

Exhibit T
Resolution Approving Plan Amendment
Application P24-03961

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
FRESNO, CALIFORNIA, TO REPEAL THE NORTH AVENUE
INDUSTRIAL TRIANGLE SPECIFIC PLAN (PLAN
AMENDMENT APPLICATION NO. P24-03961)

WHEREAS, on December 18, 2014, by Resolution No. 2014-226, the City Council adopted the Fresno General Plan which incorporated objectives, policies and implementation strategies which include the South Industrial Priority Area; and

WHEREAS, the Planning and Development Director has initiated Plan Amendment Application No. P24-03963 to adopt the South Central Specific Plan; and

WHEREAS, the Planning and Development Director has initiated Plan Amendment Application No. P24-03961 to repeal the North Avenue Industrial Triangle Specific Plan, pertaining to approximately 930 acres located in the South Industrial Priority Area; and

WHEREAS, the North Avenue Industrial Triangle Specific Plan, adopted by the Fresno City Council on September 27, 1973, by Resolution 73-456, geographically overlaps, is outdated, and is inconsistent with the proposed South Central Specific Plan; and

WHEREAS, pursuant to the provisions of 15-5809 of the Fresno Municipal Code, the Planning Commission of the City of Fresno held a duly noticed public hearing on November 20, 2024, to consider the subject applications and the associated Final EIR; and

WHEREAS, the Fresno City Planning Commission took action, as evidenced in Planning Commission Resolution No.13871, to recommend denial of the subject applications; and

1 of 4

Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval: 

Resolution No.

WHEREAS, on December 5, 2024, the Fresno City Council held a public hearing to consider Plan Amendment Application No. P24-03963 to adopt the South Central Specific Plan and related applications P24-03961 to repeal the North Avenue Industrial Triangle Specific Plan, P24-03962 to repeal a portion of the Roosevelt Community Plan, P24-03965 to update the Land Use Map (Figure LU-1) of the Fresno General Plan, and Rezone Application No. P24-03970 to rezone approximately 279 acres of property within the Plan area to be consistent with the planned land uses and received both oral testimony and written information presented at the hearing regarding the subject applications; and

WHEREAS, prior to taking action on this project, Council certified the Final EIR (SCH No. 2019079022) for the South Central Specific Plan, approving the Mitigation Monitoring and Reporting Program, adopting the Findings of Fact, and Statement of Overriding Considerations, and determining that it was prepared in compliance with the California Environmental Quality Act.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. The Council finds in accordance with its own independent judgment that Final Program EIR (SCH No. 2019079022) for the South Central Specific Plan, and Plan Amendment Application No. P24-03961, repealing the North Avenue Industrial Triangle Specific Plan, along with the Mitigation Monitoring and Reporting Program, Findings of Fact, and Statement of Overriding Considerations, has been properly certified pursuant to the requirements of CEQA Guidelines Section 15090 including all required written findings pursuant to CEQA Guidelines Section 15091, through Resolution No. _____.

2. The Council finds the adoption of Plan Amendment Application No. P24-

03961, repealing the North Avenue Industrial Triangle Specific Plan is in the best interest of the City of Fresno.

3. The Council of the City of Fresno hereby adopts Plan Amendment Application No. P24-03961, repealing the North Avenue Industrial Triangle Specific Plan, pertaining to approximately 930 acres located in the South Industrial Priority Area, as depicted on Exhibit A.

* * * * *

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, TODD STERMER, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the _____ day of _____, 2024.

AYES :
NOES :
ABSENT :
ABSTAIN :

TODD STERMER, CMC
City Clerk

By: _____
Deputy Date

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

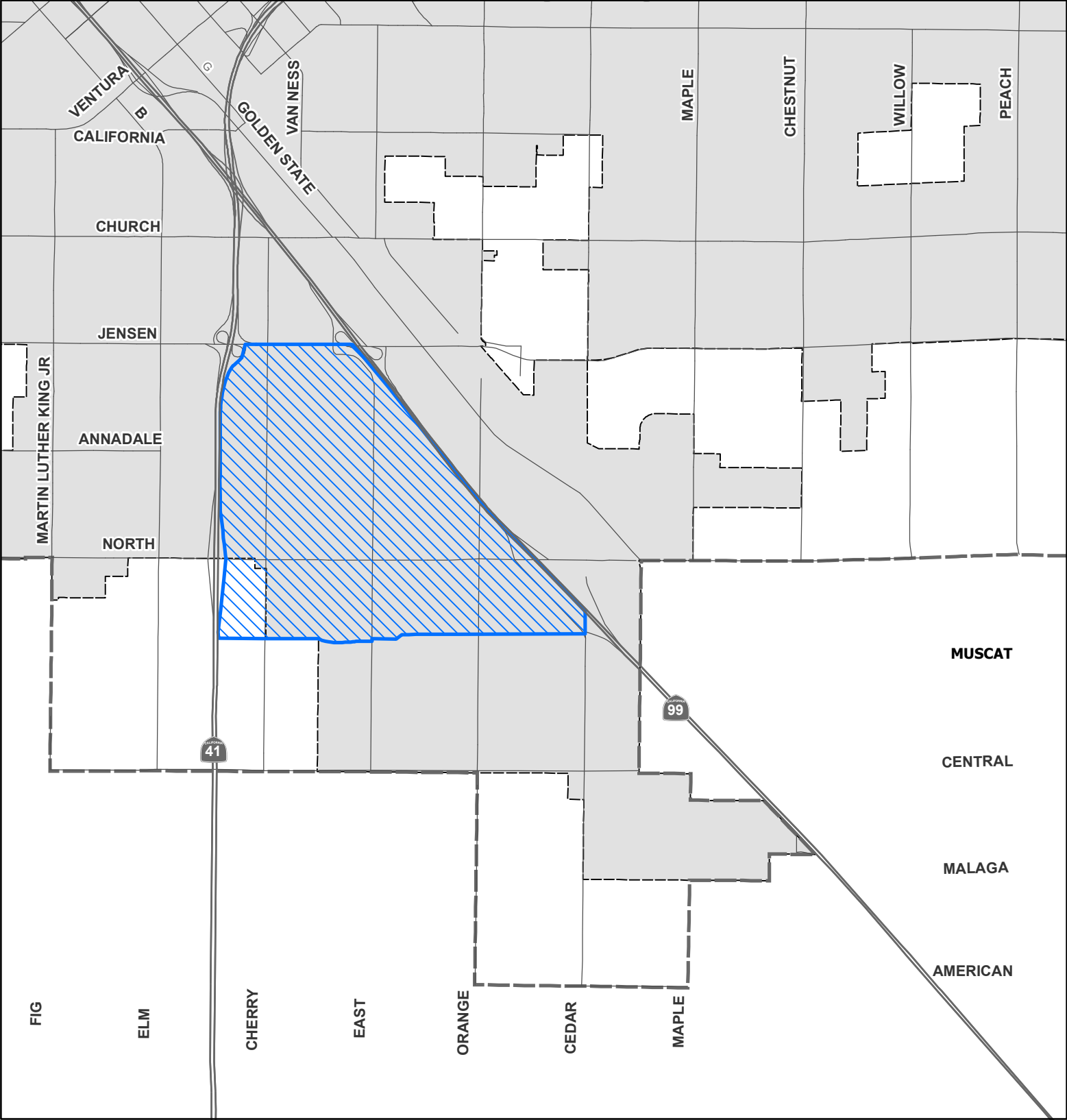
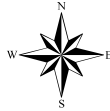
By: _____
Kristi M. Costa Date
Supervising Deputy City Attorney

Attachment:
- Exhibit A – North Avenue Industrial Triangle Specific Plan Area Map



EXHIBIT A

City of Fresno
North Avenue Industrial Triangle Specific Plan
Planning and Development Department



Legend

- North Avenue Industrial Triangle Specific Plan (930 Acres)
- City Limits
- Sphere Of Influence

South Central Specific Plan

0 0.5 1 Miles

Source: City of Fresno GIS Data
Prepared by the Planning and Development Department