

Exhibit T

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. P22-00388 has been filed by Kyle Allington of Harbour and Associates, on behalf of Wilson Homes, with the City of Fresno to rezone 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 of the City of Fresno held a public hearing on the 3rd day of July 2024, to consider Rezone Application No. P22-00388 and the related Environmental Impact Report (Final EIR SCH No. 2022080152) dated June 2024, during which the Commission considered the Environmental Impact Report and rezone application, and recommended to the Council of the City of Fresno, as evidenced in Planning Commission Resolution No. 13853 approval of the Final EIR (SCH No. 2022080152) and rezone application to amend the City's Zoning Ordinance on real property described herein below from the City of Fresno RS-3 (*Single Family Residential, Low Density*) zone district to the RS-5 (*Residential Single Family, Medium Density*) zone district; and,

WHEREAS, the Council of the City of Fresno, on the 25th day of July, 2024, received the recommendation of the Planning Commission of the City of Fresno; and,

1 of 3

Date Adopted:

Date Approved

Effective Date:

City Attorney Approval:

228644v1



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 of the City of Fresno, in accordance with its own independent judgement and in making the findings, ratifies, adopts, and incorporates the analysis and explanation in the Environmental Impact Report (Final EIR SCH No. 2022080152), and ratifies, adopts, and incorporates in these findings the determinations and conclusions in the Final EIR relating to environmental impacts and mitigation measures. Accordingly, the Council of the City of Fresno certifies the Final EIR for Rezone Application No. P22-00388, as accurate and adequate. The Council of the City of Fresno further certifies that the FEIR was completed in compliance with CEQA and the CEQA Guidelines.

SECTION 2. The Council finds the requested RS-5 (*Single Family Residential, Medium Density*) zone district is consistent with the related proposed Medium Density Residential planned land use designation of the Fresno General Plan and Hoover Community Plan.

SECTION 3. The Council finds that the zone district of the real property described hereinbelow, located in the City of Fresno, is rezoned from the RS-3 (*Single Family Residential, Low Density*) zone district to the RS-5 (*Residential Single Family, Medium Density*) 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.

* * * * *

CLERK'S CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF FRESNO)
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 25th day of July 2024, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

TODD STERMER
City Clerk

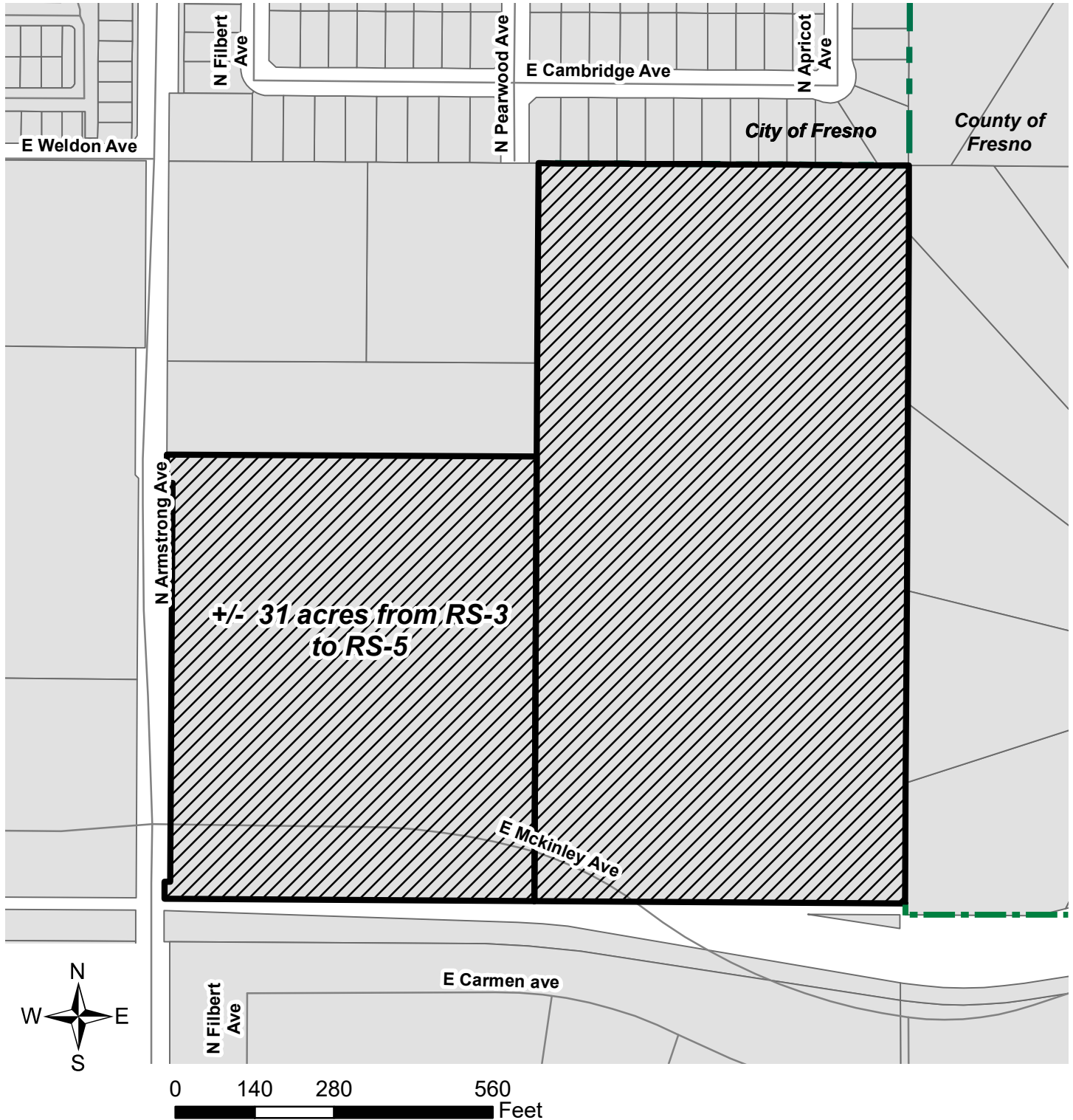
By _____
Deputy

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney


By _____
Kristi M. Costa Date
Senior Deputy City Attorney

Attachment: Exhibit A

EXHIBIT A - Rezone



P22-00388 & P22-00392
APN(s):574-140-04 & 05
2084 North Armstrong Avenue S/A

 Proposes to amend +/- 31 acres from RS-3 to the RS-5 zone district