

RESOLUTION NO. 87-475

RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO ESTABLISHING A POLICY FOR MINIMUM BUILDING SETBACK FOR RESIDENTIAL DEVELOPMENT ADJACENT TO THE SAN JOAQUIN RIVER BLUFFS AND LOCATED WITHIN THE SAN JOAQUIN BLUFFS ENVIRONS AREA SPECIFIC PLAN AND THE BP-BLUFF PRESERVATION OVERLAY ZONE DISTRICT.

WHEREAS, the stated objectives of the San Joaquin Bluffs Environs Area Specific Plan are to promote the scenic amenities of the San Joaquin Bluffs Environs and to insure the development of an urban environment that is complementary to the area's natural environment; and

WHEREAS, the Standards of the BP-Bluff Preservation Overlay Zone District of Section 12-243 of the Fresno Municipal Code require that within the River Bluff Influence Area, an area 300 feet wide and southerly from the toe of the bluff and including the bluff face, there shall be special land development standards that will reserve the integrity of the natural landscape of the southerly San Joaquin River Bluffs; and

WHEREAS, on September 22, 1987, the Council of the City of Fresno instructed staff to prepare a policy report proposing a minimum building setback requirement from the bluff edge for future residential development adjacent to the San Joaquin River Bluffs for those areas within the BP-Bluff Preservation Zone District and the San Joaquin Bluffs Environs Area Specific Plan; and

WHEREAS, on October 27, 1987, a policy report including information on existing development adjacent to the bluffs and a recommendation for a building setback for future development was presented to the Council of the City of Fresno; and

10/27/87

MICROFILMED
Reel # 294 Date 11/15/88

87-475