



REPORT TO THE CITY COUNCIL

AGENDA ITEM NO.: 10:45 a.m.
COUNCIL MEETING: January 27, 2009
APPROVED BY
DEPARTMENT DIRECTOR 
CITY MANAGER

January 27, 2009

FROM: KEITH BERGTHOLD, Interim Director
Planning and Development Department

THROUGH: PAM RODRIGUES, Acting Interim Manager 
Housing and Community Development Division

BY: CORRINA NUNEZ, Project Manager 
Housing and Community Development Division

SUBJECT: RESOLUTION – CONSIDERATION OF PLAN AMENDMENT FOR 2008-2013 CITY OF FRESNO HOUSING ELEMENT AMENDMENT I OF THE 2025 FRESNO GENERAL PLAN AND RELATED ENVIRONMENTAL ASSESSMENT NO. EA-08-12A

KEY RESULT AREA

One Fresno

RECOMMENDATION

Staff recommends Council:

- 1) Adopt a Resolution adopting the 2008-2013 Housing Element Amendment I of the General Plan; and
- 2) Approve the environmental assessment Finding of Conformity for Amendment I.

EXECUTIVE SUMMARY

On September 19, 2008, the State Department of Housing and Community Development (HCD) issued its review letter of the City's 2008-2013 adopted Housing Element requesting further analysis of the City's land inventory, available housing sites, and governmental constraints. Staff's additional analyses in response to HCD's comments will bring the City's Housing Element into compliance with State Housing Element law, as evidenced by HCD's letter of conformity (Exhibit E). Adoption of the Resolution (Exhibit A) pertaining to Amendment I (Exhibit B) is imperative due to the expiration of the June 30, 2008 deadline for certification, pending community plan updates, and most importantly obtaining eligibility status for upcoming State Proposition 1C program funding. Staff therefore recommends that Council adopt the Resolution adopting Amendment I to the 2008-2013 Housing Element and approve the environmental assessment for Amendment I.

KEY OBJECTIVE BALANCE

Adoption of the Resolution presents an opportunity to make a positive impact to the Customer Satisfaction, Employee Satisfaction, and Financial Management Key Objectives. The adoption impacts the Customer Service aspect by ensuring that the City of Fresno has a State-approved Housing Element that addresses the housing needs for all income segments of the community. The adoption also contributes to Employee Satisfaction by supporting staff's efforts to comply with the State Housing Element mandate. In addition, it demonstrates Financial Management by having staff prepare the additional necessary analysis.

BACKGROUND

In June of 2008, City Council adopted the 2008-2013 Housing Element for submittal to HCD for a 90-day review for compliance with State Housing Element Law. In September 2008, HCD requested further analysis of the City's land inventory, available housing sites, and governmental constraints categories of the adopted Housing Element. HCD informed the City that the additional analyses would bring the City's Housing Element into compliance with State Housing Element law.

The additional analyses in Amendment I were in three main areas as follows:

Land

- Inventory of land suitable for residential development;
- Small sites and lot consolidation opportunities (and actions to make sites available during the planning period);
- Lot Consolidation;
- Zoning to encourage and facilitate housing for lower-income households; and
- Realistic capacity.

Potential Constraints

- Analysis of potential governmental constraints;
- Land use controls; and
- Processing and permit procedures

Program Revisions

- Revision to Programs 2.1.11 (Zoning for Emergency Shelters) and Program 2.1.13 (Transitional and Supportive Housing)

Staff has prepared the additional analyses as requested (Exhibit "B"). HCD has completed a review of the analyses and has made a preliminary determination that the additional analysis will bring the City's 2008-2013 Housing Element into compliance with State law, as evidenced by HCD's letter of conformity (Exhibit E).

In regards to HCD comments on the land inventory, the City has included in Amendment 1, a program to rezone approximately 700 acres of vacant land to help increase density and achieve the Regional Housing Needs Allocation (RHNA) for the City's lower-income households. The City's total RHNA did not change; it remains at 20,967 dwelling units. However, the rezone program will provide an overall capacity of 38,469 dwelling units. The potential constraints analysis provides additional information on the City permitting and approval process. Also in accordance with Senate Bill 2 (Cedillo), the City revised its programs for emergency and homeless shelters and transitional and supportive housing programs to include an identification of zone districts and a by-right component. These programs are scheduled to be planned, reviewed, and implemented within the 1 to 5 year Housing Element plan period.

The Housing Element and Amendment I were determined to be in conformity with the Master Environmental Impact Report No. 10130 of the 2025 Fresno General Plan as provided by the California Environmental Quality Act. The initial Environmental Assessment (No. EA-08-12) was filed with the Fresno County Clerk on May 2, 2008. The Finding of Conformity for the amendments was published on December 5, 2008 (Exhibit C). Staff recommends that Council find that the proposed amendments are substantially the same for purposes of CEQA to the Housing Element adopted in June of 2008. Specifically, the proposed amendments are further refinements and analysis to the June 2008 version of the Housing Element, but are not expected to result in additional development from that intended in the version adopted in June 2008. Therefore, staff recommends that the Finding of Conformity prepared under Environmental Assessment No. EA -08-12a be readopted for the current project.

PLANNING COMMISSION RECOMMENDATION

On January 14, 2009, The Planning Commission considered and recommended this item for approval (Exhibit D).

HOUSING AND COMMUNITY DEVELOPMENT COMMISSION

On November 12, 2008, the Housing and Community Development Commission considered and recommended this item for approval.

FISCAL IMPACT

There is no fiscal impact to the Planning and Development Department's FY 2009 Budget.

APPENDICES

- Exhibit A – Resolution
- Exhibit B – Amendment I to the 2008-2013 Housing Element
- Exhibit C – Environmental Assessment
- Exhibit D – Planning Commission Resolution
- Exhibit E – Letter of Conformity

EXHIBIT "A"
RESOLUTION

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO,
CALIFORNIA, ADOPTING THE 2008-2013 HOUSING ELEMENT
AMENDMENT I OF THE FRESNO GENERAL PLAN

WHEREAS, the City of Fresno is required by State Housing Element law (Government Code Section 65000, et seq.) to have a General Plan which contains a mandatory Housing Element; and

WHEREAS, the City of Fresno produced an earlier version of the housing element entitled the *Residential Land Use and Housing Requirements* of the Fresno County Metropolitan Area which was completed in September of 1963, and amended in 1964; and

WHEREAS, the City of Fresno and County of Fresno worked together to produce a joint housing related document for the Fresno County Metropolitan Area during 1965 to the 1970's; and

WHEREAS, the City of Fresno produced its first Housing Element in 1971 which in 1972 was amended to become an Interim Policy Plan; and

WHEREAS, the City of Fresno adopted its second Housing Element in June of 1975; and

WHEREAS, the City of Fresno adopted the 1984 Fresno General Plan ("General Plan") on November 20, 1984; and

WHEREAS, the City of Fresno adopted its third Housing Element in June of 1992 as later amended in 1995; and

WHEREAS, the City of Fresno adopted its fourth Housing Element (2002-2007) in June of 2002; and

WHEREAS, the City of Fresno adopted its fifth Housing Element (2008-2013) in June of 2008; and

WHEREAS, the City of Fresno hereby adopts Amendment I to the 2008-2013 Housing Element through this Resolution; and

WHEREAS, the City held numerous public meetings relative to the Housing Element Amendment I to allow citizens as representatives of community groups to participate in the planning and development of the Amendment I, including a noticed public information meeting and review by the Housing and Community Development Commission and Fresno Planning Commission; and

WHEREAS, on June 24, 2008 the 2008-2013 adopted Housing Element was submitted to the State Department of Housing and Community Development (HCD) for its 90 day review; and

WHEREAS, on September 19, 2008, the City received the HCD's comments and have included further analysis to address all concerns and comments; and

WHEREAS, all comments received from the State have been incorporated into the Housing Element Amendment I; and

WHEREAS, the Housing Element Amendment I incorporates recommendations from the Housing and Community Development Commission, Fresno Planning Commission, the City Council and members of the public who submitted comments and/or questions; and

WHEREAS, on January 14, 2009, the Fresno City Planning Commission conducted a duly noticed public hearing to consider the Housing Element Amendment I, and adoption of Resolution No. 12922 recommending to the Council the adoption of the said Housing Element Amendment I (including the addition of several programs as recommended by State HCD); and

WHEREAS, the preparation of the Housing Element Amendment I of the General Plan and its proposed adoption have been widely noticed and publicized to all interested persons, private and public organizations and agencies; and

WHEREAS, on January 27, 2009, having followed all the procedures required by the State Planning Law and local ordinances, Council considered the 2008-2013 Housing Element Amendment I, conducted a hearing thereon, and received oral testimony and received reports from City staff and the public.

NOW, THEREFORE, IT IS RESOLVED, by the Council of the City of Fresno as follows:

1. The Council finds in accordance with its own independent judgment that there is no substantial evidence in the record that the adoption of the Housing Element Amendment I will require a subsequent environmental finding under CEQA Guideline section 15162 and finds that the proposed Amendment was fully assessed in Environmental Assessment No. EA-08-12.
2. The Housing Element Amendment I, as modified and recommended by the Planning and Development Department staff, is consistent with the objectives and goals of the 2025 Fresno General Plan and will institute planning programs to meet the housing needs of the community.
3. The Council has reviewed, analyzed, and investigated and finds that the Housing Element Amendment I, as modified and recommended by the Planning and Development staff, complies with the requirements of State Housing Element law.
4. The Council approves and adopts the document “Fresno City Housing Element Amendment I, January 2009.”

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CLERK'S CERTIFICATION

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

I, REBECCA E. KLISCH, 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 thereof, held on the ___th day of January, 2009.

AYES :
NOES :
ABSENT :
ABSTAIN :

Mayor Approval: _____, 2009

Mayor Approval/No Return: _____, 2009

Mayor Veto: _____, 2009

Council Override Vote: _____, 2009

REBECCA E. KLISCH
City Clerk

By: _____
Deputy

APPROVED AS TO FORM:

JAMES C. SANCHEZ
City Attorney

By: 
Kathryn C. Phelan, Deputy City Attorney

Date: 1/16/09, 2009

KCP:bf [47625bfs/RESO] 1/16/09

**2008-2013 HOUSING ELEMENT
AMENDMENT I**

EXHIBIT "B"

INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT,
SMALL SITES AND LOT CONSOLIDATION OPPORTUNITIES (AND
ACTIONS TO MAKE SITES AVAILABLE DURING THE PLANNING PERIOD),
LOT CONSOLIDATION, ZONING TO ENCOURAGE AND FACILITATE
HOUSING FOR LOWER-INCOME HOUSEHOLDS, AND REALISTIC
CAPACITY

“1. Include an inventory of land suitable for residential development, including sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)). The Inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).

The Site Inventory has been updated in the Central Area to include a more realistic development capacity of multiple family housing. The sites inventory of June 2008 included only an additional 98 dwelling units in the Central Area (area considered as downtown Fresno, bounded by State Routes 99, 180 and 41). The new proposed development capacity has been determined to be 2,485 which is well within with the 2025 General Plan growth target in the Central Area. These are based on applying densities of 30 to 50 dwelling units per acre to infill sites (1,810 du) and on an actual pending project called South Stadium (685 du). Infrastructure capacity currently exists to accommodate these levels of densities. See attached worksheets and map.

The revised estimates are based on an infill study conducted in August and September of 2008 by the UC Berkeley Transportation and Research Center. In this study (map attached), UC Berkeley graduate students, in conjunction with City of Fresno planning staff, identified sites with infill potential. Sites were identified in the field and then verified against the City's GIS database. Sites were included that were vacant, consisted of surface parking, or with a structure that was of insufficient value to merit preservation, or with a structure that could be compatible with mixed use development.

It should be noted that all sites identified are designated as Mixed Use Level II planned land use, which permits mixed use projects and residential developments at unlimited densities subject to a Conditional Use Permit (CUP). Proposed developments over 75 feet in height also would require a CUP.

Small Sites and Lot Consolidation Opportunities

Over 1,600 sites in the inventory consist of small sites, that is, sites of less than one acre in area, with further development potential. Although the property size may be construed as a constraint to development of higher density affordable housing, the City has incentives and tools that encourage and facilitate the development of these sites. One of these tools includes the recently adopted second unit ordinance which permits (in accordance with California Government Code Section 65852.2) the construction of a new home on an already developed single-family residential parcel in a conventional subdivision, as a by right use. As part of the City's review process, the applicant would pay the proper entitlement processing fee, and would simply need to meet the following design guidelines:

- the density of the subject lot shall not exceed one hundred twenty-five percent (125%) of the residential density designated by the Fresno General Plan;
- the second dwelling shall be a minimum of 6 feet from the primary residence, or 10 feet if there is an entry from one of the units into the space between;
- one covered parking space for a second dwelling unit with one bedroom is required either in the form of a garage or carport (the City has the same requirement for all residential units);
- one additional, covered or uncovered, parking space is required for two or more bedrooms in the second dwelling unit;

- if a second driveway is proposed from the street frontage of the subject lot, it shall be a “ribbon” type driveway; i.e. two parallel strips of pavement (tire travel) with landscaping between;
- an all-weather surface path to the second unit shall be provided from the street frontage of the lot via a side yard area;
- the second unit shall be architecturally and visually compatible with the existing dwelling and the neighborhood in which it is located. Said compatibility shall be accomplished by the exterior design of the second dwelling unit through architectural use of building forms, height, construction materials, colors, windows, landscaping, and other methods that conform to acceptable construction practices.

Since the adoption of the second unit ordinance on December 14, 2004 (effective on January 25, 2005), approximately 40 applications have been submitted and approved. It is also noted that many parcels in the City are eligible for a second unit, given that they meet the minimum parcel size requirements and a large number of these parcels provide alley access thus easily meeting the minimum parking standards. It is further noted, that many interior parcels and corner parcels may easily be developed with a second unit. Furthermore, the entitlement processing fees have been reduced for second dwelling units in an effort to encourage their development. Considering the number of approved permits, in conjunction with the existing local housing needs and development trends, the City is projecting that 80 second unit permits will be issued during the current planning period.

An additional incentive that facilitates the development of small parcels is the recent ordinance amendment to the minimum parcel size requirements for Planned Unit Developments (PUD), which allow greater flexibility of property development standards including parcel size and setbacks; two of the most difficult obstacles facing small lot development. In comparison, the City historically mandated a minimum parcel size of two acres for a PUD; however, there is no longer a minimum parcel size. This is expected to encourage the development of infill and/or bypassed parcel development that may have otherwise been difficult to undertake as the strict application of the previous zoning ordinance made their development difficult, due to access, parcel widths, setbacks, etc. For example, an affordable housing project could be developed in the R-2 zone district on a small lot as follows:

A half-acre lot in the R-2 zone district could be developed with 8 dwelling units, or utilizing a 30 percent density bonus, the property could be developed with 10 units. These densities are equivalent to 16 and 20 units per acre, which place the units in the affordable range.

In addition, the City expedites all infill projects and offers a minimum 50 percent fee reduction for Site Plan Review and CUP Applications, while other applications are reduced as much as 80 percent (see Inter City Areas map, Chapter 4, page 4-13 eligible areas).

Lot Consolidation

The City recently amended its zoning ordinance to permit Voluntary Parcel Mergers (VPM) to further incentivize the development of underdeveloped and small sites. The VPM program is a process by which two or more adjoining parcels, under common ownership, are combined into a larger parcel. Prior to the VPM process, applicants were required to submit for a Lot Line Adjustment (LLA), although not cumbersome, took additional staff time to review, and therefore had a higher processing fee. In comparison, the VPM process

costs 50 percent less than the LLA process and has a streamlined (and speedy) processing time. Common VPMs include merging properties where a structure has been or is proposed to be constructed near, or over, a lot line, or too close to a lot line, to meet setback requirements. The City has found the program to be highly successful since its implementation. For the 2007 year, the City processed 14 VPM applications. To date, in 2008, the City has processed 6 applications. Taking this record, the City expects to process at least 50 lot mergers during the planning period.

Other methods of merging parcels include processing and recording a tract or parcel map or LLA which are more complicated, costly and time consuming. Additionally, whereas a LLA limits the amount of affected parcels to four, per Government Code Section 66415(d), there is no limit to the amount of parcels proposed to be merged through the VPM process.

Zoning to Encourage and Facilitate Housing for Lower-Income Households

Fresno has a regional housing need of 20,967 housing units, of which 8,534 units are for lower-income households. While historically affordable housing has been developed in the R-1 and R-2 zone districts, HCD has maintained that additional capacity at minimum densities of 20 units per acre is needed.

The current sites inventory identified only 44 acres and 747 units to be developed at R-3 (29 du/ac) and R-4 (43 du/ac) densities. To make more land at those densities available, and to facilitate the development of multifamily housing affordable to lower-income households, the City proposes a rezone program with the following features:

(New Program)

Program 2.1.6 A - Facilitate the Development of Multifamily Housing Affordable to Lower-Income Households.

The City will identify and rezone approximately 500 acres of vacant land to the R-2 or R-3 zoning district, allowing exclusively residential uses by right without a CUP or other discretionary action and a minimum of 20 units per acre. Rezoned sites will be selected from sites identified in the attached parcel listing (Rezone 20 upa), will be suitable, and will be available for development in the planning period where water and sewer can be provided.

Additionally, the City will identify and rezone approximately 200 acres of vacant land to the R-3 or R-4 zoning district, allowing exclusively residential uses by right without a conditional use permit or other discretionary action and a minimum of 38 units per acre. Rezoned sites will be selected from sites identified in the attached parcel listing (Rezone 38 upa), will be suitable, and will be available for development in the planning period where water and sewer can be provided.

It should be noted that a portion of the properties to be rezoned will also require plan land use amendments, however since the specific properties to be rezoned from the attached listings have not yet been determined, it is not possible to identify the specific sites requiring plan amendments at this time.

Action: Facilitate Multifamily Housing
Responsibility: City Planning and Development Department
Time: June 30, 2010

(Revised)
Program 2.1.6 – Multi-family Land Supply

The City will amend the Zoning Ordinance to establish a site plan review procedure for multifamily uses in multi-family zones on lots greater than 2 acres.

Action: Monitor and initiate measures as needed
Responsibility: City Planning and Development Department

Time: June 30, 2010

Since the City's goal is to provide zoned land for 8,534 housing units, the above program would achieve and possibly exceed the goal. Currently the sites identified would yield a total of 13,357 dwelling units at densities of 20 to 38 du/acre (see attachment and map). The program has been designed to identify excessive capacity so that there is a safe margin for elimination due to environmental constraints, economic considerations or conflicting property owner goals. It should be noted that no CUP or planned unit development would be required for the rezones **and/or plan amendments** identified in items 1 and 2, above. Design quality would be addressed through design standards applied through the site plan review process.

Realistic Capacity: Describe the methodology for determining the capacity on non-residential and commercial zoned sites in the inventory.

This question is directed at the fourth component of the sites inventory, entitled in the housing element "Underdeveloped Mixed Use Lots."

Background: The City's Zoning Ordinance encourages mixed use development by allowing residential /commercial mixed use projects on any commercially zoned site with a CUP. The density determination is subject to individual site considerations and no maximum limit exists.

Methodology: In order to predict a realistic capacity from mixed use projects and identify sites where these would most likely occur, the following parameters were used:

- Commercial zoning
- Location within a redevelopment area
- Investment-ready, defined by value of improvements being lower than land value

Only 24 properties consisting of almost 12.5 acres met the above criteria, and a total of 390 units were estimated, at approximately 31 units per acre. We believe this is a conservative estimate, especially given the Activity Center Study and implementation of transit corridors that will be occurring during the next housing element period.

Inventory of Potential Sites for Mixed Use Development Within Central Area from High Speed Rail Infill Study
 Added vacant and underdeveloped parcels in the Central Area

Key	APN	Ac.	Parcel Sq. Footage	General Plan Designation	Zone	D.U. Capacity *	Existing Use
1.1	46704022ST	**	0.65	28,314 comm./mixed use level 2	M-1		33 Parking lot
2.1	46828223T		0.6	26,136 comm./mixed use level 2	C-4		18 Parking lot
2.2	46621334	**	1.38	60,113 comm./mixed use level 2	C-4		41 Parking lot
2.3	46621520T		2.84	123,710 comm./mixed use level 2	C-4		85 Parking lot
2.4	46621417T	**	1.36	59,242 comm./mixed use level 2	C-4		68 Parking lot
2.6	46620649		0.69	30,056 comm./mixed use level 2	C-4		21 Building
2.9	46620650T		1.32	57,499 comm./mixed use level 2	C-4		40 Parking lot
2.9	46620656T		1.39	60,548 comm./mixed use level 2	C-4		42 Parking lot
2.9	46615318		0.64	27,878 comm./mixed use level 2	C-4		19 Parking lot
2.9	46615315		0.53	23,087 comm./mixed use level 2	C-4		16 Parking lot
3.1	46829116		0.52	22,651 comm./mixed use level 2	C-M		16 Parking lot and house
3.2	46826519		1.1	47,916 comm./mixed use level 2	C-M		33 House (ICI Paints) and parking lot
3.3	46826215		0.43	18,731 comm./mixed use level 2	C-M		13 (E) Fenced parking lot
3.3	46826413S		0.6	26,136 comm./mixed use level 2	C-4		18 (W) Fenced parking lot
3.3	46826518		0.6	26,136 comm./mixed use level 2	C-M		18 (S) Fenced parking lot and house
3.4	46826118		1.38	60,113 comm./mixed use level 2	C-4		41 Parking lots and houses
3.5	46825316		0.52	22,651 comm./mixed use level 2	C-4/CCO		16 Parking lot
4.1	46818222		1.12	48,787 comm./mixed use level 2	C-4/CCO		34 (N) Parkint lot
4.1	46818520		0.58	25,265 comm./mixed use level 2	CC		17 (W) Parking lot
4.3	46840001T			0 comm./mixed use level 2	C-C		0 see 4.1
4.5	46819534T	2.13	92,783 comm./mixed use level 2	C-M/CCO&C4/CCO			64 Vancant and industry
4.6	46819533T	0.91	39,640 comm./mixed use level 2	M-1			27 Parking lot ????
4.6	46819534T		0 comm./mixed use level 2	C-M-CCO			0 see 4.5
5.1	46835021	0.63	27,443 comm./mixed use level 2	M-1			19 Parking lot
5.2	46835021	0.63	27,443 comm./mixed use level 2	M-1			19 (N) Parkint lot
5.2	46835034	0.99	43,124 comm./mixed use level 2	C-M			30 (N) Building and parking lot
5.2	46835035	1.16	50,530 comm./mixed use level 2	M-1			35 (N) Parking lot
5.2	46835049T	1.57	68,389 comm./mixed use level 2	C-M			47 (N) Parking lot
5.4	46818438	0.61	26,572 comm./mixed use level 2	CC			18 Parking lot
5.5	46609400T	1.09	47,480 comm./mixed use level 2	CC			33 Building
6.2	46608205	0.52	22,651 comm./mixed use level 2	CC			16 Parking lot
6.3	46611308	0.59	25,700 comm./mixed use level 2	CC			18 Vacant
6.4	46606611S	1.1	47,916 comm./mixed use level 2	C-P			33 Parking lot
6.4	46606615S	1.08	47,045 comm./mixed use level 2	C-P			32 Parking lot
7.1	46604123	0.76	33,106 comm./mixed use level 2	C-P			23 (parcel 1) parking lot
7.1	46604125	0.36	15,682 comm./mixed use level 2	C-P			11 (parcel 2) parking lot
7.2	46606612T	0.34	14,810 comm./mixed use level 2	C-6/CCO			10 House and parking lot
7.2	46606613	1.03	44,867 comm./mixed use level 2	C-P			31 Building and parking lot
7.3	46603217	0.43	18,731 comm./mixed use level 2	C-P			13 Parking lot
7.4	46603217	0.69	30,056 comm./mixed use level 2	C-P			21 Office Building and parking lot
7.4	46603221	0.17	7,405 comm./mixed use level 2	C-P			5 Office Building and parking lot
7.5	45934517T	3.05	132,858 comm./mixed use level 2	C-P/C-6			92 (near) Building and parking lot
7.5	45934531	4.17	181,645 comm./mixed use level 2	C-P & P			125 (far) Parking lot
7.8	46604302	0.28	12,197 comm./mixed use level 2	C-6			8 Vacant
7.8	46604303	0.27	11,761 comm./mixed use level 2	C-6			8 Vacant
8.2	46605603	0.17	7,405 comm./mixed use level 2	C-4-CCO			5 Required off-street parking for on-site or abutting use. (1)
8.2	46605619	0.34	14,810 comm./mixed use level 2	C-4-CCO			10 Required off-street parking for on-site or abutting use. (2)
8.3	46605616	0.37	16,117 comm./mixed use level 2	C-4-CCO			11 Required off-street parking for on-site or abutting use.
8.4	46605512	0.34	14,810 comm./mixed use level 2	C-P			10 vacant lot (1)
8.4	46605513	0.34	14,810 comm./mixed use level 2	C-P			10 vacant lot (2)
8.5	46608103	0.17	7,405 comm./mixed use level 2	C-P			5 (midblock) vacant lot (1)
8.5	46608104	0.17	7,405 comm./mixed use level 2	C-P			5 (midblock) vacant lot (2)
8.5	46608122	0.34	14,810 comm./mixed use level 2	C-4			10 (corner) vacant lot
8.6	46608120	0.34	14,810 comm./mixed use level 2	C-P-CCO			10 Required off-street parking for on-site use.
8.7	46608303T	0.17	7,405 comm./mixed use level 2	C-4-CCO			5 parking lot (1)
8.7	46608319T	0.43	18,731 comm./mixed use level 2	C-4-CCO			13 parking lot (2)
8.8	46608313T	0.43	18,731 comm./mixed use level 2	C-4			13 parking lot
8.9	46607523T	1.32	57,499 comm./mixed use level 2	C-4			40 Required off-street parking for on-site use.
8.9	46607525T	0.36	15,682 comm./mixed use level 2	C-4			11 Required off-street parking for on-site use.
8.9	46607527T	0.36	15,682 comm./mixed use level 2	C-4			11 Required off-street parking for on-site use.
8.10	46611126	1.1	47,916 comm./mixed use level 2	C-4			33 covered parking & lot parking (North, at corner) Required off-street parking for on-site or abutting use.
8.11	46607407T	0.34	14,810 comm./mixed use level 2	C-4			10 (1) (East) Required off-street parking for on-site or abutting use.
8.11	46607524	0.52	22,651 comm./mixed use level 2	C-4			16 (South) Required off-street parking for on-site or abutting use.
8.11	46611127	0.37	16,117 comm./mixed use level 2	C-4			11 for on-site or abutting use. (West [midblock]) garage and yard for church across
8.11	46610214	0.34	14,810 comm./mixed use level 2	C-P			10 the alley. (West [midblock]) Required off-street parking for abutting use.
8.11	46610206	0.17	7,405 comm./mixed use level 2	C-4			5 for abutting use.
8.12	46607406	0.34	14,810 comm./mixed use level 2	C-4			10 vacant lot
8.13	45932701	0.21	9,148 comm./mixed use level 2	C-P			6 vacant lot
8.13	45932702	0.38	16,553 comm./mixed use level 2	C-P			11 vacant lot
8.14	45932507T	0.25	10,890 comm./mixed use level 2	C-P			8 (ne) vacant lot
8.14	45932508T	0.25	10,890 comm./mixed use level 2	C-P			8 (nw) vacant lot
8.14	45932125	0.55	23,958 comm./mixed use level 2	C-P			17 (nw) vacant lot
8.15	45931809	0.41	17,860 comm./mixed use level 2	C-4			12 vacant lot
8.16	46610520	0.83	36,155 comm./mixed use level 2	C-4			25 Off-street parking for adjacent use(s) (1)
8.16	466105521	0.28	12,197 comm./mixed use level 2	C-4			8 Residential building, possibly converted to offices (2)
8.16	46610522	0.18	7,841 comm./mixed use level 2	C-4			5 Off-street parking for adjacent use(s) (3)
8.16	46610523	0.18	7,841 comm./mixed use level 2	C-4			5 Off-street parking for adjacent use(s) (4)
8.16	46610525	0.92	40,075 comm./mixed use level 2	C-4			28 Off-street parking for adjacent use(s) (2)
8.17	46611401	0.34	14,810 comm./mixed use level 2	C-4			10 (N) Off-street parking for adjacent use(s) (1)
8.17	46614412	0.43	18,731 comm./mixed use level 2	C-4			13 (N) Off-street parking for adjacent use(s) (2)
8.17	46611415	0.6	26,136 comm./mixed use level 2	C-4			18 (N) office-commercial building on the site (3)
8.17	46611411	0.34	14,810 comm./mixed use level 2	C-4			10 (S) Off-street parking for adjacent use(s) (1)
8.17	46611414	1.03	44,867 comm./mixed use level 2	C-4			31 (S) Off-street parking for on-site use(s) (2)
Total Additional Ac.		58.82					
Total D.U. Capacity:						1,805	

* Dwelling unit capacity determined at 30 dwelling units per acre except as otherwise noted.
 ** Dwelling unit capacity determined at 50 dwelling units per acre.

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APN	AREA	ELU	PLU	ZBASE	PAREA	PLAN_AREA	DU
48109026	3.85931	v	rm	AE-20	168111.47	Roosevelt	39
48109024	5.80015	v	rm	AE-20	252654.25	Roosevelt	58
31380113T	0.52997	v	rm	AE-5	23085.70	Roosevelt	5
50409123T	0.58986	oa	rm	AE-5	25694.31	Bullard	6
50613021T	0.64699	oa	rm	AE-5	28182.80	Bullard	6
51002244	0.86262	v	rm	AE-5	38215.63	West	9
50409124	0.94431	oa		AE-5	41118.28	Bullard	9
32805042T	0.94742	oa	orpr	AE-5	705474.16	Edison	9
31380112T	0.98055	v	rm	AE-5	42724.74	Roosevelt	10
31265030S	0.98344	v	rm	AE-5	42838.43	West	10
50409129S	1.07159	oa		AE-5	46672.48	Bullard	11
43305006	1.11201	v	rmh	AE-5	111144.08	West	11
50507042S	1.14524	v	rm	AE-5	49886.56	West	11
50409114ST	1.34194	oa	rm	AE-5	58455.08	Bullard	13
31306009	1.48159	v	rm	AE-5	64538.12	Roosevelt	15
31327053	1.65111	v	rm	AE-5	71921.65	Roosevelt	17
50409120T	1.88941	oa	rm	AE-5	82300.05	Bullard	19
48012008	2.17878	v	rm	AE-5	94907.85	Roosevelt	22
51120027	2.51303	oa	rm	AE-5	109473.19	West	25
41026003	2.66810	oa	rm	AE-5	116221.92	Hoover	27
31306010	2.94574	v	rm	AE-5	128316.39	Roosevelt	29
50409121S	3.45610	oa	rm	AE-5	150550.19	Bullard	35
48105003	3.75144	v	rml	AE-5	1012797.94	Roosevelt	38
50703012ST	4.52533	oa	co	AE-5	756870.10	Bullard	45
51021004	4.70896	oa	rm	AE-5	205572.85	West	47
51117119	4.94339	oa	rm	AE-5	215333.90	West	49
51117120	4.94416	oa	rm	AE-5	215367.34	West	49
50613028	5.36536	oa	rm	AE-5	1530246.38	Bullard	54
44906006	6.64296	oa	rm	AE-5	289367.40	West	66
44202243	9.40956	oa	rm	AE-5	419496.50	West	94
48111042T	10.24883	v	rm	AE-5	447152.84	Roosevelt	102
50409113	13.99417	oa	rm	AE-5	759007.65	Bullard	140
50408008S	15.74483	oa	rm	AE-5	806011.14	Bullard	157
31302126	16.19831	v	rm	AE-5	705559.80	Roosevelt	162
50613028	18.43825	oa	rm	AE-5	1530246.38	Bullard	184
48102047	37.55663	v	rm	AE-5	1635977.65	Roosevelt	376
31328071	60.10002	oa	rm	AE-5	2617976.89	Roosevelt	601
47003206	0.70164	v	rm	C-2	30563.46	Roosevelt	7
47904053	5.08164	v	rm	C-2	221356.16	Edison	51
47711110T	0.59982	v	rm	C-6	26128.35	Edison	6
47711109ST	3.60430	v	rm	C-6	157003.18	Edison	36
48035314	0.50497	v	rm	R-1	21998.56	Roosevelt	5
45026018	0.50599	v	rm	R-1	22244.86	Fresno High-Roeding	5
32813128	0.51646	v	rm	R-1	22496.91	Edison	5
47722250	0.53048	v	rm	R-1	23591.76	Edison	5
47013301T	0.54679	v	rm	R-1	23817.97	Roosevelt	5
44404116	0.57383	v	rm	R-1	24995.81	Fresno High-Roeding	6
47013102	0.60208	v	rm	R-1	26226.74	Roosevelt	6
47716112	0.60482	v	rm	R-1	26345.95	Edison	6
408153X54	0.61756	v	rm	R-1	26900.70	Hoover	6
45328223	0.63761	v	rm	R-1	27774.45	Roosevelt	6

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47713101	0.64686 v	rm	R-1	28177.32 Edison	6
47113216	0.66216 v	rm	R-1	28843.77 Roosevelt	7
45814108	0.66475 v	rm	R-1	29052.52 West	7
46411312	0.67158 v	rm	R-1	29253.91 Edison	7
46411311	0.67165 v	rm	R-1	29257.18 Edison	7
46417306	0.67379 v	rm	R-1	29350.08 Edison	7
45328124	0.70051 v	rm	R-1	30514.20 Roosevelt	7
44405201	0.73207 v	rm	R-1	31888.79 Fresno High-Roeding	7
47711301	0.79521 v	rm	R-1	34639.44 Edison	8
44919117	0.80163 v	rm	R-1	34919.03 West	8
47122045	0.80488 v	rm	R-1	35060.56 Roosevelt	8
47713102	0.83093 v	rm	R-1	36195.15 Edison	8
47711303	0.85425 v	rm	R-1	37211.21 Edison	9
47711304	0.92372 v	rm	R-1	40237.09 Edison	9
32815014	0.93080 v	rm	R-1	40545.59 Edison	9
32815012	0.97577 v	rm	R-1	42504.37 Edison	10
31275113	0.98187 v	rm	R-1	43073.85 West	10
32916123	0.99298 v	rm	R-1	43254.92 Edison	10
47927002T	1.01696 v	rm	R-1	44298.67 Edison	10
57721054	1.03100 v	rm	R-1	51607.18 Woodward Park	10
48012012	1.26982 v	rm	R-1	55312.59 Roosevelt	13
479040X1	1.28379 v	rm	R-1	55921.76 Edison	13
48012016	1.56602 v	rm	R-1	68215.81 Roosevelt	16
47905006	1.56692 oa	rm	R-1	68255.01 Edison	16
47905008	1.56769 oa	rm	R-1	68288.51 Edison	16
31284122T	1.64175 v	rmh	R-1	71603.86 West	16
47927003T	1.66928 v	rm	R-1	72713.61 Edison	17
43633017	1.90747 v	rm	R-1	83089.31 McLane	19
45328230	2.18967 v	rm	R-1	95381.82 Roosevelt	22
46306017	2.42053 v	rm	R-1	105438.22 Roosevelt	24
51003004	2.75626 v	rm	R-1	123015.13 West	28
40420023	3.57957 v	rm	R-1	155926.27 Woodward Park	36
47716116T	3.74379 v	rm	R-1	163079.52 Edison	37
31206249	3.82233 oa	rl	R-1	723880.65 West	38
47904014	4.36725 v	rm	R-1	190237.40 Edison	44
48147041	4.43190 v	rm	R-1	194221.03 Roosevelt	44
50902017	4.76655 oa	rm	R-1	207631.09 Bullard	48
47717023T	7.55302 v	rm	R-1	329009.50 Edison	76
47706004T	7.71481 v	rm	R-1	336056.91 Edison	77
47706003	9.49952 oa	rm	R-1	413798.94 Edison	95
47703027	18.64856 oa	rm	R-1	814963.00 Edison	186
47703028	19.58706 oa	rm	R-1	853783.04 Edison	196
41707056	0.66180 v	rm	R-1-B	28827.97 Bullard	7
41707058	1.86344 v	rm	R-1-B	81173.06 Bullard	19
50812026	0.59868 v	rm	R-1-C	26078.48 West	6
50808202ST	0.78001 v	rm	R-1-C	33977.21 West	8
50808224S	0.84933 v	rm	R-1-C	36996.87 West	8
50810129S	0.88109 v	rm	R-1-C	38380.11 West	9
47129110	0.56032 v	rm	R-2	24407.60 Roosevelt	6
47129111	0.56133 v	rm	R-2	24451.57 Roosevelt	6
47130243	0.56516 v	rm	R-2	24618.54 Roosevelt	6
45229134	0.59508 v	rm	R-2	25921.70 Fresno High-Roeding	6

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47714412T	0.88701 v	co	R-2	38638.00 Edison	9
43322006	0.97956 v	rm	R-2	43471.57 Fresno High-Roeding	10
48032110	1.11255 v	rm	R-2	48462.72 Roosevelt	11
47725206	1.19805 v	rm	R-2	52337.90 Edison	12
47408018	1.68841 v	rm	R-2	73549.23 Roosevelt	17
51002130	8.34421 oa	rm	R-2	368927.28 West	83
51002129S	8.73497 oa	rm	R-2	381667.04 West	87
47902045	9.81506 v	rm	R-2	427544.10 Edison	98
31306007	0.52887 v	rm	R-2-A	23037.57 Roosevelt	5
48022037	0.61056 v	rm	R-2-A	26596.18 Roosevelt	6
31306008	0.66829 v	rm	R-2-A	29110.71 Roosevelt	7
43709015	0.54427 v	rm	R-A	23708.20 McLane	5
43709029	0.60019 v	rm	R-A	26144.33 McLane	6
45622120	0.62667 v	rm	R-A	27297.91 Roosevelt	6
45624122	0.65741 v	rm	R-A	28636.67 Roosevelt	7
45622105T	0.69883 v		R-A	30441.03 Roosevelt	7
45622104T	0.73732 v		R-A	32117.60 Roosevelt	7
43308001	0.83402 v	rm	R-A	41311.35 Fresno High-Roeding	8
45305120	0.89686 v	rm	R-A	39067.29 Roosevelt	9
48003018	0.93962 v	rm	R-A	41597.57 Roosevelt	9
43039114	1.03618 v	rm	R-A	45135.79 Hoover	10
46404013	1.43469 v	rm	R-A	62494.99 Edison	14
40720405	1.52910 v	rm	R-A	66607.77 Bullard	15
45624221	1.60672 v	rm	R-A	69988.87 Roosevelt	16
48003035	1.89896 v	rm	R-A	82718.86 Roosevelt	19
47904026	2.86979 v	rm	R-A	125008.26 Edison	29
46404049	3.01182 v	rm	R-A	131194.70 Edison	30
47905004	3.12846 oa	rm	R-A	136275.56 Edison	31
47905005	3.13153 oa	rm	R-A	136409.57 Edison	31
43308002	3.89675 v	rm	R-A	160443.25 Fresno High-Roeding	39
47902027	4.91917 v	rm	R-A	214279.10 Edison	49
50902015	8.14277 v	rm	R-A	354699.05 Bullard	81
47902029	9.49803 v	rm	R-A	413734.30 Edison	95
47905001	9.52904 oa	rm	R-A	415084.82 Edison	95
31002029	58.03278 oa	rm	R-A	3341098.45 McLane	580
47818312	0.59406 v	rm	SPLIT	49827.31 Edison	6
47818317	0.66520 v	rmh	SPLIT	102829.74 Edison	7
47921514	0.74460 v	rm	SPLIT	32434.76 Edison	7
31328072	1.17737 v	rm	SPLIT	390911.15 Roosevelt	12
50235040S	1.27349 v	rm	SPLIT	58553.28 Bullard	13
47920306	2.16705 v	rm	SPLIT	94396.51 Edison	22
44926001	2.27634 v	rm	SPLIT	188846.29 West	23
32805043	3.05340 oa	rm	SPLIT	167949.37 Edison	31
31328072	3.63870 v	rm	SPLIT	390911.15 Roosevelt	36
47030009	4.92302 v	rm	SPLIT	305305.32 Roosevelt	49
48111043T	6.58830 v	rm	SPLIT	286986.45 Roosevelt	66
50408043	0.59929			0.00	6
50507005S	1.14314 v	rm		49795.26 West	11
50507006S	1.37315 v	rm		59814.48 West	14
50408025S	2.48411 oa	rm		108207.55 West	25
50613005S	3.19411			0.00	32
51102097	4.03159			0.00	40

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32610024	4.88913	oa	rm	213259.14	Edison	49
50408028S	6.15187	oa	rm	267975.47	West	62
50408044	7.41838			0.00		74
51102098S	7.94057			0.00		79
32610064	8.57918	oa	rm	374007.00	Edison	86
32610022	9.43144	oa	rm	416747.79	Edison	94
32610062	9.56496	oa	rm	416729.39	Edison	96
50703021S	14.04811			0.00		140
51102036	14.53964			0.00		145
	680.89134					6805

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APN	AREA	ELU	PLU	ZBASE	PAREA	PLAN_AREA	DU
48111020	2.71213	v	rmh	AE-20	118140.29	Roosevelt	54
51004013	0.50002	v	rmh	AE-5	21723.99	West	10
50601014T	0.51039	oa	rmh	AE-5	779244.41	Bullard	10
51011008	0.58310	v	co	AE-5	55164.08	West	12
50506007	0.74679	oa	cr	AE-5	1332286.83	West	15
50506043	0.88499	oa	cbp	AE-5	519388.83	West	18
51004003	1.56898	v	rmh	AE-5	67872.59	West	31
43305006	1.60693	v	rmh	AE-5	111144.08	West	32
51101257	1.87078	v	rmh	AE-5	81491.14	West	37
51004029	2.04557	v	rmh	AE-5	89120.24	West	41
50732001	3.30399	v	rmh	AE-5	143921.86	Bullard	66
48111005	5.95925	v	rmh	AE-5	259584.83	Roosevelt	119
43303207	7.21623	v	rmh	AE-5	316843.05	West	144
48105003	7.72959	v	rml	AE-5	1012797.94	Roosevelt	155
50506017	7.96558	oa	co	AE-5	924123.17	West	159
50601014T	17.18062	oa	rmh	AE-5	779244.41	Bullard	344
50506008	26.69547	oa	rmh	AE-5	2037181.34	West	534
44303209	0.54723	v	rmh	C-2	23837.33	Fresno High-Roeding	11
50903048S	0.90461	v	rmh	C-2	39405.02	Bullard	18
50903044	1.12978	v	rmh	C-2	49213.19	Bullard	23
50903030S	1.51730	v	rmh	C-2	66093.54	Bullard	30
48139043	4.92314	v	rmh	R-1	214562.94	Roosevelt	98
44203007	2.24632	v	rmh	R-1-C	95494.74	West	45
46513411	0.51901	v	rmh	R-2	22608.28	Edison	10
47106221	0.57042	v	rmh	R-2	24847.55	Roosevelt	11
45422324	0.58242	v	rmh	R-2	25370.26	Roosevelt	12
43323006	0.58732	v	rmh	R-2	25279.11	Fresno High-Roeding	12
43517308	0.68683	v	rmh	R-2	29918.44	Fresno High-Roeding	14
43021007	0.89738	v	rmh	R-2	39089.74	Hoover	18
51013041S	0.97766	v	rmh	R-2	42548.94	West	20
43323003	1.14814	v	rmh	R-2	50063.35	Fresno High-Roeding	23
50936041	2.51183	v	rmh	R-2	109415.35	Bullard	50
50936040S	2.56516	v	rmh	R-2	111738.19	Bullard	51
40450022	4.74691	v	rmh	R-2	206828.31	Woodward Park	95
40409024	4.82917	v	rmh	R-2	210358.40	Woodward Park	97
48008016	4.94084	v	rmh	R-2	215223.11	Roosevelt	99
48008015	4.95264	v	rmh	R-2	215737.00	Roosevelt	99
51010039	7.32404	v	rmh	R-2	318987.40	West	146
50903051S	8.58434	v	rmh	R-2	374084.21	Bullard	172
46407010	9.04731	oa	rmh	R-2	394100.71	Edison	181
46407011	9.04781	oa	rmh	R-2	394122.62	Edison	181
51124031	9.20246	v	rmh	R-2	400859.00	West	184
50408016S	9.45807	oa	rmh	R-2	413331.54	West	189
46512512	0.52985	v	rmh	R-2-A	23080.16	Edison	11
42426501	0.56489	v	rmh	R-2-A	24606.79	Bullard	11
47219035	0.59861	v	rmh	R-2-A	26075.38	Roosevelt	12
47219036	0.59870	v	rmh	R-2-A	26079.51	Roosevelt	12
47204025	0.64273	v	rmh	R-2-A	27997.47	Roosevelt	13
47204028	0.64353	v	rmh	R-2-A	28032.18	Roosevelt	13
47204026	0.64364	v	rmh	R-2-A	28037.08	Roosevelt	13
47204027	0.64364	v	rmh	R-2-A	28037.08	Roosevelt	13

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47832013T	0.95239 v	rmh	R-2-A	41485.95 Edison	19
43038131	1.12414 v	rmh	R-2-A	48967.33 Hoover	22
47807426T	1.50403 v	rmh	R-2-A	65515.32 Edison	30
40720402	2.54323 v	rmh	R-2-A	110783.10 Bullard	51
41604009	2.67635 v	rmh	R-2-A	116581.89 Bullard	54
42450126	3.66590 v	rmh	R-2-A	159684.98 Bullard	73
45216514	0.52303 v	rmh	R-3	22783.11 Fresno High-Roeding	10
50613009S	0.93086 v	rmh	R-3	40590.32 Bullard	19
47122005	0.96493 v	rmh	R-3	42032.23 Roosevelt	19
47908336	1.01359 v	rmh	R-3	44151.74 Edison	20
47113221	1.07945 v	rmh	R-3	47020.83 Roosevelt	22
45223221	1.13857 v	rmh	R-3	49595.94 Fresno High-Roeding	23
46312010	1.22705 v	rmh	R-3	53450.24 Roosevelt	25
47134001	2.26549 v	rmh	R-3	98684.57 Roosevelt	45
41808048	3.25268 v	rmh	R-3	141686.75 Hoover	65
41808047	4.84268 v	rmh	R-3	210946.99 Hoover	97
50613008S	5.77268 v	rmh	R-3	251458.00 Bullard	115
43402081	6.77777 v	rmh	R-3	295239.73 Fresno High-Roeding	136
44602007	2.08064 v	rmh	R-4	90632.67 McLane	42
41806052	3.29527 v	rmh	R-4	143541.94 Hoover	66
43402057	0.70692 v	rmh	R-A	30793.60 Fresno High-Roeding	14
40915051	1.71371 v	rmh	R-A	74649.16 Hoover	34
32610027	9.50928 oa	rmh	R-A	414182.66 Edison	190
47818312	0.54982 v	rm	SPLIT	49827.31 Edison	11
46323207	0.56147 v	rmh	SPLIT	24457.49 Roosevelt	11
41805016	0.59652 v	rmh	SPLIT	25984.34 Hoover	12
47818319	0.65021 v	rmh	SPLIT	28323.26 Edison	13
47030009	0.84420 v	rm	SPLIT	305305.32 Roosevelt	17
47818308	0.90524 v	rmh	SPLIT	39432.33 Edison	18
46717315T	1.21538 v	rmh	SPLIT	52941.94 Edison	24
47030009	1.24162 v	rm	SPLIT	305305.32 Roosevelt	25
47818317	1.36523 v	rmh	SPLIT	102829.74 Edison	27
50019139S	1.46152 v	co	SPLIT	881471.38 Bullard	29
50506040	2.74770 oa	co	SPLIT	661718.58 West	55
46714213	3.43502 v	rmh	SPLIT	196471.80 Edison	69
48003060	3.52128 v	il	SPLIT	528749.27 Roosevelt	70
47902035	3.97195 v	rmh	SPLIT	173018.07 Edison	79
47704068	4.09426 v	rmh	SPLIT	178354.63 Edison	82
47902043	6.48127 v	rmh	SPLIT	282324.13 Edison	130
50019139S	6.59441 v	co	SPLIT	881471.38 Bullard	132
51124020	7.83010 v	rmh	SPLIT	647864.68 West	157
51124005	10.03063 v	rmh	SPLIT	436934.02 West	201
51124025	11.50449 v	rmh	SPLIT	501135.47 West	230
43309024S	3.06452 v	rmh	T-P	133347.46 West	61
46711402	0.86904			0.00	17
50601004	6.12585			0.00	123
	327.61651				6552

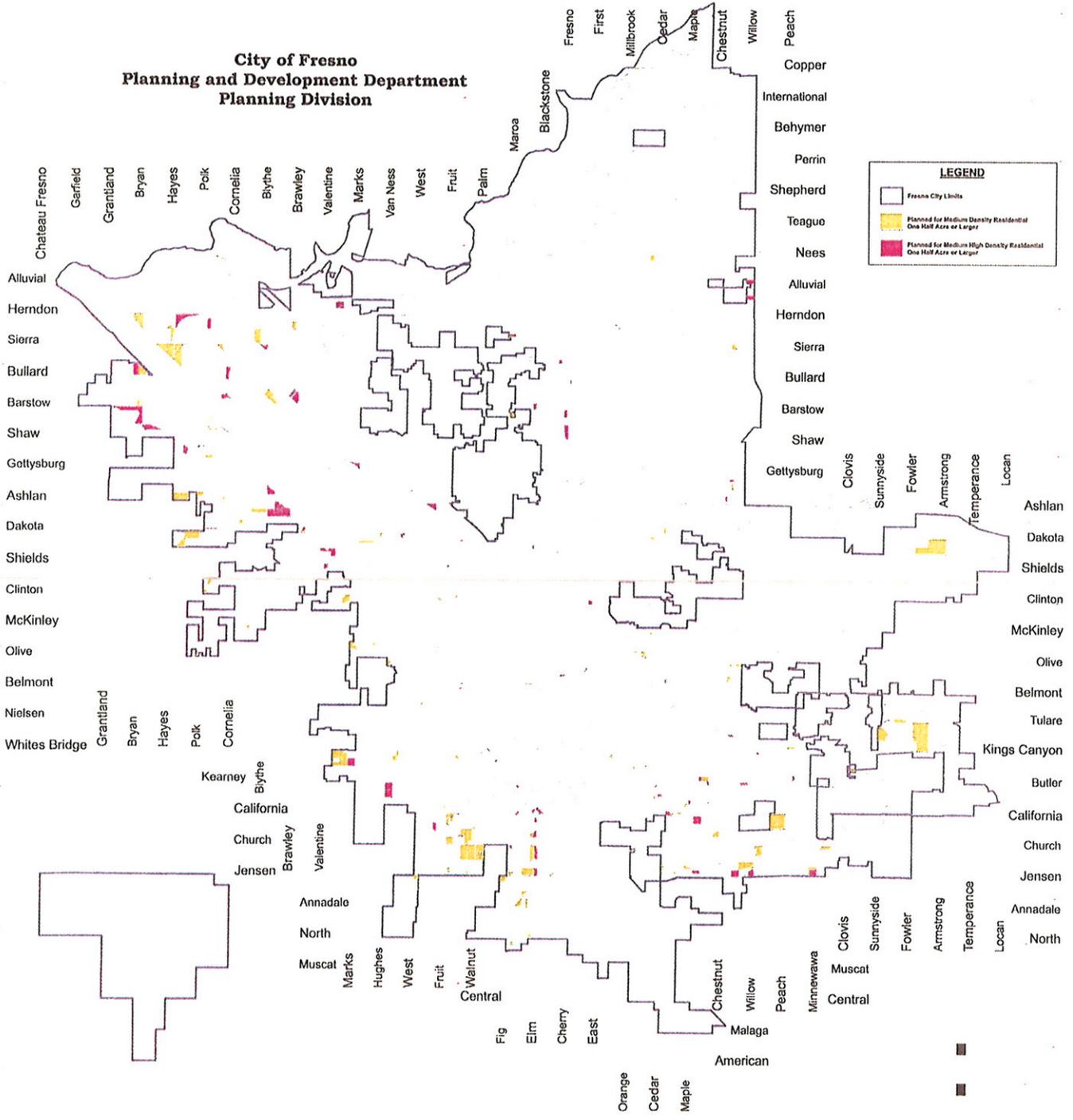
Tract or Project Name	Plan Area	Infill Sites		Dwelling Units	Density Per Acre	Residential Type
		Zone	Acres			
Fulton Plaza	Central	C-4	2.00	80	40	mf
Legacy	Central	CC MU	4.00	170	42	mf
Sandstone Apartment	Edison	R-A	4.92	69	14	mf
Campus Point	Hoover	n/a	28.00	540	19	mf
San Joaquin Gardens	Hoover	R-1	15.00	261	17	mf
Park Grove Commons	McLane	R-3	25.00	264	10	mf
Fancher Creek	Roosevelt	C-3 MU	95.00	740	7	mf
Little Long Cheng	Roosevelt	R-1	7.00	43	6	sf
Oak Park Senior Villas	Roosevelt	R-1	5.00	65	13	mf
Tanager Springs	Roosevelt	R-2	10.00	160	16	mf
Transit Village	Roosevelt	R-3	5.30	133	25	mf
South Stadium	Central	C-4/CM	16.00	685	42	mf
Total			217.22	3,210	14.77	

Developable Planned Medium and Medium High Within Half Mile of Sewer and Water in City Limits One Half Acre and Larger

City of Fresno
Planning and Development Department
Planning Division

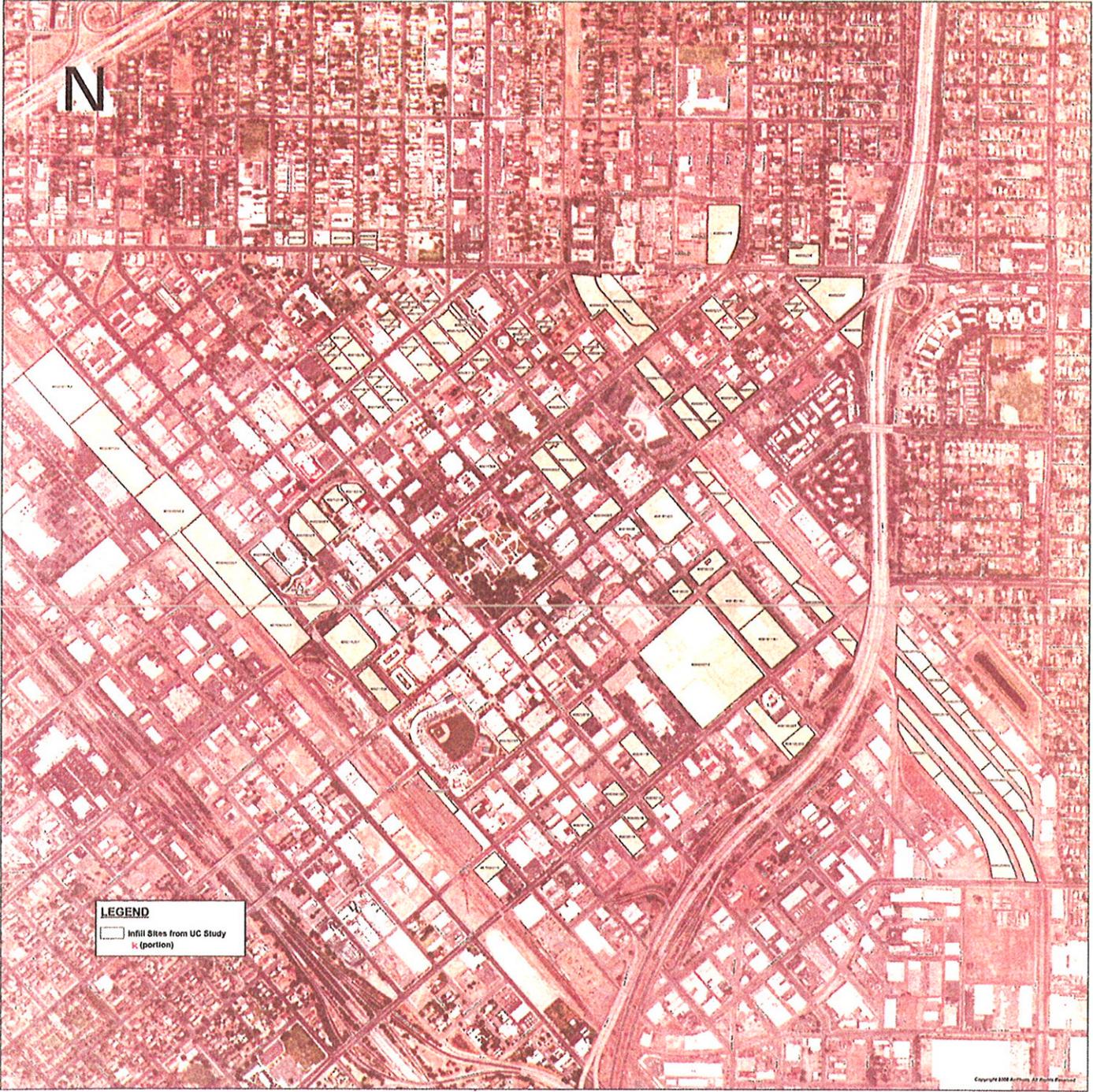
LEGEND

- Fresno City Limits
- Planned for Medium Density Residential One Half Acre or Larger
- Planned for Medium High Density Residential One Half Acre or Larger



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N



LEGEND
Infill Sites from UC Study
k (portion)

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ANALYSIS OF POTENTIAL GOVERNMENTAL CONSTRAINTS,
LAND USE CONTROLS, AND
PROCESSING AND PERMIT PROCEDURES

“2. An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, and local processing and permit procedures (Section 65583(a)(5)).

Land Use Controls: While the element now identifies residential development standards in non-residential and residential zones, it must still include an analysis of these standards for their potential impact on the cost and supply of housing, including the cumulative impact on the ability to achieve maximum densities.”

Preface

It is the City's experience that the land use controls in place have not posed a negative impact on the maintenance, improvement, or development of housing nor have they been an obstacle to the development of affordable housing. However, there are certain standards that could be further analyzed to ensure higher densities are created wherever possible. One practice for encouraging affordable housing is to reduce the cost of land for development projects through building at higher densities. Although the State density default is 30 units per acre, the City has one (R-4) residential zone district which allows up to 43.5 units per acre with a CUP.

Analysis

The City of Fresno's residential development standards are summarized in Chapter 4 of the Housing Element. Subsequent to the creation of the 2008-2013 Housing Element, the City enacted six amendments to the zoning ordinance that provides more flexible standards for residential developments. Development incentives are described in more detail in Chapter 5 of the City-adopted 2008-2013 Housing Element.

There are currently 14 residential zone districts within the City ranging from rural to high residential use with varying density consistencies. Densities start from rural: zero to 1.21 dwelling units per acre, to high: 18.16 to 43.56 dwelling units per acre. Table 4-10, *City of Fresno Development Standards by Zoning District* (Chapter 4) outlines the housing types permitted by zoning district. An examination of the table content reveals that a majority of the districts can accommodate varying housing type on a by-right basis. Also, a majority of the zoning districts requiring a CUP are single-family attached/detached homes, duplexes, and 3+ dwelling units. As identified in Table 4-1 (or table 4-10) a CUP is also required for single-room occupancy units in the R-3 and R-4 zones and farm-worker housing in the R-P and C-P zone districts.

In accordance with Senate Bill 2, effective January 1, 2008, the City's group housing, emergency shelter and transitional housing are located in properties zoned for residential use. These types of housing units that are developed within the 14 residential zone districts are also considered by-right development with the exception of those that have greater than 6 units. Those with greater than 6 units require a CUP.

Current zoning, growth controls, and open space requirements generally match that of the City's 2025 General Plan, which serves as a guide for new growth and development. These land use controls are compatible to the required setbacks, lot sizes, height limits, density, and other related zoning categories.

Maintenance:

The City's residential development standards do not pose a constraint on the maintenance of existing housing structures. Development standards are specifically for new development or improvements that change the original footprint of a structure. Construction of additional rooms to an existing structure requires that the addition meet certain Uniform Building Code for health and safety purposes. Processing time for this varies with the complexity of the expansion project. Routine maintenance of existing housing structures is encouraged especially for those homes located in older neighborhoods.

Improvement:

The City's residential development standards also do not pose a constraint on the improvement of existing housing structures. As with routine maintenance, the City encourages improvements to existing housing structures. The City implements a Home Improvement Program as one of its many programs to assist low-income families with rehabilitation of their homes. The City also implements a Rental Rehabilitation Program to assist owners with rehabilitation their rental property that are made available to low-income tenants. The Redevelopment Agency also offers a minor rehabilitation program in eligible areas.

New Development:

There are a few development standards that may pose an undue constraint to the development of new housing. A recent example of this was the proposed single-family Maple Valley Project. The developer had some difficulty achieving the density of 10.07 units per acre due the required setback, street width, parking, solid waste, and open space requirements for the parcel. After lengthy review and discussion, the project was approved, provided that the developer made changes to the site plan and ensured that open space was provided somewhere within the project area. This lengthy review process along with the revisions, led the developer to seek additional funding for the overall costs, since there were now to be fewer homes built on the parcel.

Although the City encourages higher densities, the current development standards are not consistently compatible with this higher density vision. To help with increasing yield in new residential developments and to ensure that barriers are removed to achieve higher densities, the City adopted, during the last Housing Element period, several policies that would help increase housing yield. These policies are outlined in Chapter 5, Policy 4.3 - *Other Development Incentives*.

Also, during the last Housing Element period, the City adopted a Density Bonus Ordinance that provides incentives to developers to develop higher density residential properties. The only exception is that the developer would need to agree to set aside a percentage of units specifically for low-income households. This Ordinance allows a density of up 17 units per acre in an R-1 zone district.

Table 4-10 (Chapter 4) provides a perspective on the City's development standards in its residentially zoned districts. There is also further development standard analysis throughout Chapter 4.

**Table 4-10
City of Fresno
Development Standards by Zoning District**

Zoning District	Bldg Height	Lot Width	Minimum Yard Setback			Minimum Lot Area	Minimum Lot Area (sq.ft.)	Lot Area per DU	Parking Spaces Per DU	Permitted Uses
			Front	Side	Rear					
R-1	35	50	15	5	20	5,000	50x90	50%	1	SF*
R-2	35	50	15	5	20	5,000	50x90	50%	1	SF*
R-3	40	60	15	5	15	7,500	60x110	50%	1.5	MF*
R-4	40	65	15	5	15	10,000	65x110	60%	1.5	MF*
R-A	35	130	35	15	20	36,000	130x170	30%	1	SF*
R-P	30	65	15	10	10	7,500	65x110	50%	1.5	SF/MF*
T-P	N/A	30	15	5	10	3 Acres	30x110	N/A	1.5	Trailer Park

Source: City of Fresno Zoning Ordinance

*See City of Fresno Zoning Ordinance for additional uses.

The City's zoning districts (multi-family) include the following subdivisions:

Multi-family

R-3: 6,600 square feet

R-4: 7,150 square feet

R-P: 7,150 square feet

Areas for multi-family use allow for 50% to 60% of the dwelling unit to occupy the lot area and provide for slightly varying minimum yard setback requirements. Parking requirements for multi-family units require a minimum of 1.5 parking spaces per unit. Any less than the 1.5 parking spaces per unit would reduce or eliminate marketability. Any other special considerations require a variance or CUP.

The minimum height and yard setbacks outlined in Table 4-10 may restrict the developer from achieving higher densities because it restricts the percent of the lot occupancy and has a set building height. Despite these minimums, the allowable densities for multi-family developments range from 15 units per acre to up to 29 units per acre. Multi-family residential districts also have additional standards for building coverage and open space requirements.

As set forth in the City's General Plan, all new development is obligated to provide open space. The City's Fresno Municipal Code requires a minimum of 3 acres per 1,000 in population, be set aside for parks. As stated in Chapter 4, the park land requirement amounts to .00933 acres per single-family residence and .00759 acres per multi-family unit. This open space requirement, although much needed, further reduces a parcel's maximum development capacity.

The City's zoning districts (single-family) include the following subdivisions:

Single-family

R-1: 4,500 square feet

R-2: 4,500 square feet

R-A: 22,100 square feet

These lot areas allow for only 50% of the dwelling unit to occupy the parcel area and provide for a minimum of one parking space per dwelling unit. As with multi-family, reducing the parking further would adversely impact marketability. Minimum lot area for both single- and multi-family is considerably under utilized at 50% to 60%.

To alleviate some of these perceived constraints, the City is proposing to revise Housing Element Program 1.1.4 and 2.1.7 and add one new program to include maximum densities for each type of zone districts as follows:

(Revised)

“Program 1.1.4 - Institutional Barriers

In a joint effort, the City Planning and Development Department and the RDA shall collaborate to identify land use policies, ordinances and procedures, and other potential local state and federal regulations that may act as institutional barriers to the development and/or rehabilitation of affordable housing **[and develop maximum densities for single- and multi-family housing developments]**. Each entity shall collaboratively address potential barriers as they arise.

Action: Continue monitoring institutional barriers and advise on findings **[and development maximum densities]**.

Responsibility: City Planning and Development Department and RDA.

Time: Ongoing”

(Revised)

“Program 2.1.7 - Increase Housing Yields

The City shall annually review applicable State legislation to ensure that its plans and Zoning Ordinance are consistent with State law. ~~Whenever possible, housing yield per acre shall be increased, conserving land, services, and costs. The City Planning and Development Department shall also review the potential for higher yield through flexibility in or removal of governmental constraints such as street width, setback, coverage, and lot size requirements as set forth in new policies and code changes.~~

Action: Review State regulations and change City plans, policies, and ordinances as needed.

Responsibility: City Planning and Development Department.

Time: Annually”

(New Program)

Program 2.1.7A – Maximum Density

Whenever possible, density shall be increased, conserving land, services, and costs. The City Planning and Development Department **shall review its development standards** such as street width, setback, coverage, heights, parking and lot size requirements and amend zoning and development standards as necessary to ensure the ability to **achieve minimum densities, particularly in the R-3 and R-4 zoning districts, and facilitate maximum densities.** Further, the City will develop a maximum density matrix to help developers facilitate higher density

residential developments.

Action: Ensure minimum densities in the R-3 and R-4 zone and develop maximum density matrix for the development community.

Responsibility: City Planning and Development Department.

Time: Years 2 and 4

Developing a maximum density matrix similar to Table 4-10 for use by the development community would help facilitate developer questions and help to achieve 10X10 affordable housing and Housing Element goals.

With the current minimum development standards, the City can still exceed the Regional Housing Needs Allocation (RHNA) new construction requirement by at least 4,234 units. The City's sewer and water facilities also have the capacity to handle an approximately 25,000 new dwelling units during the plan period, which is 4,024 more than the RHNA plan number.

Also since the City has many older neighborhoods, backyard setbacks are in place to accommodate alley approaches. Newer homes in the northern portion of the City, as a general rule, have front yard and side set back issues to address as opposed to rear yard setbacks issues.

Conclusion:

The City's development standards for residential development have not constrained the development of housing nor have they posed a barrier to the development of affordable housing. The development standards in Table 4-10 are compatible and work congruently with the lot size, parking and open space requirements.

Through two revised, and one new, programs, the City can help to facilitate higher densities in its zoning districts and thereby exceed the RHNA new construction plan number and proposed Housing Element and 10X10 affordable housing goals. The new program proposes a maximum density to help facilitate high densities for both single- and multi-family developments.

Another possibility to achieving higher density would be to remove the CUP requirement for large-scale multi-family projects. The City already has sufficient site plan review processes, and now an in-depth review process via the Development Partnership Center that ensures thorough design quality issues are addressed at the predevelopment stage. To further increase density for existing under developed lots, the City should encourage detached cottages on single-family lots and housing on current non-residential zoned lots.

Also as stated in Chapter 3: "General Plan Urban Form Policies C-8-a through C-8-f encourage mixed uses, flexible parking standards, a mix of residential/commercial and public uses, and modification of the zoning ordinance to facilitate mixed-use zoning. Policies C-9-a; through C-9-k provide for support of multifamily uses; in particular, General Plan Policy C-9-c allows for residential density transfers when a site is developed to less than maximum density, thereby increasing the overall average yield in the community. This is an option for the developers, and it provides for a transfer of the unused density, so the housing units are not lost as they were with the "drop-down" provision. Policies C-10-a through C-10-d relate to increasing land utilization to increase yields assumed in [Chapter

3] Table 3-4; and Policies C-11-a and C-11-d relate to integration of multifamily housing into designated Activity Centers and non-residential areas....”

Additional potential capacity for housing by residential zone district is outlined in Chapter 3, which includes elimination of the “Drop Down” provision that previously allowed densities to occur lower than those called for the 2025 General Plan. The mixed-use provision allows residential development in commercial zone districts C-1 through C-6 in the CC, C-M and M-1 districts in the Central Area. Also the C-P zoned district was modified to allow 100% residential development at densities of up to 29 units per acre.

The City routinely re-examines its land use controls to ensure they are appropriate, in conformance with the 2025 General Plan, and do not pose barriers to the development of housing in theory or practice.

“Processing and Permit Procedures: The element now includes typical processing procedures and timelines by product type (i.e., single-family, subdivision and multifamily) and indicates multifamily development is usually subject to a Conditional Use Permit (CUP) or site plan review. **The element should clarify when multifamily development is subject to a site plan review and CUP and must analyze decision-making criteria, including approval findings for potential impact on cost, supply and approval certainty of this housing type.** Also, additional review and complex discretionary findings through a CUP can add significant time and uncertainty to the approval process and consequently impact the cost and supply of housing, particularly housing affordable to low- and moderate-income households. **Based on the analysis, if necessary, the element must add or revise programs to address and remove or modify the potential constraints.**”

Preface

Table 4-1 (Chapter 4) of the City-adopted 2008-2013 Housing Element list all of the Conditional Use Permit (CUP) requirements by zone district. Table 4-2 and 4-3 (Chapter 4) outline the approval requirements and the time for permit processing. These tables along with the preceding analysis address the issue of the CUP requirement and the impact on cost, supply, and approval of multi-family development.

Analysis

A site plan review and CUP (as outlined in Table 4-1) is required for all multi-family residential development projects in the R-A, R-1-A, R-1-AH, R-1E, R-1-EA, R-1B, R-1C, R-1, R-P, and C-P zoned districts. R-2-A, R-2, R-3, and R-4 are considered “by right” but require a CUP if greater than 2 acres.

**Table 4-1
Housing Types Permitted by Zoning Districts**

RESIDENTIAL USE	ZONE												
	R-A	R-1-A	R-1-AH	R-1-E & R-1-EH	R-1-B	R-1-C	R-1	R-2-A	R-2	R-3	R-4	R-P	C-P
SF Detached	BR	BR	BR	BR	P	P	P	BR ¹	BR ¹	BR	BR	NP	NP
SF Attached	CUP	CUP	CUP	CUP	CUP	CUP	CUP	BR ¹	BR ¹	BR ¹	BR ¹	CUP	CUP
Duplex	CUP	CUP	CUP	CUP	CUP	CUP	CUP	BR ¹	BR ¹	BR ¹	BR ¹	CUP	CUP
3+ DU	CUP	CUP	CUP	CUP	CUP	CUP	CUP	BR ¹	BR ¹	BR ¹	BR ¹	CUP	CUP
Group Housing	BR ²	BR ²	BR ²	BR ²	BR ²	BR ²	BR ²	BR ²	BR ²	BR ²	BR ²	BR ²	BR ²
Emerg. Shelter & Transitional	BR ³	BR ³	BR ³	BR ³	BR ³	BR ³	BR ³	BR ³	BR ³	BR ³	BR ³	BR ³	BR ³
SRO/Boarding House	BR ⁴	BR ⁴	BR ⁴	BR ⁴	BR ⁴	BR ⁴	BR ⁴	BR ⁴	BR ⁴	CUP ⁵	CUP ⁵	NP	NP
Manuf. Homes	BR	BR	BR	BR	BR	BR	BR	BR ¹	BR ¹	BR	BR	NP	NP
Mobile Homes	BR	BR	BR	BR	BR	BR	BR	BR ¹	BR ¹	BR	BR	NP	NP
Farm Worker	NP	NP	NP	NP	NP	NP	NP	BR ¹	BR ¹	BR	BR	CUP	CUP
2 nd Unit	BR	BR	BR	BR	BR	BR	BR	BR ¹	BR ¹	BR	BR	NP	NP

BR=By Right P=Permitted NP=Not Permitted CUP=Conditional Use NA=Not Applicable

¹ CUP required if > 2 acres

² BR if ≤ 6P & CUP if > 6

³ BR if ≤ 6P & CUP if > 6 (future intent to change to solely BR—actual date TBD)

⁴ NP if > 4 guests

⁵ Will change to solely BR within 1 year of Housing Element adoption

A CUP is also required for planned unit and density-tolerant development, R-2 development on greater than two acres, condominium and zero-lot-line developments.

A CUP could delay a project significantly if there are issues that cannot be resolved during the development of the CUP document. Also, if an important aspect is not included at the writing of the CUP document and then brought up later during the construction phase, this could delay the project and add unexpected cost not originally included in the project budget. This staff oversight forces developers to seek funds not thought to be need at the predevelopment stage. In these cases, staff works with developers to resolves these issues regardless of the stage of the project.

The CUP process is not intend to be a barrier but rather a process to help mitigate street congestions, facilitate provision of adequate utilities such as transportation, water, sewage, schools, parks, fire, and other municipal services and to safeguard health, safety, general welfare of residents, and to allow flexibility within a zone district.

As stated in Chapter 4, a site plan review and CUP is a discretionary act of the Planning Director when it is determined that traffic congestion is avoided. City Planning and Development staff is responsible for application intake, permit issuance, plan checking, and inspection services for public and private projects. Staff's primary objective is expeditious review and approval of all development projects. Processing normally does not exceed 60 days. However, CUPs may be appealed to the Planning Commission, and in such instances, the processing time can be extended by as many as 30 to 45 days. Site plan review, variances and minor deviations are all variations of the CUP and time lines are generally the same.

As shown in Table 4-2, multi-family development with greater than 20 units take approximately 7 days longer than a multi-family development with less than 20 units.

**Table 4-2
Typical Processing Procedures by Project Type**

	Single Family Unit	Subdivision	Multifamily < 20 units	Multifamily > 20 units
Typical Approval Requirements	Resid. Plan Check	Tent. Map	SPR/CUP ¹	SPR/CUP ¹
	Bldg. Plan Review	Subd. Review Committee	Plan Check	Plan Check
	Permitting	Planning Commission	Permitting	Permitting
	Inspection	Final Map Plan Check Permitting Inspection	Inspection	Inspection
Est. Total Processing Time	Planning = 2 days Plan Check = 14-21 days ²	Planning = 6-8 mo. Plan Check = 14-21 days ²	Planning = 3-4 mo. Plan Check = 21 days ²	Planning = 3-4 mo. Plan Check = 28 days ²

¹ Subject to appeal

² Varies by sq. ft., building type, design, complexity and volume of workload; inspection times not included

A typical multi-family project takes an average of 3-4 months for the planning process and an average of 24.5 days for the plan check process. This time frame combined with a public noticing process could pose a constraint to the development of multi-family housing projects. To help alleviate time constraints, staff's review and approval procedures are completed concurrently whenever possible.

Smaller, less complex projects there are consistent with General Plan and zoning designations generally can be processed relatively quickly. For example, a review for a single-family home could be processed concurrently with the design review.

As shown in Table 4-3, the time for permit processing will vary depending on the action required for a particular project. Projects requiring review at the staff level can be completed from within 1 to 10 days. Items requiring the Planning Director's review range from 45 to 60 days. Processing time for projects with items requiring approval from the Planning Commission and/or City Council, range from 45 to 120 days. Although not every multi-family project will require all of the actions outlined in Table 4-3, the time for processing a site plan review and CUP varies greatly with the size and complexity of a project.

**Table 4-3
Timelines for Permit Procedures**

Type of Approval or Permit	Typical Processing Time	Approval Body
Ministerial Review	0-3 days	City Staff
Architectural/Design Review	Infill 7-10 days	City Staff/Design Review Board
Conditional Use Permit	45-60 days	Planning Director ¹
Variance	45 days	Planning Commission
Minor Deviation Assessment	15-20 days	Planning Director
Zone Change	75-90 days	City Council
General Plan Amendment	120 days	City Council
Site Plan Review	45-60 days	Planning Director
Tract Maps	60-90 days	Planning Commission
Parcel Maps	45-60 days	Planning Director ¹
Environmental Assessment	•Cat. Exempt = 1-2 days	Planning Director ¹
	•Neg. Decl. & MND = 30+ days within entitlement period	Planning Director ¹
	•EIR = 9-12 months	City Council

¹ Subject to appeal

Also as noted in Table 4-3, an Environmental Impact Report could add an additional 12 months for completion of the review process. Costs for the required review items are listed in Table 4-8 (Chapter 4) *Special Permit and Related Planning Application Fees*. Fees also vary greatly depending on the size and complexity of the project. While the fees are not considered to be a major constraint factor, the fees are ultimately passed on to the homeowner/tenant. Fees also help to support the staff time needed to review and process applications.

Chapter 6 – *Goals, Policies and Programs* outline the specific steps the City proposes to take to improve the site plan review process. This includes streamlining the application review process through the recently created Development Partnership Center. The Development Partnership Center is currently implementing a comprehensive processing and procedures review to reduce costs, simplify permitting, and eliminate construction delays for residential projects.

The comprehensive process now includes the following:

- Centralized project reviews and sign-off authority are now completed within the Planning and Development Department to decrease project processing times and to consistently and equitably apply public improvement requirements.
- Licensed and qualified professionals and contractors can self-certify construction drawings to reduce certain plan check review times to less than one week.
- Reduced conditional use permit and site plan review processing times by accepting amended and revised projects in lieu of a new application. This could reduce processing times by as much as 50%.
- Maximum use of the California Environmental Quality Act exemption provisions will be used to decrease site plan review and environmental clearance times and fees.
- Plan amendments and concurrently filed rezoning application fees have been reduced to accurately and fairly reflect the processing cost.
- Consolidated Urban Growth Management permit review from within entitlement processing.

Program 1.1.2 – Once Stop Processing, was fully implemented as of August 2008. The City's Housing Element program(s) for addressing the permit processing was met and is now successfully eliminating time constraints for both commercial and residential developments.

Conclusion

Based on the analysis, no additional programs are necessary to comply with Section 65583(a)(4) and (5).

The City continues to improve on its review process as specific issues arise and based on developer feedback. Recognizing the need for further improving this process will lead to even greater cost and time savings for the City, and for developers seeking approval for their projects. It is the City's objective that the cost savings to the developer can at some point be measured in actual dollars and be reflected in lower housing cost to residents.

Although not included in Table 4-3, *Time and Permitting Procedures*, projects in designated historical districts must conform to design review guidelines and could add significant time delays and cost increases in order to conform to area building guidelines. This process usually involves a review committee that meets routinely to review project plans. The committees' purpose is to ensure adopted design standards for these historical areas are preserved and enhance the value of the property and neighborhood. The design review aspect does not pose a constraint to residential development; however, it could add additional time to the review process. The City's Historic Preservation Project Manager currently handles this approval process for the City. And, since the Project Manager is the single point of contact, the process is completed quickly.

Also not included in Table 4-3, *Time and Permitting Procedures*, but not currently a cost constraint, is the review and approval process for Green development projects. The City as well as the development community respects Green building for its marketability and recognizes Green building as a solution to many environmental issues, and is taking the necessary steps to achieve Green sustainability by 2025. Although cost for residential Green building can be substantial, the City intends to reduce costs for these types of projects by speeding up the review process and by providing on-going training and education for its Planning staff on all aspects of Green building design.

REVISION TO PROGRAM 2.1.11 ZONING FOR EMERGENCY SHELTERS
AND
PROGRAM 2.1.13 TRANSITIONAL AND SUPPORTIVE HOUSING

Program 2.1.11 (Zoning for Emergency Shelters): Program must identify the specific zones within one year of submission of the housing element.

(Revised)

Program 2.1.11 – Zoning for Emergency and Homeless Shelters

The City Planning and Development Department shall, within one year of submission of the Housing Element, identify a zoning district or districts where emergency and homeless shelters are allowed as a permitted use, in compliance with State Government Code Section 65583(a)(4), and revise its Zoning Ordinance accordingly. Zones being considered are R-3 and R-4, however, during the zoning ordinance amendment process, all zone districts that permit residential uses will be analyzed in depth. Commercial and industrial zone districts will be analyzed as well, with primary consideration given to the C-4, C-C, C-M and M-1 zone districts. Additionally, emergency and homeless shelters will be permitted by right, without a CUP or other discretionary action, and will be subject only to the same development and management standards that apply to other allowed uses within the identified zone(s). Furthermore, the City will adopt the State definition which states that emergency and homeless shelters are defined as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person and that is not withheld due to a client's inability to pay.

Action: Identify zoning districts and revise Zoning Ordinance pursuant to Code Section 65583(a)(4).

Responsibility: City Planning and Development Department

Time: Year 1

Program 2.1.13 (Transitional and Supportive Housing): Must be amended to permit transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

(Revised)

Program 2.1.13 – Transitional and Supportive Housing

The City Housing and Community Development Division shall continue to utilize available funds and/or seek funding to support the Fresno-Madera Continuum of Care, a local collaborative of homeless service providers, and construct a minimum of 100 transitional housing units. Transitional housing is housing with supportive services that is limited to occupancy of up to 24 months that is exclusively designated and targeted for recently homeless persons, with the ultimate goal of moving them to permanent housing as quickly as possible. Rents and service fees are typically limited to an ability-to-pay formula that is consistent with HUD's requirements for subsidized housing for low-income persons. Additionally, the City Planning and Development Department shall, within one year of submission of the Housing Element, amend its zoning ordinance to identify the development of transitional and/or supportive housing as a residential use, and only subject to those restrictions that apply to other residential uses of the same type in the same zone, in compliance with state law.

Action: Identify funds and support construction of 100 transitional housing units, and amend zoning ordinance to comply with state law.

Responsibility: City Housing and Community Development Division and Planning Division.

Time: Year 1-5

**2008-2013 HOUSING ELEMENT
AMENDMENT I
ENVIRONMENTAL ASSESSMENT**

EXHIBIT "C"

**CITY OF FRESNO – ENVIRONMENTAL ASSESSMENT
INITIAL STUDY AND FINDING OF CONFORMITY / MEIR NO. 10130**

E200810000478

Pursuant to Section 21157.1 of the California Public Resource Code (California Environmental Quality Act) the project described below is determined to be within the scope of the Master Environmental Impact Report (MEIR) No. 10130 prepared for the 2025 Fresno General Plan.

DATE RECEIVED FOR FILING:

FILED

DEC 05 2008

FRESNO COUNTY CLERK
By *Sonia Ramirez*
DEPUTY

Applicant:

City of Fresno / 2600 Fresno Street / Fresno, CA 93721

Initial Study Prepared By:

Sophia Pagoulatos
Planning and Development Department

Environmental Assessment Number:

Fresno Housing Element Amendment 1 Environmental Assessment No. 08-12a

Project Location (including APN):

The Fresno Housing Element Amendment 1 is a policy document that applies to the entire City of Fresno and its sphere of influence

Project Description:

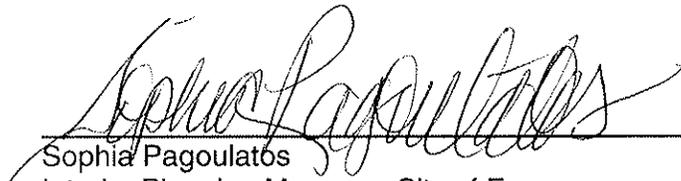
The City of Fresno Housing Element is the city's policy document for meeting all of its housing needs, including housing that is affordable to low and moderate income families and special needs groups. The document is intended to provide residents, public officials and the general public with an understanding of the City's housing needs and the goals, policies and programs that are developed to help meet those needs. The Housing Element is one of seven State-mandated elements of a local General Plan and must include: 1) an identification and analysis of existing and projected local housing needs; 2) an identification of resources and constraints; and 3) goals, policies and scheduled programs for the rehabilitation, maintenance, improvement and development of housing for all economic segments of the population. This environmental assessment solely addresses Amendment No. 1 to the Housing Element, which includes additional analysis related to land inventory, available housing sites and governmental constraints, as requested by the State Department of Housing and Community Development. Programs were added to the Housing Element to make more land available at higher densities and to permit various housing types by right. The Housing Element and Amendment 1 are available for review at Fresno City Hall, 2600 Fresno Street, Fresno California, 93721 in the Housing and Community Development Division (3rd Floor). Contact Corrina Nunez at (559) 621-8506 or by email at corrina.nunez@fresno.gov for more information.

Conformance to Master Environmental Impact Report (MEIR) NO. 10130:

Staff has reviewed the above-referenced project proposal and consulted with affected agencies and interest groups. The proposed project has been evaluated with respect to the provisions of the adopted 2025 Fresno General Plan (City Council Resolution No. 2002-379) and the corresponding potential adverse environmental impacts, adopted environmental impact mitigation measures and determinations of overriding considerations established by the certification of the related Master Environmental Impact Report (MEIR) No. 10130 (City Council Resolution No. 2002-378). The proposed project, which includes the adoption of Amendment 1 to the Fresno Housing Element, has been determined to be fully within the scope of MEIR No. 10130 as provided by the California Environmental Quality Act (CEQA), as codified in the Public Resources Code (PRC) Section 21157.1 (d) and the CEQA Guidelines Section 15177.

Based upon an analysis of the project, as summarized in the following environmental assessment checklist, it has been determined that the project may contribute to the creation of certain moderate environmental effects or the project may be adversely impacted by existing conditions as addressed below. However, these potential impacts have been determined to be equivalent to or less than those adverse impacts identified by MEIR No. 10130. It has been further determined that all applicable mitigation measures of MEIR No. 10130 have been applied to the project, to

assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts and irreversible significant effects beyond those identified by MEIR No. 10130 as provided by CEQA Section 15177(b)(3) and 15177(d). In addition, pursuant to Public Resources Code, Section 21157.6(b) (1), it has been determined that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available. Therefore, it has been determined that the filing of a Finding of Conformity is appropriate in accordance with the provisions of CEQA Guidelines Section 15177.


Sophia Pagoulatos
Interim Planning Manager, City of Fresno

12/5/08
Date

Attachments: Environmental Checklist/Initial Study for Environmental Assessment No. 08-12a

E200810000478

**PLANNING COMMISSION
RESOLUTION**

EXHIBIT "D"

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 12922**

The Fresno City Planning Commission at its regular meeting on January 14, 2009, adopted the following resolution relating to Housing Element Amendment I of the Fresno General Plan.

WHEREAS, the City of Fresno is required by State Housing Element law (Government Code Section 65000, et seq.) to have a General Plan which contains a mandatory Housing Element; and

WHEREAS, on June 24, 2008 the 2008-2013 adopted Housing Element was submitted to the State Department of Housing and Community Development (HCD) for its 90-day review; and

WHEREAS, on September 19, 2008, the City received the HCD's comments and has included further analysis and additional programs to address all concerns and comments; and,

WHEREAS, the preparation of the Housing Element Amendment I of the General Plan and its proposed adoption have been widely noticed and publicized to all interested persons, private and public organizations and agencies; and

WHEREAS, all comments received from the State have been incorporated into the Housing Element Amendment 1; and

WHEREAS, the Housing Element Amendment I incorporates recommendations from the Housing and Community Development Commission and members of the public who submitted comments and/or questions; and

WHEREAS, the Fresno City Planning Commission has reviewed the environmental assessment prepared for this plan amendment, Environmental Assessment No. EA-08-012, dated December 5, 2008 and is satisfied that in accordance with its own independent judgment there is no substantial evidence in the record that the plan amendment may have a significant effect on the environment as identified by the Finding of Conformity to the 2025 Fresno General Master Environmental Impact Report (MEIR No. 10130) dated December 5, 2008, prepared for Environmental Assessment EA-08-012.

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission finds there is no substantial evidence in the record that the proposed plan amendment may have a significant effect on the environment and hereby approves the finding of conformity prepared for Environmental Assessment No. EA-08-012.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Plan Amendment Housing Element Amendment 1 be approved. The Housing Element Amendment I, as modified and recommended by the Planning and Development Department staff, is consistent with the objectives and goals of the 2025 Fresno General Plan and will institute planning programs to meet the housing needs of the community.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner DiBuduo, seconded by Commissioner Vasquez.

VOTING: Ayes - Dibuduo, Vasquez, Cherry, Holt, Torossian, Vang, Kissler (chair)
 Noes - None
 Not Voting - None
 Absent - None

DATED: January 14, 2009


KEITH BERGTHOLD, Secretary
Fresno City Planning Commission

Resolution No. 12922
Adopting the 2008-2013 Housing Element
Amendment I of the Fresno General Plan
Action: Recommend Approval

LETTER OF CONFORMITY

EXHIBIT "E"

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177
FAX (916) 327-2643



November 20, 2008

Mr. Keith Bergthold, Director
Planning and Development Department
City of Fresno
2600 Fresno Street, Room 3065
Fresno, CA 93721

Dear Mr. Bergthold:

RE: Review of the City of Fresno's Revised Draft Housing Element

Thank you for submitting the City of Fresno's draft housing element received for review on November 5, 2008, along with additional revisions on November 18, 2008. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). In addition, the Department considered comments submitted by Central California Legal Services pursuant to Government Code Section 65585(c). The review was facilitated by various communications with you, Ms. Corrina Nunez, Project Manager, Ms. Sophia Pagoulatos, Planning Manager, and Ms. Claudia Cazares, Manager, and has been expedited to facilitate application for funding resources.

The revised draft element addresses the statutory requirements described in the Department's September 19, 2008 review. For example, the element now demonstrates adequate sites to accommodate the City's regional housing need and zoning to encourage and facilitate a variety of housing types, including emergency shelters. As a result, the revised draft element will comply with State housing element law (Article 10.6 of the Government Code) when adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

The Department appreciates the City's efforts to address its housing and community development needs and the hard work and cooperation of you, Ms. Nunez, Ms. Pagoulatos and Ms. Cazares during the housing element update. The Department looks forward to receiving Fresno's adopted housing element. If you have any additional questions, please contact Paul McDougall, of our staff, at (916) 322-7995.

Sincerely,

A handwritten signature in cursive script that reads "Cathy E. Creswell".

Cathy E. Creswell
Deputy Director

cc: Jess Negrete, Attorney, Central California Legal Services