

Exhibit S

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA,
AMENDING THE OFFICIAL ZONING MAP AS DESCRIBED
BY SECTION 15-108 OF THE FRESNO MUNICIPAL CODE,
AND PURSUANT TO THE PROCEDURES SET FORTH IN
ARTICLE 58, CHAPTER 15 OF THE FRESNO MUNICIPAL
CODE

WHEREAS, Rezone Application No. P23-03475 was filed by Jared Brandt of Centerline Design, on behalf of Brad Morris of DDYS Investments Granite Park LLC, with the City of Fresno to rezone the property depicted in the attached Exhibit "A"; and

WHEREAS, pursuant to the provisions of Article 58, Chapter 15, of the Fresno Municipal Code, the Planning Commission of the City of Fresno held a public hearing on the 21st day of February 2024, to consider Rezone Application No. P23-03475 and related Environmental Assessment No. P23-03475/P23-00186 dated January 26, 2024, during which the Commission considered the environmental assessment and rezone application, and recommended to the Council of the City of Fresno approval of the subject environmental assessment and rezone application to amend the City's Zoning Ordinance on real property described herein below from the O/cz (*Office/conditions of zoning*) zone district to the O (*Office*) zone district in order to remove conditions of zoning; and

WHEREAS, the Council of the City of Fresno, on the 21st day of February 2024, received the recommendation of the Planning Commission.

THE COUNCIL OF THE CITY OF FRESNO DOES ORDAIN AS FOLLOWS:

1 of 3

Date Adopted:

Date Approved

Effective Date:

City Attorney Approval:



Ordinance No.

SECTION 1. Based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, the adoption of the proposed rezoning is in the best interest of the City of Fresno. The Council finds in accordance with its own independent judgement that with the project specific mitigation imposed, there is no substantial evidence in the record that Rezone Application No. P23-03475 may have additional significant effects on the environment and that all applicable mitigation measures of the Project Specific Mitigation Monitoring Checklist have been applied to the project necessary to assure that the project will not cause significant adverse cumulative impacts. In addition, pursuant to Public Resources Code, Section 21157.6(b)(1), Council finds that no substantial changes have occurred with respect to the circumstances under which the Fresno General Plan Program Environmental Impact Report SCH No. 2019050005 ("PEIR") was certified; and, that no new information, which was not known and could not have been known at that time that the PEIR was certified as complete, has become available. Accordingly, the Council adopts the Mitigated Negative Declaration prepared for Environmental Assessment No. P23-03475/P23-00186 dated January 26, 2024.

SECTION 2. The Council finds the requested O (*Office*) zone district is consistent with the Employment – Office planned land use designation of the Fresno General Plan and Hoover Community Plan.

SECTION 3. The Council finds that the zone district of the real property described herein below, located in the City of Fresno, is rezoned from the O/cz (*Office/conditions of*

zoning) zone district to the O (*Office*) zone district in accordance with and as depicted in the attached Exhibit "A".

SECTION 4. This ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty-first day after its passage.

* * * * *

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

I, TODD STERMER, City Clerk of the City of Fresno, certify that the foregoing ordinance was adopted by the Council of the City of Fresno, at a regular meeting held on the _____ day of _____ 2024.

AYES :
NOES :
ABSENT :
ABSTAIN :

TODD STERMER, CMC
City Clerk

By: _____
Deputy Date

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: _____
Darcy Brown Date
Deputy City Attorney