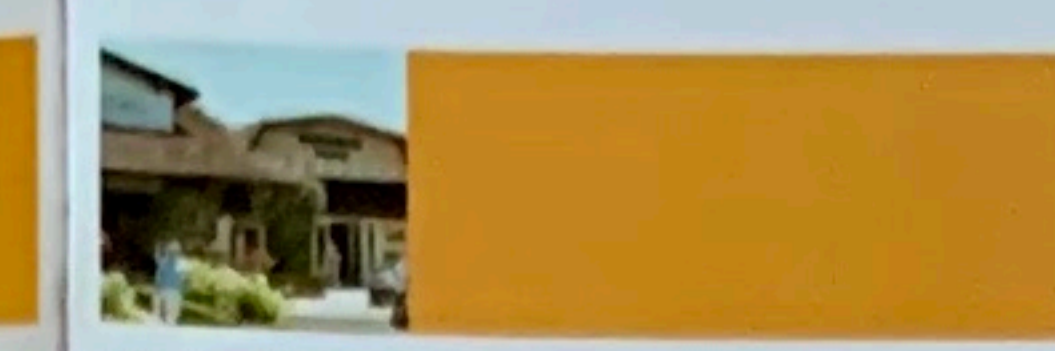


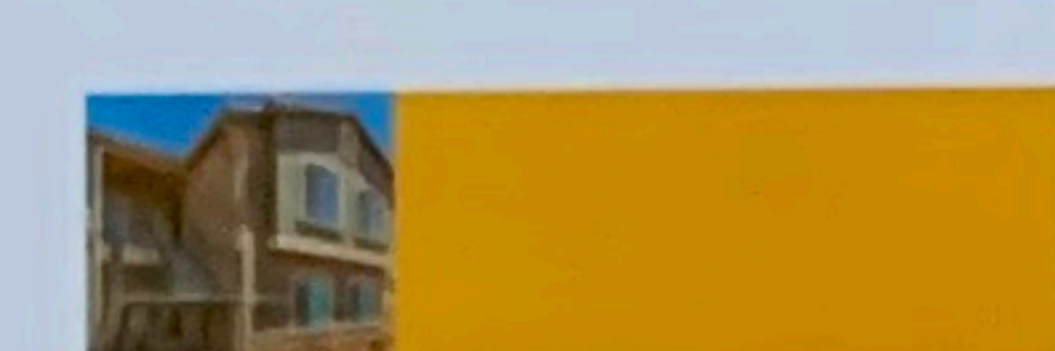
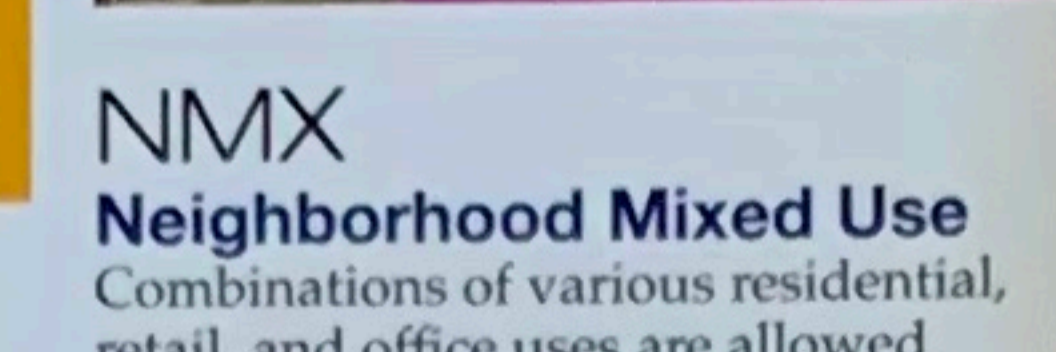



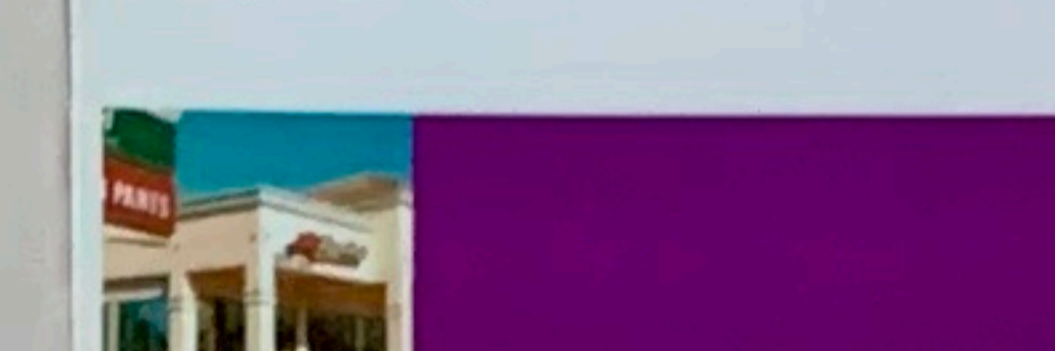

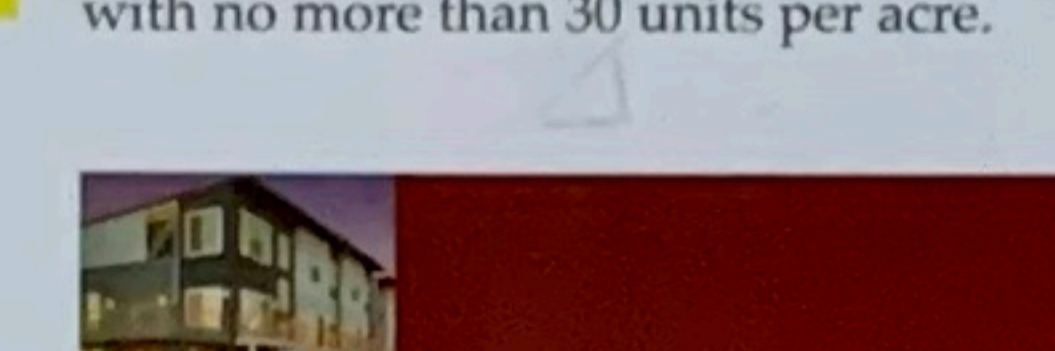

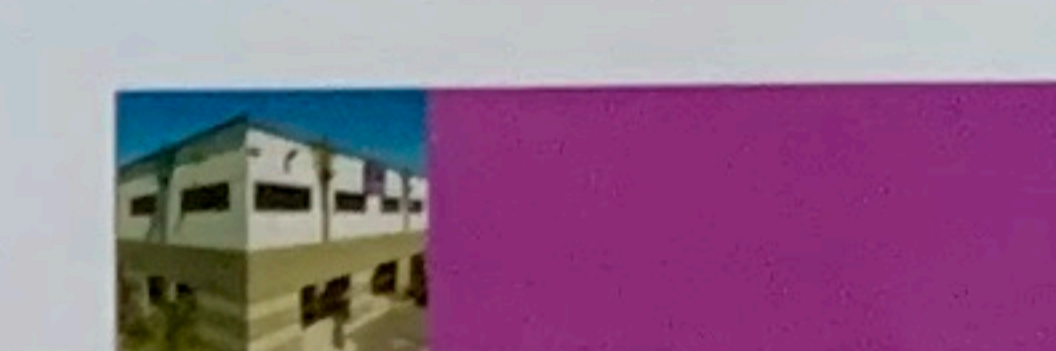
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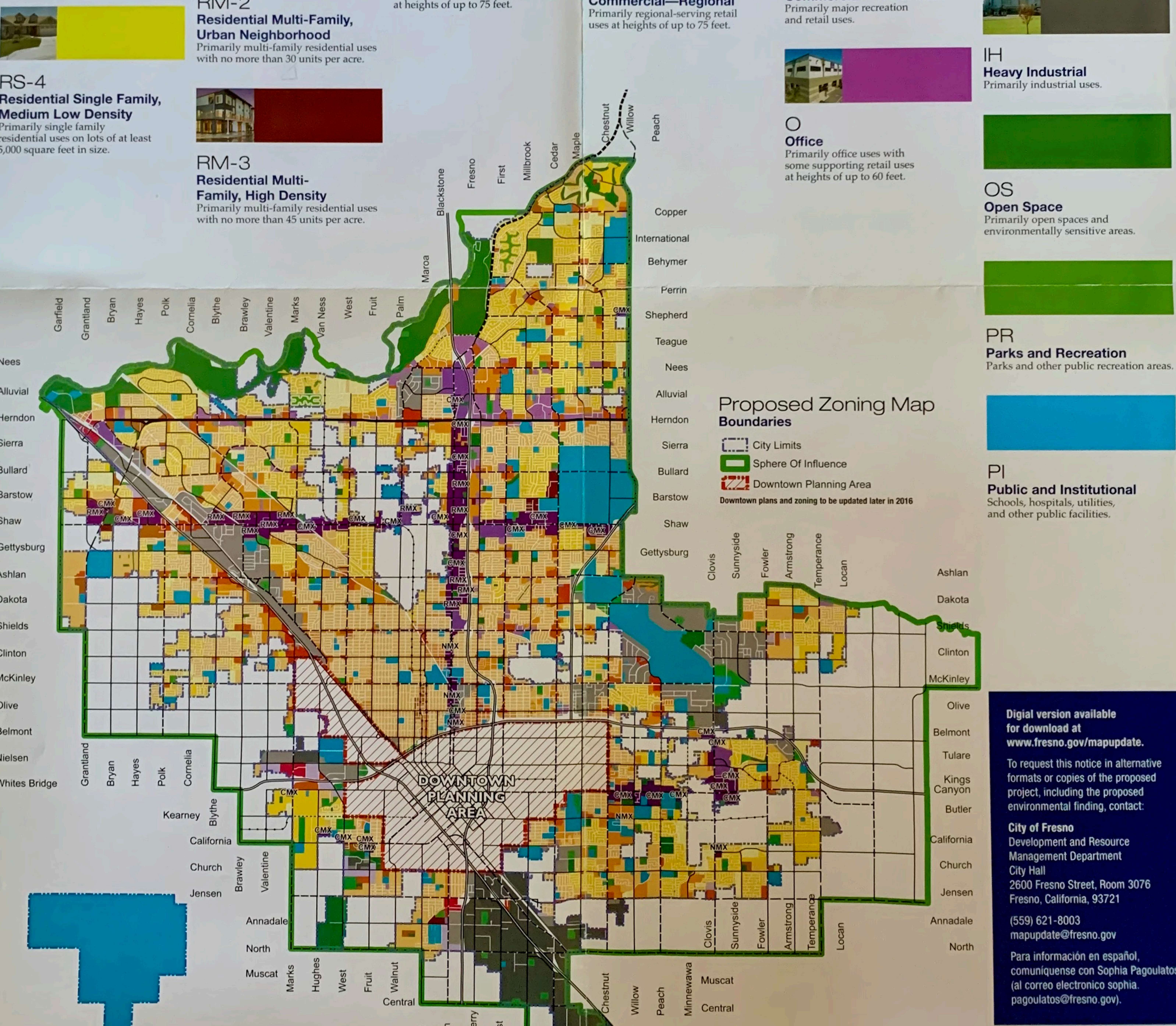
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Para información en español,
comuníquense con Sophia Pagoulatos
(al correo electrónico sophia.pagoulatos@fresno.gov)

City of
FRESNO 

Zoning Map Update

 <p>RE Residential Estate Primarily single family residential on lots of at least 5 acres in size.</p>	 <p>RS-5 Residential Single Family, Medium Density Primarily single family residential uses on lots of at least 2,500 square feet in size.</p>	 <p>RM-MH Mobile Home Park Primarily mobile home residential uses.</p>	 <p>CMS Commercial—Main Street Combinations of various pedestrian-oriented retail and office uses are allowed with some residential uses at heights of up to 35 feet.</p>	 <p>CG Commercial—General Primarily high-activity retail uses at heights of up to 35 feet.</p>	 <p>BP Business Park Primarily campus-type office uses, with some light industrial and supporting retail uses at heights of up to 60 feet.</p>
<p>RS-1 Residential Single Family, Extremely Low Density Primarily single family residential uses on lots of at least 36,000 square feet in size.</p>	 <p>RM-1 Residential Multi-Family, Medium High Density Primarily multi-family residential uses with no more than 16 units per acre.</p>	 <p>NMX Neighborhood Mixed Use Combinations of various residential, retail, and office uses are allowed at heights of up to 40 feet.</p>	 <p>CC Commercial—Community Primarily retail and office uses at heights of up to 35 feet.</p>	 <p>CH Commercial—Highway and Auto Primarily automobile-related retail and service uses at heights of up to 35 feet.</p>	<p>RBP Regional Business Park Primarily campus-type office uses, with some light industrial and supporting retail uses at heights of up to 60 feet.</p>
<p>RS-2 Residential Single Family, Very Low Density Primarily single family residential uses on lots of at least 20,000 square feet in size.</p>	 <p>RM-2 Residential Multi-Family, Urban Neighborhood Primarily multi-family residential uses with no more than 30 units per acre.</p>	<p>CMX Corridor/Center Mixed Use Combinations of various residential, retail, and office uses are allowed at heights of up to 60 feet.</p> <p>RMX Regional Mixed Use Combinations of various residential, retail, and office uses are allowed at heights of up to 75 feet.</p>	 <p>CR Commercial—Regional Primarily regional-serving retail uses at heights of up to 75 feet.</p>	 <p>CRC Commercial—Recreation Primarily major recreation and retail uses.</p>	<p>IL Light Industrial A mixture of large office uses some light industrial and supporting retail uses at heights of up to 60 feet.</p>
<p>RS-3 Residential Single Family, Low Density Primarily single family residential uses on lots of at least 9,000 square feet in size.</p>	 <p>RM-2 Residential Multi-Family, Urban Neighborhood Primarily multi-family residential uses with no more than 30 units per acre.</p>	<p>RM-3 Residential Multi-Family, High Density Primarily multi-family residential uses with no more than 45 units per acre.</p>	 <p>O Office Primarily office uses with some supporting retail uses at heights of up to 60 feet.</p>	 <p>IH Heavy Industrial Primarily industrial uses.</p>	<p>OS Open Space Primarily open spaces and environmentally sensitive areas.</p>



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