

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

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

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA, AMENDING THE OFFICIAL ZONE MAP OF THE CITY OF FRESNO HERETOFORE ADOPTED BY ARTICLES 1 TO 4.5 INCLUSIVE, CHAPTER 12, OF THE FRESNO MUNICIPAL CODE, BEING THE ZONING ORDINANCE OF THE CITY OF FRESNO

WHEREAS, Rezone Application No. R-15-001 has been filed by Christina Husbands of the City of Fresno Housing Authority, with the City of Fresno to rezone property as described herein below;

WHEREAS, pursuant to the provisions of Article 4, Chapter 12, of the Fresno Municipal Code, the Planning Commission of the City of Fresno held a public hearing on the 4<sup>th</sup> day of February, 2015, to consider Rezone Application No. R-15-001 and related Environmental Assessment No. R-15-001, during which the Commission solicited testimony, considered the environmental assessment, and recommended to the Council of the City of Fresno approval of the rezone application to amend the Official Zone Map to reclassify the subject property from the R-1 (*Single Family Residential*) zone district to the R-4 (*High Density Multiple Family Residential*) zone district, as evidenced in Planning Commission Resolution No. 13314; and,

WHEREAS, the Council of the City of Fresno, on the 26th day of February, 2015, held a public hearing and received the recommendation of the Planning Commission.

Page 1 of 4

Date Adopted:

Date Approved

Effective Date:

City Attorney Approval: MKD

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 this project fits the definition of a Class 32 Categorical Exemption (CEQA Guidelines, Section 15332). This site is located within the City limits and is consistent with the new Fresno General Plan update, adopted by Fresno City Council on December 18, 2014, policies, and zoning. The proposed R-4 zone district is consistent with the "Neighborhoods" land use designation approved for this site by the above-mentioned new Fresno General Plan update. The proposed development occurs on a project site of approximately 0.37 acres, which is less than the five acre maximum, and is substantially surrounded by urban uses. The site has no value as habitat for endangered, rare or threatened species and can be adequately served by all required utilities and public services. No adverse environmental impacts will occur as a result of the proposed project. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project. Furthermore, the proposed project is not expected to have a significant effect on the environment.

Accordingly, the Council approves the adoption of a Categorical Exemption for Environmental Assessment No. R-15-001, dated January 30, 2015.

SECTION 2. The Council finds the requested R-4 (*High Density Multiple Family Residential*) zone district is consistent with the "Neighborhoods" land use designation

approved for this site by the new Fresno General Plan update, adopted by Fresno City Council on December 18, 2014, the Central Community Plan and the Fulton Lowell Specific Plan, as specified in Section 12-403-B of the Fresno Municipal Code, respectively.

SECTION 3. The Council finds that the zone district of the real property described herein below, located in the City of Fresno and shown on the Official Zone Map of the City of Fresno, is reclassified from the R-1 (*Single Family Residential*) zone district to the R-4 (*High Density Multiple Family Residential*) 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 )  
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 26<sup>th</sup> day of February 2015, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

Mayor Approval: \_\_\_\_\_, 2015  
Mayor Approval/No Return: \_\_\_\_\_, 2015  
Mayor Veto: \_\_\_\_\_, 2015  
Council Override Vote: \_\_\_\_\_, 2015

YVONNE SPENCE, CMC  
City Clerk

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

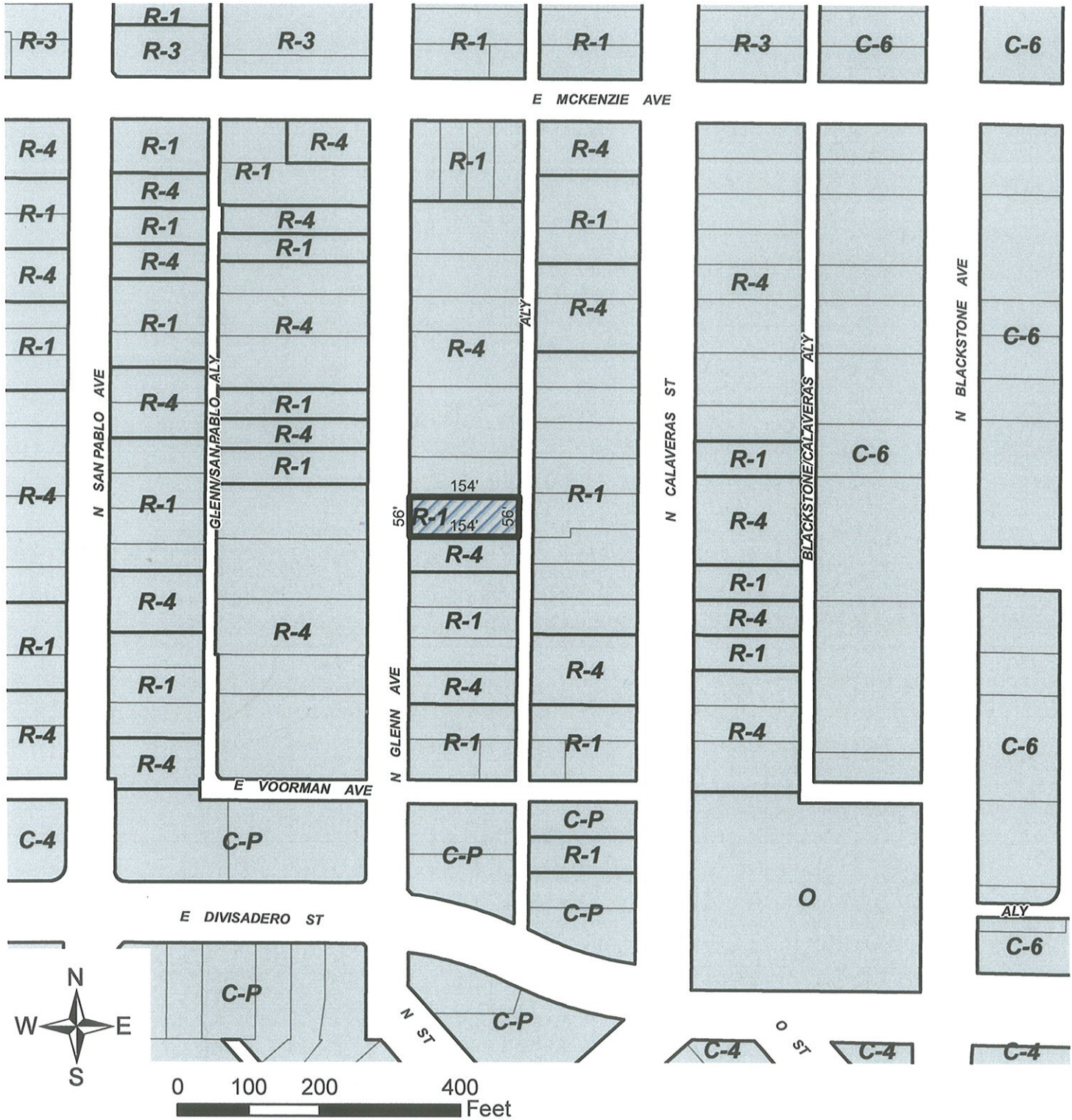
APPROVED AS TO FORM:  
DOUGLAS T. SLOAN  
City Attorney

By \_\_\_\_\_  
Mary Raterman-Doidge Date  
Deputy City Attorney

Attachment: Exhibit A



# EXHIBIT A



**R-15-001**  
**APN: 459-322-18**  
**146 North Glenn Avenue**

 R-1 to R-4, 8,657 Square Feet