

**Exhibit J-2 – City Council Resolution for
Plan Amendment Application No. P21-01960**

Costco Commercial Center Project

Conditional Use Permit Application No. P21-01959

Plan Amendment and Rezone Application No. P21-01960

Conditional Use Permit Application No. P21-03251

Planned Development Permit Application No. P21-03252

7120 North Riverside Drive Fresno, CA 93722

APN: 503-020-12

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, AMENDING THE FRESNO GENERAL PLAN (PLAN AMENDMENT APPLICATION NO. P21-01960)

WHEREAS, Lynette Dias of Urban Planning Partners, Inc., on behalf of Costco Wholesale Corporation has filed Plan Amendment Application No. P21-01960 to amend the Fresno General Plan and Bullard Community Plan to change the planned land use designation for the subject property from Community Commercial to General Commercial, and reclassify West Herndon Avenue, from North Riverside Drive to North Hayes Avenue, from an Expressway to a Super Arterial; and

WHEREAS, the environmental assessment conducted for the proposed plan amendment resulted in the preparation of an Environmental Impact Report (Final EIR SCH No. 2021100443), prepared pursuant to the requirements of CEQA dated May 2026; and

WHEREAS, on May 6, 2026, the Fresno City Planning Commission held a public hearing to consider Plan Amendment Application No. P21-01960 and Final EIR SCH No. 2021100443; and

WHEREAS, the Fresno City Planning Commission took action, as evidenced in Planning Commission Resolution Nos. 19954 and 19955, to recommend approval of Final EIR SCH No. 2021100443 and Plan Amendment Application No. P21-01960, which proposes to amend the Fresno General Plan and Bullard Community Plan to change the planned land use designation for the subject property from Community Commercial to

1 of 3

Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval:



Resolution No.

General Commercial, and reclassify West Herndon Avenue, from North Riverside Drive to North Hayes Avenue; and

WHEREAS, on May 21, 2026, the Council of the City of Fresno held a public hearing to consider Plan Amendment Application No. P21-01960 and received both oral testimony and written information presented at the hearing regarding Plan Amendment Application No. P21-01960; and

WHEREAS, the Council of the City of Fresno reviewed the subject plan amendment application in accordance with Section 15-5812 of the Fresno Municipal Code and finds that the plan amendment meets the criteria established by Section 15-5812.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

1. The Council of the City of Fresno finds in accordance with its own independent judgment that FEIR SCH No. 2021100443 has been properly certified pursuant to the requirements of CEQA Guidelines Section 15090 including all required written findings pursuant to CEQA Guidelines Section 15091, through Resolution No. _____.

2. The Council of the City of Fresno finds the adoption of the proposed plan amendment as recommended by the Planning Commission is in the best interest of the City of Fresno.

3. The Council of the City of Fresno hereby adopts Plan Amendment Application No. P21-01960 amending the Fresno General Plan and Bullard Community Plan to change the planned land use designation for the subject property from Community

Commercial to General Commercial, and reclassify West Herndon Avenue, from North Riverside Drive to North Hayes Avenue, as depicted by Exhibits A and B attached hereto and incorporated herein by reference.

* * * * *

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 Resolution was adopted by the Council of the City of Fresno, California, at a regular meeting held on the 21st day of May 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

AMY K ALLER
Interim City Clerk

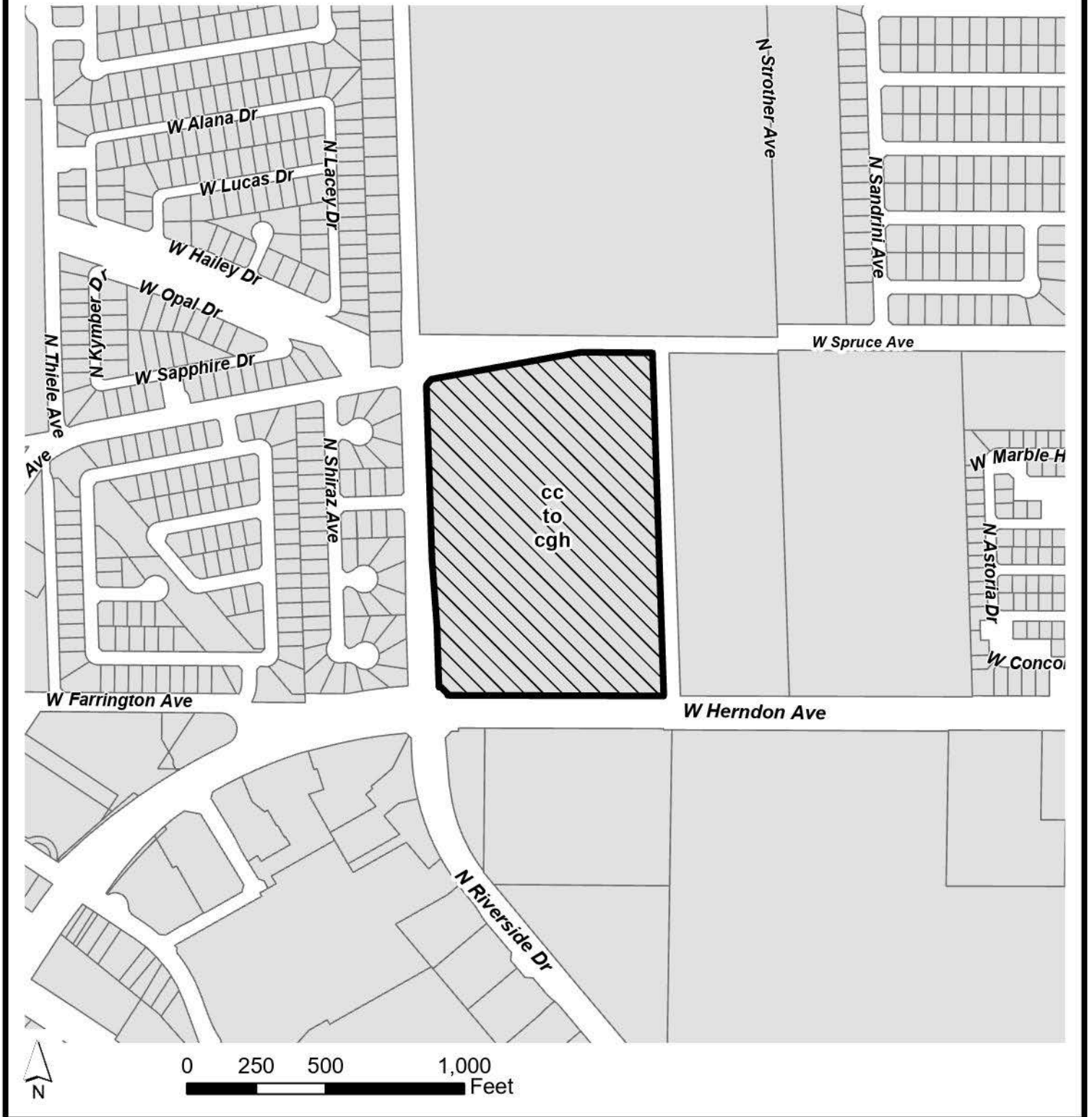
By _____ Date
Deputy

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney


By _____ Date
Talia Kolluri
Assistant City Attorney

Attachment: Exhibit A
Exhibit B

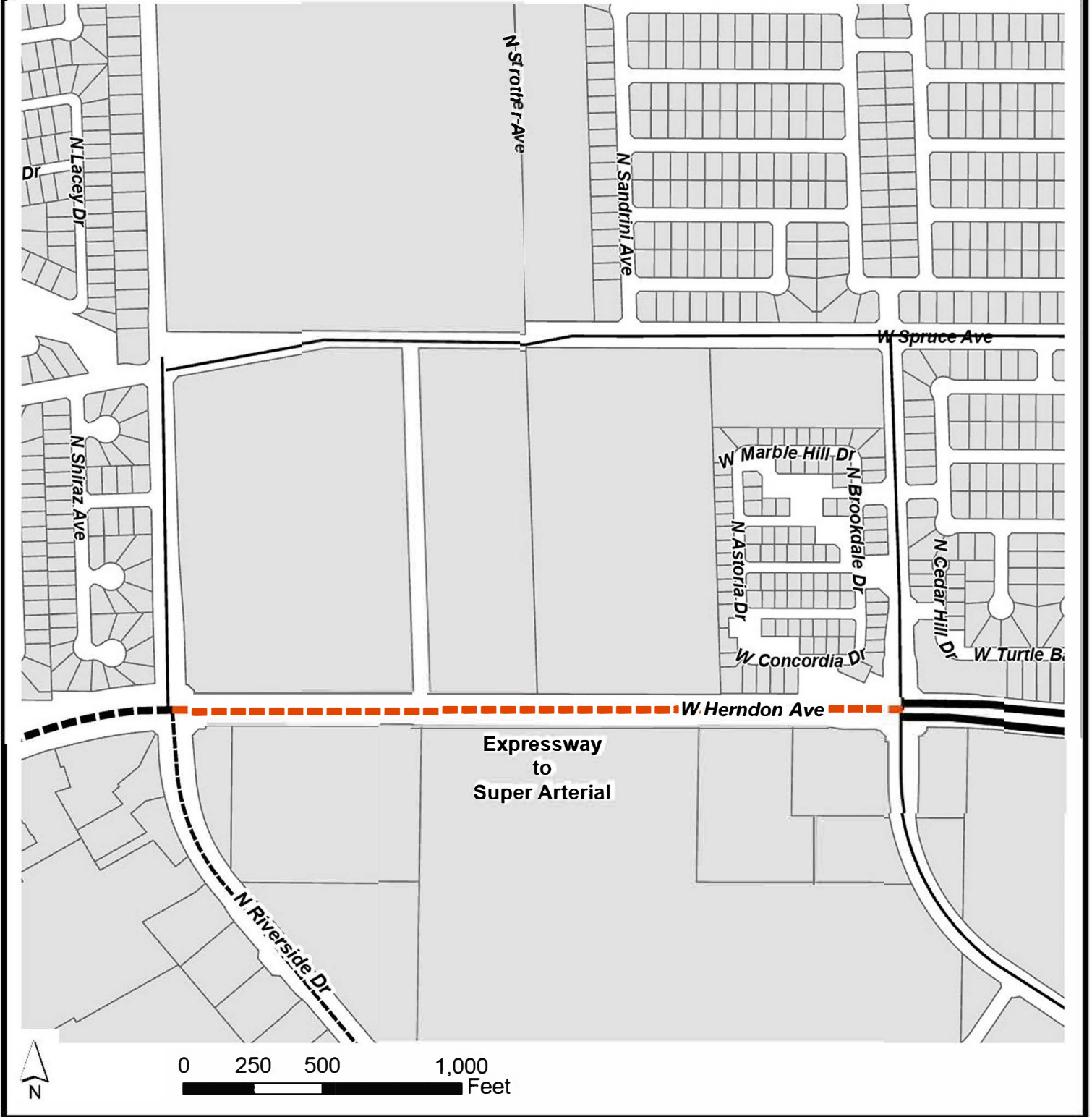
Plan Amendment Exhibit A



P21-01960
APN: 503-02-012
7120 N Riverside Drive

 Proposes to change Planned Land Use designation for approximately 23.26 acres from cc (Commercial - Community) to cgh (Commercial - General) Land Use designation.

Plan Amendment Exhibit B



P21-01960
W Herndon Ave between N Riverside Dr and N Hayes Ave

- Proposes to reclassify West Herndon Avenue between North Riverside Drive and North Hayes Avenue from Expressway to superarterial