

Exhibit Q

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. P21-03756 has been filed by Provost & Pritchard, on behalf of Adriatic, LLC, 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 15th day of February 2023, to consider Pre-zone Application No. P21-03756 and related Environmental Assessment No. TPM 2022-03/P21-03755/P21-03756 dated January 25, 2023, during which the Commission considered the environmental assessment and pre-zone application, and recommended to the Council of the City of Fresno approval of the subject environmental assessment and pre-zone application to amend the City's Zoning Ordinance on real property described herein below from the Fresno County R-1-C/NB (*Single Family Residential/Neighborhood Beautification*) zone district to the City of Fresno RS-4 (*Single-Family Residential, Medium Low Density*) zone district; and

1 of 5

Date Adopted:

Date Approved

Effective Date:

City Attorney Approval: MED

Ordinance No.

WHEREAS, the Council of the City of Fresno, on the 30th day of March, 2023, received the recommendation of the Planning Commission.

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. P21-03756 will 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 Environmental Assessment No. TPM 2022-03/P21-03755/P21-03756 dated January 25, 2023.

SECTION 2. The Council finds the requested RS-4 (*Single-Family Residential, Medium Low Density*) zone district is consistent with the Medium Low Density Residential planned land use designation of the Fresno General Plan and Bullard 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 pre-zoned from the Fresno County R-1-C/NB (*Single-Family Residential/Neighborhood Beautification*) zone district to the City of

Fresno RS-4 (*Single-Family Residential, Medium Low Density*) 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, 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 _____ 2023.

AYES :
NOES :
ABSENT :
ABSTAIN :

Mayor Approval: _____, 2023
Mayor Approval/No Return: _____, 2023
Mayor Veto: _____, 2023
Council Override Vote: _____, 2023

TODD STERMER, CMC
City Clerk

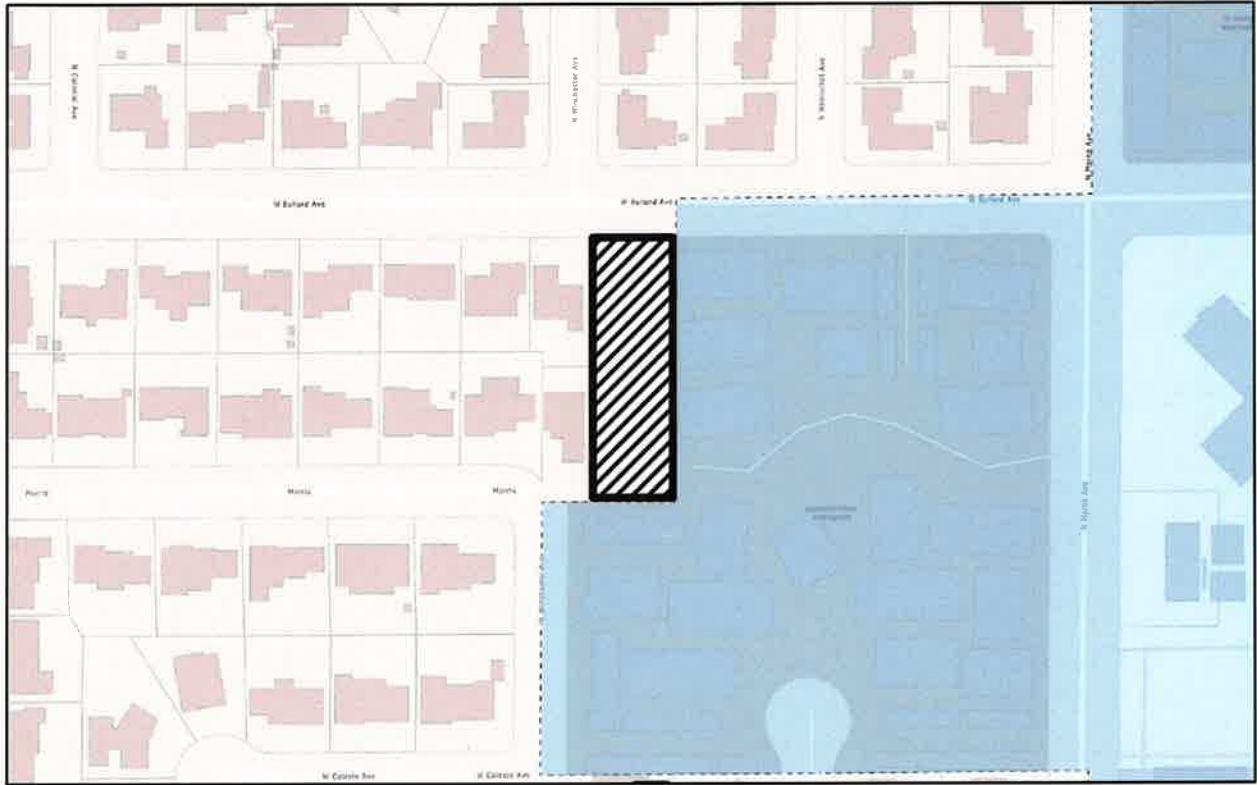
By: _____
Deputy Date

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: _____
Mary Raterman-Doidge Date
Senior Deputy City Attorney

Attachment: Exhibit "A"

Exhibit "A"



Pre-zone Application No. P21-03755

APN: 416-341-22



Proposes to pre-zone approximately 0.68 acres of property from the Fresno County R-1-C/NB (*Single-Family Residential/Neighborhood Beautification*) zone district to the City of Fresno RS-4 (*Single-Family Residential, Medium Low Density*) zone district.