

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. R-17-006 has been filed by the Development and Resource Management Director within the City and County of Fresno to rezone property as described herein below; and

WHEREAS, on May 15, 2017, the District 2 Plan Implementation Committee members present supported the proposed Rezone application; and

WHEREAS, the District 3 Plan Implementation Committee members were unable to meet to consider the applications; and

WHEREAS, on May 15, 2017, the District 4 Plan Implementation Committee members present supported the proposed Rezone application; and

WHEREAS, on May 15, 2017, the District 5 Plan Implementation Committee members present supported the proposed Rezone application; and

WHEREAS, the District 6 Plan Implementation Committee members were unable to meet to consider the Rezone application; and

WHEREAS, on May 15, 2017, the Tower District Design Review Committee members present opposed the proposed Rezone application; and

WHEREAS, pursuant to the provisions of 15-5809, of the Fresno Municipal Code,

Page 1 of 4

Date Adopted:

Date Approved

Effective Date:

City Attorney Approval:  _____

Ordinance No. _____

the Planning Commission of the City of Fresno held a public hearing on May 17, 2017, to consider Rezone Application No. R-17-006, related Plan Amendment Application No. A-17-004, Text Amendment Application No. TA-17-004 and Environmental Assessment No. A-17-004, R-17-006, TA-17-004 during which the Commission considered the environmental assessment and recommended approval to the Council of the City of Fresno, of the rezone application as set forth in Exhibit A, with errata, as evidenced in Planning Commission Resolution No. 13459; and

WHEREAS, the Council of the City of Fresno, on June 8, 2017, received the recommendation of the Planning Commission.

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 Rezone Application No. R-17-006 is in the best interest of the City of Fresno. The City of Fresno has determined that an addendum to MEIR No. SCH 2012111015 is appropriate given that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred; and new information added is only for the purposes of providing minor changes or additions, in accordance with Section 15164 of the CEQA Guidelines.

SECTION 2. The Council finds the rezones requested in Rezone Application No. R-17-006 are consistent with the corresponding planned land use designations of the Fresno General Plan as expressed in Figure LU-1: Land Use and Circulation Map, and Figure LU-2: Dual Designation Diagram, respectively.

SECTION 3. The Council finds that the zone districts of the real property

described in Exhibit A, located in the City of Fresno and shown on the Official Zone Map of the City of Fresno are reclassified as depicted in the table in Exhibit A. All conditions of zoning shall remain in full force and effect.

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 8th day of June, 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

YVONNE SPENCE, CMC
City Clerk

BY: _____
Deputy

APPROVED AS TO FORM:
DOUGLAS T. SLOAN,
City Attorney

BY: _____
TALIA KOLLURI-BARBICK
Senior Deputy City Attorney

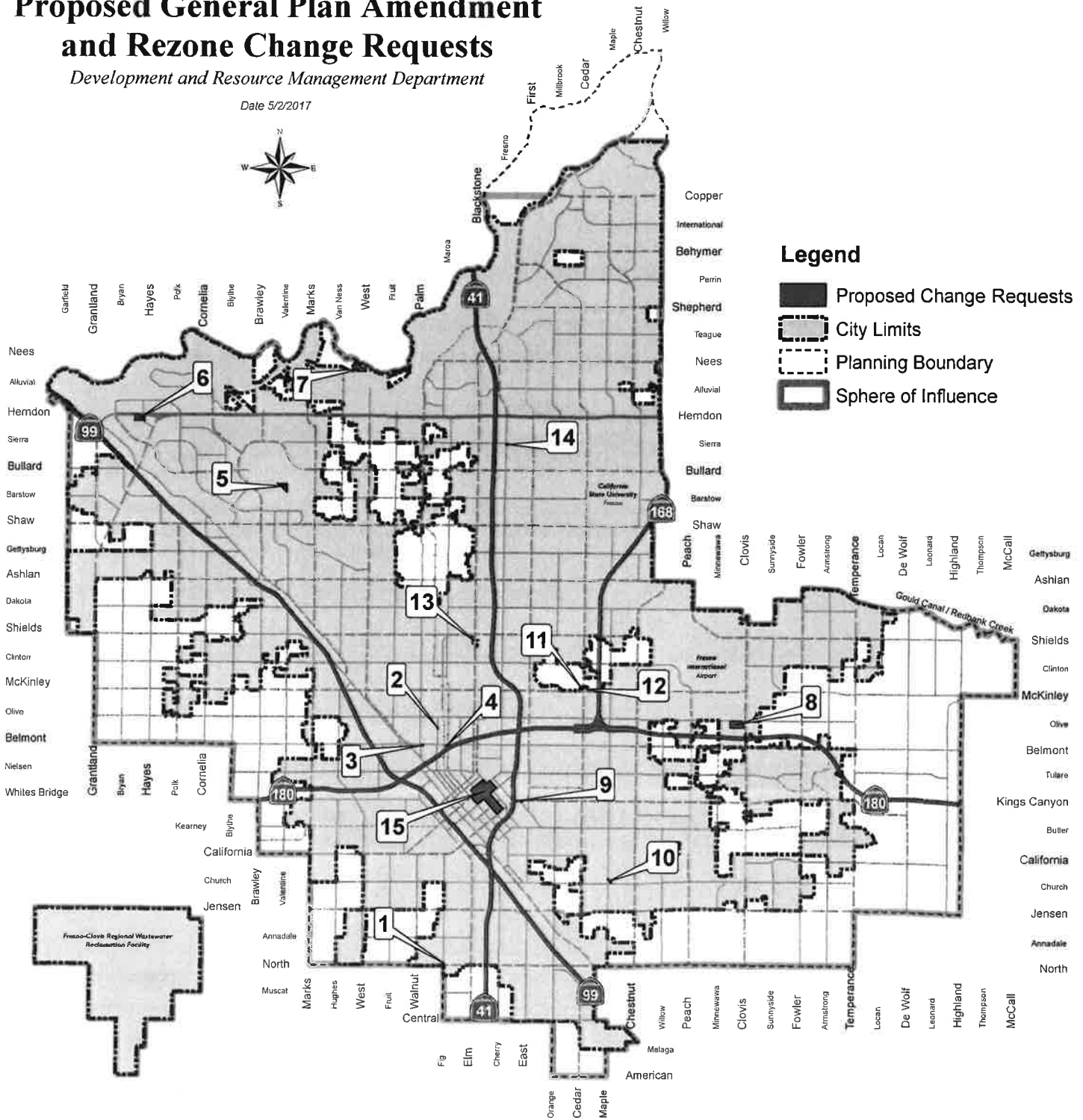
Attachment: Exhibit A

City of Fresno

Proposed General Plan Amendment and Rezone Change Requests

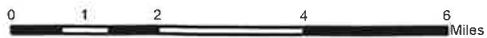
Development and Resource Management Department

Date 5/2/2017



Legend

- Proposed Change Requests
- City Limits
- Planning Boundary
- Sphere of Influence



City of Fresno General Plan Amendment and Rezones - May 2, 2017

#	Description	APN	Acres	Past Zoning	Current				Proposed			
					Planned Land Use		Zoning		Planned Land Use		Zoning	
					Prefix	Description	Prefix	Description	Prefix	Description	Prefix	Description
1	2995 S. MLK, at North Ave	32816427 32916132 32916133 32916146	1.00	C-5	RM	Residential - Medium Density	RS-5	Residential Single Family - Medium Density	CC	Commercial - Community	CC	Commercial-Community
2	Broadway at Elizabeth	45211434T	0.55	R-1	PD	Public Facility - Police Department	PF	Public Facility	RM	Residential - Medium Density	RS-5	Residential Single Family - Medium Density
3	322/340 E Belmont at Palm	45903101 45902403	0.57	C-6	CMS	Commercial - Main Street	CMS	Commercial - Main Street	CG	Commercial - General	CG	Commercial - General
4	Van Ness at Belmont	45904303 45904323 45904336	0.56	C-5, C-6	CMS	Commercial - Main Street	CMS	Commercial - Main Street	CG	Commercial - General	CG	Commercial - General
5	Area bounded by Browning, Valentine, and BNSF Railroad	41564101S-38S, 41564201S-26S, and 41565101S-16S	9.12	R-1	RM	Residential - Medium Density	RS-5	Residential Single Family - Medium Density	RML	Residential - Medium Low Density	RS-4	Residential Single Family - Medium Low Density
6	Herndon at Hayes	50409130 50409131 50409132 50409133 50409134	11.37	C-P	RUN	Residential Urban Neighborhood	RM-2	Residential Multi-family - Urban Neighborhood	O	Employment - Office	O	Office
7	Van Ness at San Joaquin River	40503009 40503010 40503011S 40503015 40503016	15.39	AE-20	OM	Open Space - Multi-Use	PR	Parks and Recreation	RL	Residential Low Density	RS-1	Residential Single Family - Extremely Low Density
8	Olive at Clovis	45603015	20.23	C-6	CMX	Corridor - Center Mixed Use	CMX	Corridor/Center Mixed Use	CG	Commercial - General	CG	Commercial - General
9	2902 Ventura and environs	46813101 46813102 46813103 46813104 46813105 46814001 46814002	1.55	C-6	RM	Residential - Medium Density	RS-5	Residential Single Family - Medium Density	NMX	Mixed-Use Neighborhood	NMX	Neighborhood Mixed-Use
10	Church at Maple	48020120	2.52	C-1	RML	Residential - Medium Low Density	RS-4	Residential Single Family - Medium Low Density	CG	Commercial - Community	CC	Commercial - Community
11	McKinley and Cedar	44630409	0.54	C-1	RM	Residential - Medium Density	RS-5	Residential Single Family - Medium Density	CC	Commercial - Community	CC	Commercial - Community
12	McKinley and Cedar	44729102 44729103 44729105	0.31	C-1	RM	Residential - Medium Density	RS-5	Residential Single Family - Medium Density	CC	Commercial - Community	CC	Commercial - Community
13	Blackstone between Shields and Princeton	44310220 44310408 44310409 44310425 44318209 44318222 44503111 44503125 44510126 44510129 44510303 44510322 44510323	2.60	P, R-2, R-2-A	RM	Residential - Medium Density	RS-5	Residential Single Family - Medium Density	NMX	Mixed-Use Neighborhood	NMX	Neighborhood Mixed-Use
14	Sierra and Fresno	40906073 40906051 40906049 40906050	1.00	R-2	RM	Residential - Medium Density	RS-5	Residential Single Family - Medium Density	RMH	Residential - Medium High Density	RM-1	Residential Multi-family - Medium High Density
15	Repeal Fresno Civic Center Master Development Plan											