

**Exhibit P - City Council Ordinance Bill for Pre-zone Application No.
P23-00449**

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, Pre-zone Application No. P23-00449 has been filed by Rosemary Lozano of Legacy Construction on behalf of Children's Dentistry and Orthodontics, with the City of Fresno to pre-zone the property as 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 ("Commission") of the City of Fresno held a public hearing on the 3rd day of December 2025, to consider Pre-zone Application No. P23-00449 and related Environmental Assessment No. P23-00446/P23-00449/P23-00702 dated October 31, 2025, during which the Commission considered the environmental assessment and pre-zone application, and recommended approval to the Council of the City of Fresno, as evidenced in Planning Commission Resolution No. 19940, of the subject environmental assessment and pre-zone application to amend the City's Zoning Ordinance on real property described herein below; approximately 5.88 acres of the subject property from the Fresno County AL20 (*Limited Agriculture*) zone district to the City of Fresno CC/ANX (*Community Commercial/Annexed Rural Residential*

1 of 5

Date Adopted:

Date Approved

Effective Date:

City Attorney Approval: NT

Ordinance No.

Transitional Overlay) zone district and 3.30 acres from the Fresno County AL20 (*Limited Agriculture*) zone district to the City of Fresno CC (*Community Commercial*), zone district ; and

WHEREAS, the Council of the City of Fresno, on the 18th day of December 2025, received the recommendation of the Planning Commission.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF FRESNO DOES ORDAIN AS FOLLOWS:

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 pre-zoning is in the best interest of the City of Fresno. The Council finds in accordance with its own independent judgement that there is no substantial evidence in the record that Pre-zone Application No. P23-00449 will cause significant effects on the environment and that all applicable mitigation measures of the Project Specific Mitigation Monitoring Checklist have been applied to the project as necessary to assure that the project will not cause significant adverse cumulative impacts. Therefore, staff has prepared a Mitigated Negative Declaration pursuant to Sections 15070 and 15074 of the California Environmental Quality Act Guidelines (Environmental Assessment No. P23-00446/P23-00449/P23-00702). Accordingly, the Council adopts Environmental Assessment No. P23-00446/P23-00449/P23-00702 dated October 31, 2025.

SECTION 2. The Council finds the requested CC (*Community Commercial*) and CC/ANX (*Community Commercial/Annexed Rural Residential Transitional Overlay*) zone

districts are consistent with the planned land use designation of the Fresno General Plan and Woodward Park Community Plan.

SECTION 3. The Council finds that the zone district of the real property described herein below, located in the County of Fresno, is pre-zoned from the County of Fresno AL20 (*Limited Agriculture*) zone district to the City of Fresno CC (*Community Commercial*), zone district; and CC/ANX (*Community Commercial/Annexed Rural Residential Transitional Overlay*) 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 final passage and upon annexation to the City of Fresno.

* * * * *

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

I, AMY K. ALLER, Interim 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 _____ 2025.

AYES :
NOES :
ABSENT :
ABSTAIN :

AMY K. ALLER, CMC
Interim City Clerk

By: _____
Deputy Date

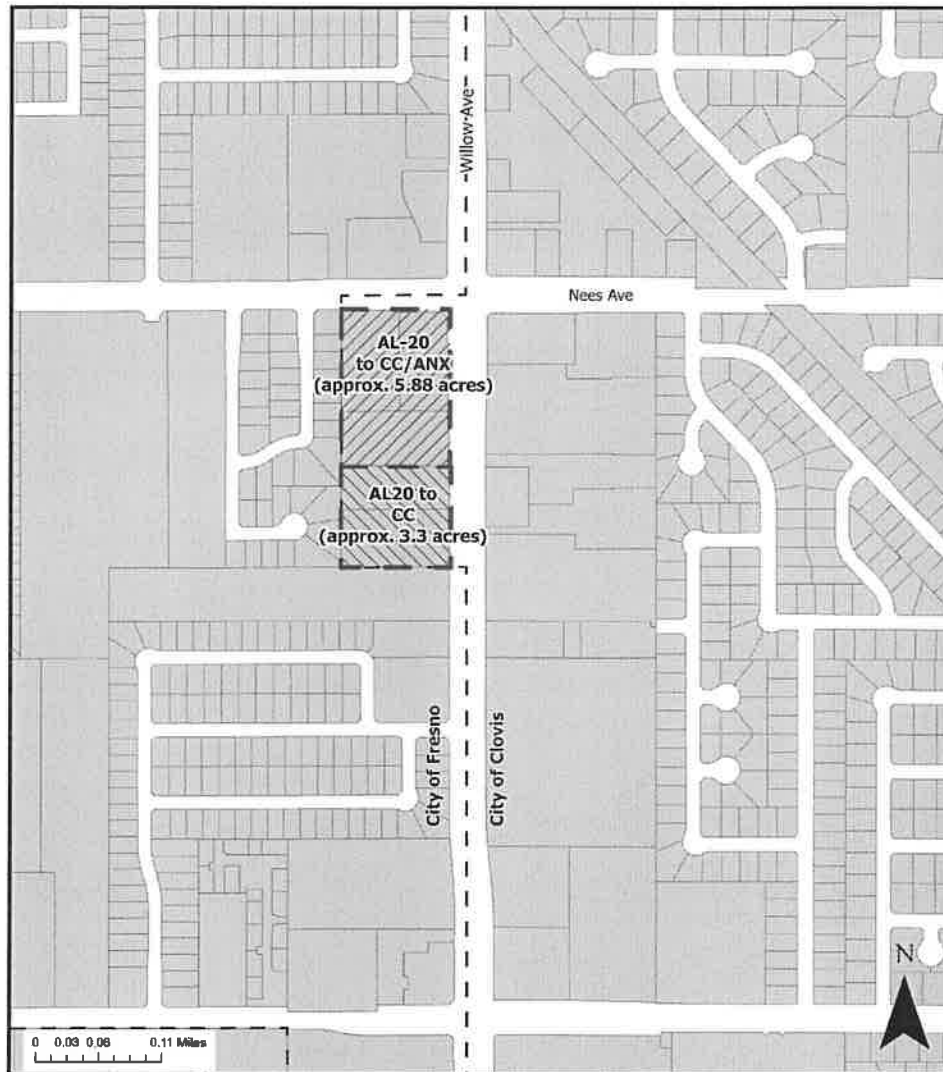
APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: _____
Heather Thomas
Deputy City Attorney Date

Attachment: Exhibit "A"

Exhibit "A"

Prezone Exhibit A





P23-0449

APN(s): 404-550-27S, 28S, 29S, 404-481-19S, 20S

Southwest of the intersection of Nees Ave. and Willow Ave.

 Fresno City Limits

 Proposes to pre-zone approximately 5.88 acres from AL20 (Limited Agricultural) to the City of Fresno CC (Community Commercial)/ ANX (Annexed Rural Residential Overlay).

 Proposes to pre-zone approximately 3.3 acres from AL20 (Limited Agricultural) zone district to the City of Fresno CC/Annexed Rural Residential Overlay).