

Exhibit S

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. P20-00213 has been filed by Melanie Halajian of Dirk Poeschel Land Development Services, on behalf of B.J. Johal, 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 ("Commission") of the City of Fresno held a public hearing on the 18th day of June 2025, to consider Rezone Application No. P20-00213 and related Environmental Assessment No. P20-00213/P22-03749/P23-03173, dated May 16, 2025, during which the Commission considered the environmental assessment and rezone application, and recommended approval to the Council of the City of Fresno, as evidenced in Planning Commission Resolution No.13906, approval of the subject environmental assessment and rezone application to amend the City's Zoning Ordinance on real property described herein below; 3.78 acres of the subject property from the O/UGM/cz (*Office/Urban Growth Management/conditions of zoning*) zone district to the RM-1/UGM/cz (*Multi-Family Residential, Medium High Density/Urban Growth Management/conditions of zoning*) zone district; and

1 of 5

Date Adopted:

Date Approved

Effective Date:

City Attorney Approval:



Ordinance No.

WHEREAS, the Council of the City of Fresno, on the 17th day of July 2025, 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 judgement that all applicable mitigation measures of the Project Specific Mitigation Monitoring Checklist have been applied to the project as necessary to assure that Rezone Application No. P20-00213 will not have a significant effect on the environment. Therefore, staff has prepared a Mitigated Negative Declaration pursuant to Sections 15070 and 15074 of the California Environmental Quality Act Guidelines (Environmental Assessment No. P20-00213/P22-03749/P23-03173). Accordingly, the Council adopts Environmental Assessment No. P20-00213/P22-03749/P23-03173, dated May 16, 2025.

SECTION 2. The Council finds the requested RM-1/UGM/cz (*Multi-Family Residential, Medium High Density/Urban Growth Management/conditions of zoning*) zone district is consistent with the planned land use designation of the Fresno General Plan and Woodward Park Community Plan.

SECTION 3. The Council finds that the zone district of the real property described herein below, located in the City of Fresno, is rezoned from the O/UGM/cz (*Office/Urban Growth Management/conditions of zoning*) zone district to the RM-1/UGM/cz (*Multi-*

Family Residential, Medium High Density/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 final passage.

* * * * *

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
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, at a regular meeting held on the _____ day of _____ 2025.

AYES :
NOES :
ABSENT :
ABSTAIN :

TODD STERMER, MMC
City Clerk

By: _____
Deputy Date

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: _____
Darcy Brown Date
Deputy City Attorney

Attachment: Exhibit "A"

Exhibit "A"

