

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. P20-00957 has been filed by Barigye McCoy, on behalf of Park Place Holdings, LP., with the City of Fresno to rezone property as depicted in the attached Exhibit "A"; and,

WHEREAS, on July 13, 2020, the District 2 Plan Implementation Committee recommended approval of the rezone application; 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 16th day of September, 2020, to consider Rezone Application No. P20-00957 and related Environmental Assessment No. P20-00957, during which the Commission considered the environmental assessment and rezone application, and recommended to the Council of the City of Fresno approval, as evidenced in Planning Commission Resolution No. 13684 of the subject environmental assessment and rezone application to amend the Official Zone Map to rezone the approximately 69.15 acres of the subject property from O/UGM/cz (*Office/Urban Growth Management/conditions of zoning*)(±16.7 acres) and IL/UGM/cz (*Light Industrial/Urban Growth Management/conditions of zoning*)(±2.2 acres) zone districts to the CC/UGM/cz (*Community Commercial/Urban Growth Management/conditions of zoning*)(±18.9 acres) zone districts; and,

1 of 4

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



Ordinance No.

WHEREAS, the Council of the City of Fresno, on the 15th day of October, 2020, 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 rezoning is in the best interest of the City of Fresno. The Council finds in accordance with its own independent judgment that with all applicable project specific mitigation measures imposed, there is no substantial evidence in the record that Rezone Application P20-00957 may have additional significant effects on the environment that were not identified in the Fresno General Plan Master Environmental Impact Report SCH No. 2012111015 (“MEIR”); and, that all applicable mitigation measures of the MEIR have been applied to the project necessary to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts, and irreversible significant effects beyond those identified by the MEIR as provided by CEQA Section 15178(a). Therefore, it has been determined based upon the evidence in the record that the project will not have a significant impact on the environment and that the adoption of an addendum to the MEIR is appropriate in accordance with the provisions of CEQA Section 21166 and CEQA Guidelines Section 15164. Accordingly, the Council adopts the addendum to the Master Environmental Impact Report (“MEIR”) SCH No. 2012111015, prepared for Environmental Assessment No. P20-00957 dated September 16, 2020.

SECTION 2. The Council finds the requested CC/UGM/cz (*Community Commercial/Urban Growth Management/conditions of zoning*)(±18.9 acres) zone district

is consistent with the proposed Commercial Community planned land use designation of the Fresno General Plan and the Bullard Community Plan, pursuant to Plan Amendment No. P20-00957.

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 rezoned from the O/UGM/cz (*Office/Urban Growth Management/conditions of zoning*)(±16.7 acres) and IL/UGM/cz (*Light Industrial/Urban Growth Management/conditions of zoning*)(±2.2 acres) zone districts to the CC/UGM/cz (*Community Commercial/Urban Growth Management/conditions of zoning*)(±18.9 acres) zone district in accordance with Plan Amendment No. P20-00957, 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, YVONNE SPENCE, 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 ___ day of _____, by the following vote:

AYES :
NOES :
ABSENT :
ABSTAIN :

YVONNE SPENCE, MMC CRM
City Clerk

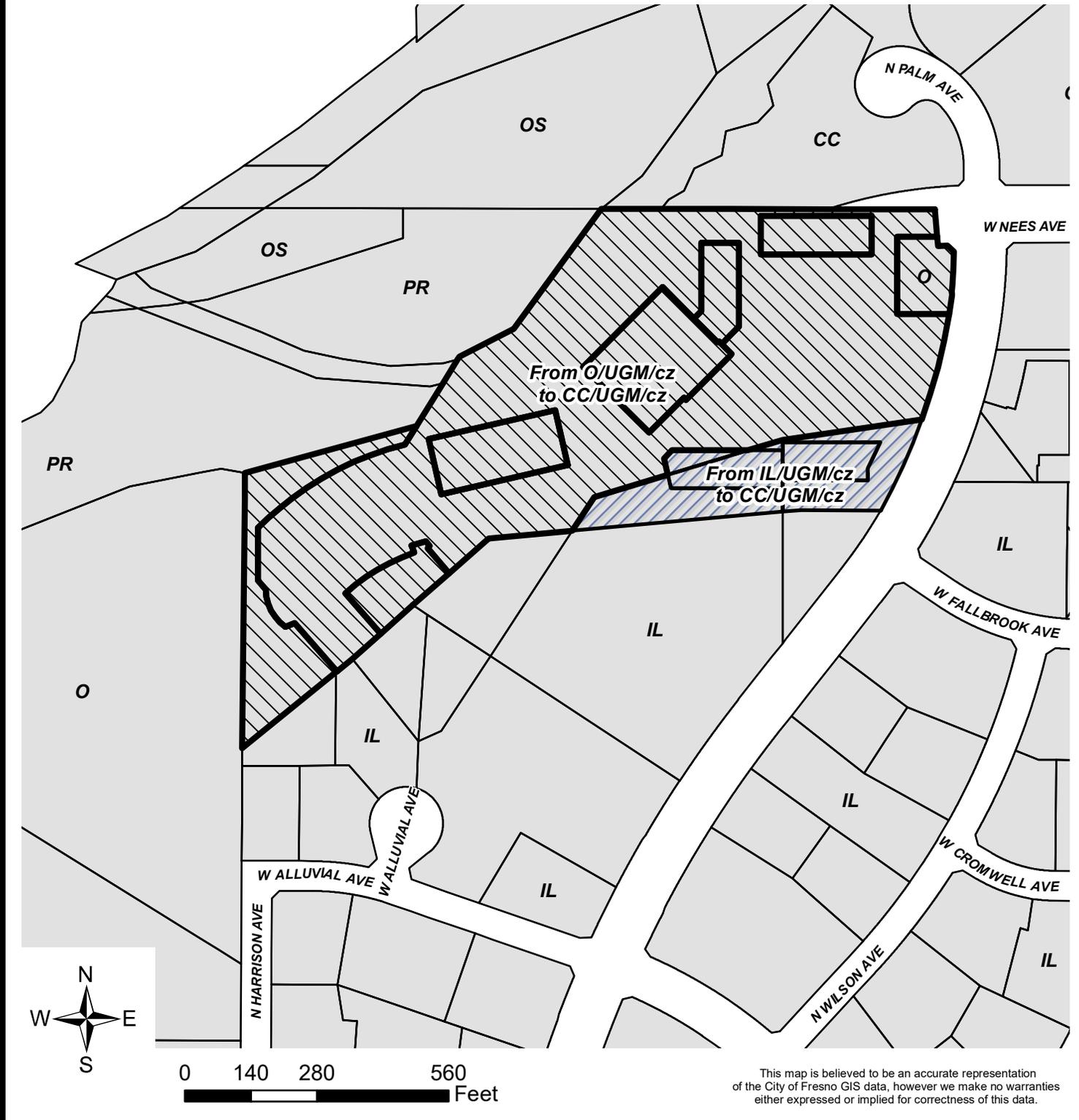
By: _____

APPROVED AS TO FORM:
DOUGLAS T. SLOAN
City Attorney

By: _____
Rina Gonzales Date
Deputy City Attorney

Attachment: Exhibit A

Exhibit A-Proposed Rezone



This map is believed to be an accurate representation of the City of Fresno GIS data, however we make no warranties either expressed or implied for correctness of this data.

P20-00957
APN: 405-530-82,83,65-68,84,85,70-72,74,75
7765 North Palm Avenue

-  proposes to rezone 16.7 acres from the O/UGM/cz (*Office/Urban Growth Management/conditions of zoning*) zone district to the CC/UGM/cz (*Community Commercial/Urban Growth Management/conditions of zoning*) zone district.
-  proposes to rezone 2.2 acres from the IL/UGM/cz (*Light Industrial/Urban Growth Management/conditions of zoning*) zone district to the CC/UGM/cz (*Community Commercial/Urban Growth Management/conditions of zoning*) zone district.