

**Exhibit J-3 – City Council Ordinance Bill for  
Rezone 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

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, Rezone Application No. P21-01960 has been filed by Lynette Dias of Urban Planning Partners, Inc., on behalf of Costco Wholesale Corporation 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 6<sup>th</sup> day of May 2026, to consider Rezone Application No. P21-01960 and related Environmental Impact Report (Final EIR SCH No. 2021100443) dated May 2026 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 Nos. 19954 and 19956 approval of the subject Environmental Impact Report and rezone application to amend the City's Zoning Ordinance on real property described herein below from the CC/EA/UGM/cz (*Community Commercial/Expressway Overlay/Urban Growth Management*) zone district to the CG/UGM/cz (*Commercial General/Urban Growth Management/conditions of zoning*) zone district; and

1 of 3

Date Adopted:

Date Approved

Effective Date:

City Attorney Approval:



Ordinance No.

WHEREAS, the Council of the City of Fresno, on the 21<sup>st</sup> day of May 2026, received the recommendation of the Planning Commission of the City of Fresno.

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. 2021100443), 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. P21-01960, 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 of the City of Fresno finds the requested CG/UGM/cz (*Commercial General/Urban Growth Management/conditions of zoning*) zone district is consistent with the General Commercial planned land use designation of the Fresno General Plan and Bullard Community Plan.

SECTION 3. The Council of the City of Fresno finds that the zone district of the real property described herein below, located in the City of Fresno, is rezoned from the CC/EA/UGM/cz (*Community Commercial/Expressway Overlay/Urban Growth*

Management) zone district to the CG/UGM/cz (Commercial General/Urban Growth Management/conditions of zoning) 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 passage.

\* \* \* \* \*

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 ordinance was adopted by the Council of the City of Fresno, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_ 2026.

AYES :  
NOES :  
ABSENT :  
ABSTAIN :

AMY K ALLER  
Interim City Clerk

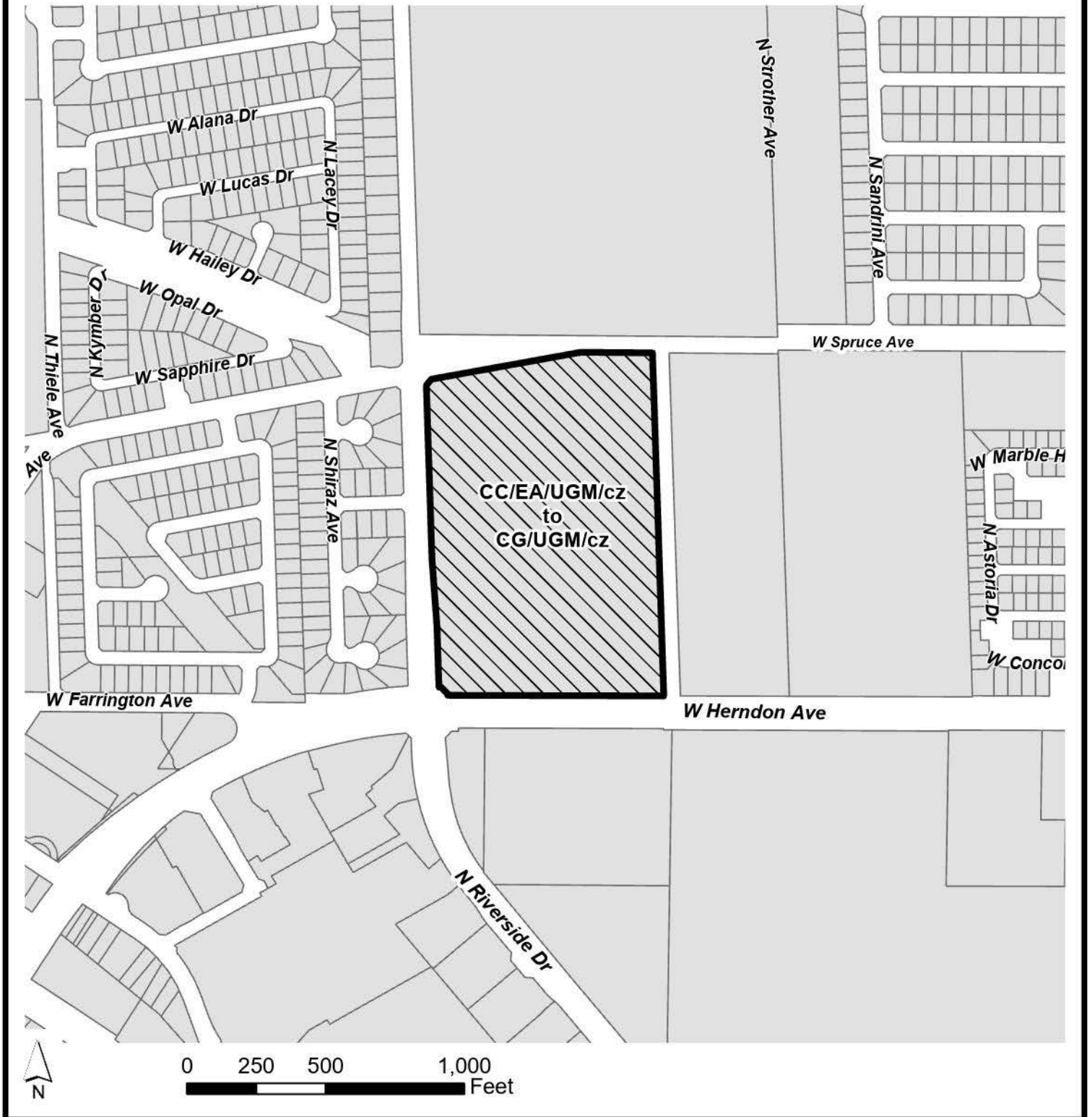
By: \_\_\_\_\_  
Deputy Date

APPROVED AS TO FORM:  
ANDREW JANZ  
City Attorney

By: \_\_\_\_\_  
Talia Kolluri Date  
Assistant City Attorney

Attachment: Exhibit A

# Rezone Exhibit A



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



Proposes to rezone 23.26 acres from CC/EA/UGM/cz (Commercial Community/Expressway Overlay/Urban Growth Management/conditions of zoning) to CG/UGM/cz (Commercial General/Urban Growth Management/conditions of zoning).