

**Regular Council Meeting**

**RECEIVED**

**November 21, 2024**

2024 NOV 18 A 11:44

# FRESNO CITY COUNCIL

CITY OF FRESNO  
CITY CLERK'S OFFICE



## Supplement Packet

### ITEM(S)

#### **9:15 A.M. (ID 24-1541)**

HEARING to consider City Council-initiated General Plan Amendment and Rezone Application No. P24-00589, and related Environmental Assessment for two (2) adjoining parcels of approximately ±2.26 acres total located at the northwest corner of East McKinley and North Fine Avenues (Council District 4) - Planning and Development Department.

[TITLE TRUNCATED FOR SUPPLEMENTAL PACKET COVER PAGE]

**Contents of Supplement:** Initialed Resolution and Ordinance with Exhibits

#### **Supplemental Information:**

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

#### **Americans with Disabilities Act (ADA):**

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

**Exhibit M**  
**City Council Resolution**  
**Plan Amendment Application No. P24-00589**

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
FRESNO, CALIFORNIA, AMENDING THE FRESNO  
GENERAL PLAN AND THE MCLANE COMMUNITY PLAN  
(PLAN AMENDMENT APPLICATION NO. P20-00589)

WHEREAS, on December 18, 2014, by Resolution No. 2014-226, the City Council adopted the Fresno General Plan by Resolution No. 2014-225, certified Master Environmental Impact Report SCH No. 2012111015 ("MEIR") which evaluated the potentially significant adverse environmental impacts of urban development within the City of Fresno's designated urban boundary line and sphere of influence; and

WHEREAS, the Fresno City Council adopted Resolution No. 2023-264 on September 28, 2023, initiating an amendment to the Fresno General Plan and the McLane Community Plan to change the planned land use designation of the subject properties from Employment – Light Industrial to Commercial – Community planned land use; and

WHEREAS, the environmental assessment conducted for the proposed plan amendment resulted in the filing of a Negative Declaration on May 31, 2024, and a subsequent filing on October 25, 2024; and

WHEREAS, on August 7, 2024, the Fresno City Planning Commission held a public hearing to consider Plan Amendment & Rezone Application No. P24-00589 and the associated Negative Declaration prepared for Environmental Assessment No. P24-00589; and

Date Adopted:  
Date Approved:  
Effective Date:  
City Attorney Approval: OP

Resolution No.

WHEREAS, the Fresno City Planning Commission took action, as evidenced in Planning Commission Resolution No's. 13859 and 13860 recommending approval of Plan Amendment & Rezone Application No. P24-00589 to amend the Fresno General Plan and the McLane Community Plan to change the planned land use designation for the subject ±2.26 acres from Employment – Light Industrial to Commercial – Community planned land use; and,

WHEREAS, on November 21, 2024, the Fresno City Council held a public hearing to consider Plan Amendment & Rezone Application No. P24-00589 and received both oral testimony and written information presented at the hearing regarding Plan Amendment & Rezone Application No. P24-00589.

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 finds in accordance with its own independent judgment there is no substantial evidence in the record that Plan Amendment & Rezone Application P24-00589 will impact the environment and that the filing of a Negative Declaration will be appropriate in accordance with the provisions of CEQA Guidelines Section 15168(d). Accordingly, the Council adopts the Negative Declaration prepared for Environmental Assessment No. P24-00589 dated October 25, 2024.
2. The Council finds the adoption of the proposed plan amendment & rezone 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 & Rezone Application No. P24-00589 amending the Fresno General Plan and the McLane Community Plan planned land use designation for the subject ±2.26 acres from Employment – Light Industrial to Commercial – Community planned land use as depicted by Exhibit “A” attached hereto and incorporated herein by reference.

\* \* \* \* \*

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

I, TODD STERMER, 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 November 2024, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

Mayor Approval: \_\_\_\_\_, 2024  
Mayor Approval/No Return: \_\_\_\_\_, 2024  
Mayor Veto: \_\_\_\_\_, 2024  
Council Override Vote: \_\_\_\_\_, 2024

TODD STERMER, CMC  
City Clerk

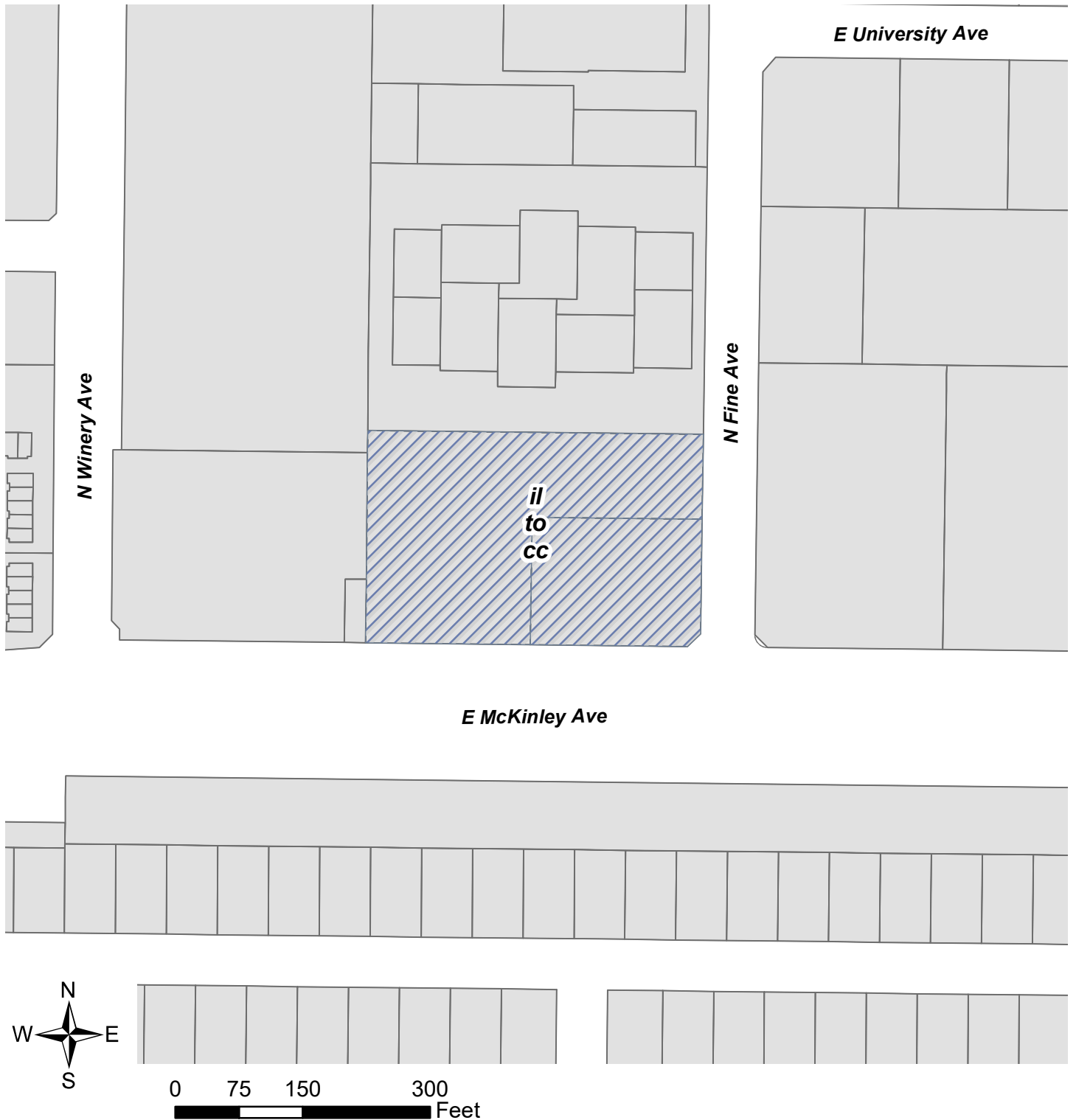
By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:  
ANDREW JANZ  
City Attorney


By \_\_\_\_\_  
Darcy Brown Date  
Deputy City Attorney

Attachment: Exhibit A

# EXHIBIT A - Plan Amendment



**APNs: (494-291-05 and 494-291-05)**  
**Northwest Corner of N Fine Ave and E McKinley Ave Intersection.**

 Proposes to change Land Use designation from il (Employment - Light Industrial) to cc (Commercial - Community ) Land Use designation.

**Exhibit N**  
**City Council Ordinance Bill**  
**Rezone Application No P24-00589**

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA, UPDATING 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. P24-00589 has been initiated by the City Council to rezone properties 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 of the City of Fresno held a public hearing on the 7th day of August 2024, to consider Plan Amendment & Rezone Application No. P24-00589, and its related environmental assessment, dated May 31, 2024, during which the Commission considered the environmental assessment and plan amendment rezone application and recommended approval to the Council of the City of Fresno as evidenced in Planning Commission Resolution No.13860 of the subject environmental assessment and plan amendment/rezone application to amend the Official Zone Map to rezone the approximately ±2.26 acres of the subject properties, identified as Parcel A (APN: 494-291-05) & Parcel B (APN: 494-291-10) from the IL (*Light Industrial*) zone district to the CC (*Community Commercial*) zone district in accordance with Plan Amendment/Rezone Application No. P24-00589; and,

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

1 of 3

Date Adopted:

Date Approved

Effective Date:

City Attorney Approval:  \_\_\_\_\_

Ordinance No.



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 rezoning is in the best interest of the City of Fresno. The Council finds in accordance with its own independent judgment that there is no substantial evidence in the record that Plan Amendment/Rezone Application No. P24-00589 will impact the environment and that the filing of a Negative Declaration will be appropriate in accordance with the provisions of CEQA Guidelines Section 15168(d). Accordingly, the Council adopts the Negative Declaration prepared for Environmental Assessment No. P24-00589 dated October 25, 2024.

SECTION 2. The Council finds the CC (Community Commercial) zone district is consistent with the amended Commercial – Community general planned land use designation of the Fresno General Plan, and the McLane Community Plan as specified in the Fresno General Plan and Municipal Code.

SECTION 3. The Council finds that the zone district of the real property described hereinbelow, located in the City of Fresno and shown on the Official Zone Map of the City of Fresno, is reclassified from the IL (*Light Industrial*) zone district to the CC (*Community Commercial*) zone district, 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, California, at a regular meeting held on the 21st day of November, 2024, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

Mayor Approval: \_\_\_\_\_, 2024  
Mayor Approval/No Return: \_\_\_\_\_, 2024  
Mayor Veto: \_\_\_\_\_, 2024  
Council Override Vote: \_\_\_\_\_, 2024

TODD STERMER, CMC  
City Clerk

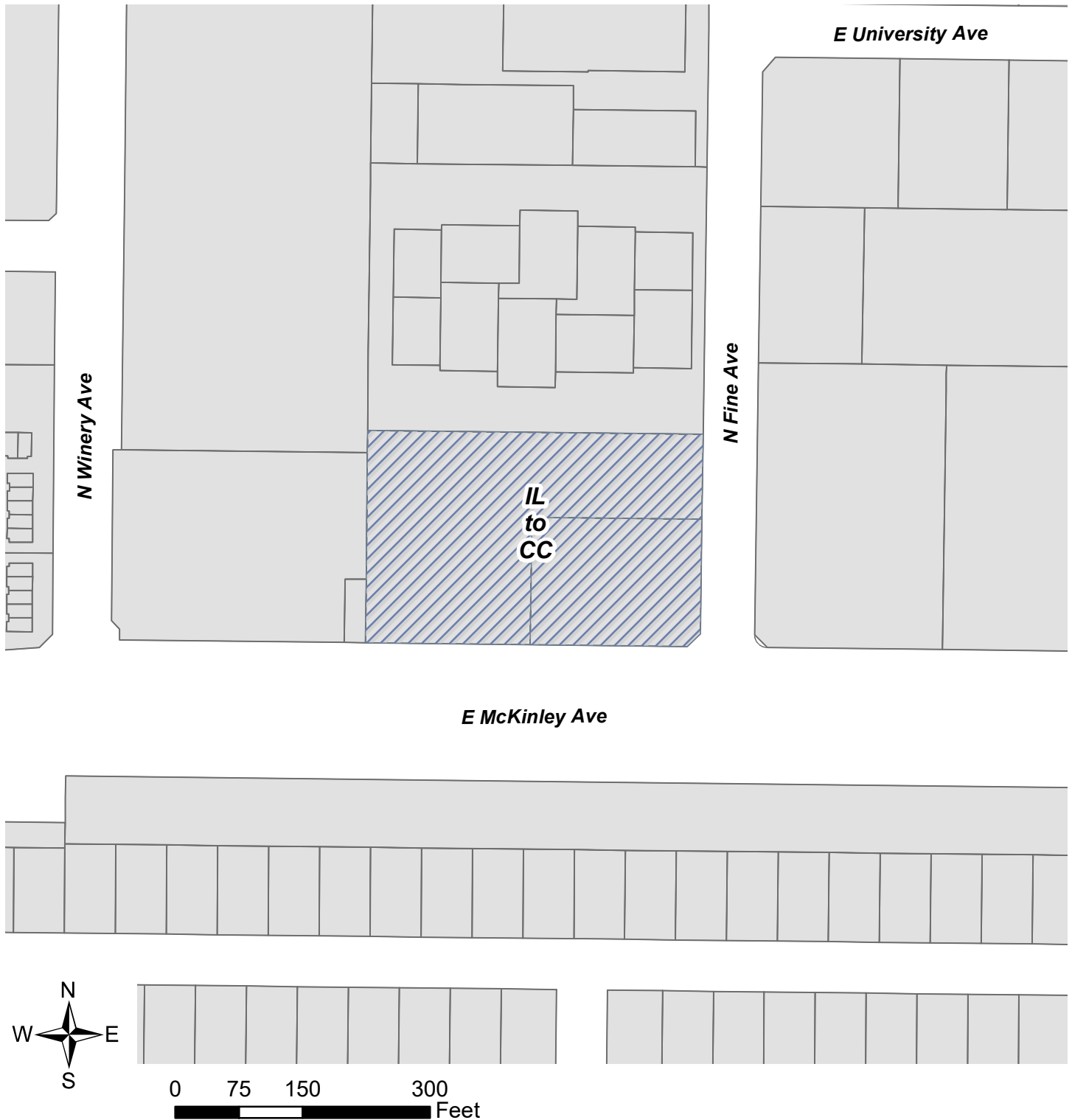
By: \_\_\_\_\_

APPROVED AS TO FORM:  
ANDREW JANZ  
City Attorney


By: \_\_\_\_\_  
Darcy Brown                      Date  
Deputy City Attorney

Attachment: Exhibit A

# EXHIBIT A - Rezone Ordinance Bill & Resolution



**APNs: (494-291-05 and 494-291-05)**  
**Northwest Corner of N Fine Ave and E McKinley Ave Intersection.**

 Proposes to Rezone from IL (Light Industrial) to CC (Community Commercial) Zoning District.