

Exhibit U
An Ordinance of the City of Fresno, California, to approve
Rezone Application No. P22-01353 to amend the Official
Zoning Map to rezone approximately 958 acres of
property within the West Area Neighborhoods Specific
Plan Area to be consistent with the adopted Specific Plan
Planned Land Use Map

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA, TO APPROVE REZONE APPLICATION NO. P22-01353 TO AMEND THE OFFICIAL ZONING MAP TO REZONE APPROXIMATELY 958 ACRES OF PROPERTY WITHIN THE WEST AREA NEIGHBORHOODS SPECIFIC PLAN AREA TO BE CONSISTENT WITH THE ADOPTED SPECIFIC PLAN PLANNED LAND USE MAP.

WHEREAS, on December 18, 2014, by Resolution No. 2014-226, the City Council adopted the Fresno General Plan, and;

WHEREAS, on December 3, 2015, by Ordinance 2015-39, the City Council adopted the Citywide Development Code to implement the Fresno General Plan; and,

WHEREAS on February 4, 2016, by Ordinance 2016-4, the City Council updated the Official Zoning Map of the City of Fresno; and

WHEREAS, the Fresno City Council has initiated Plan Amendment Application No. P22-01351 to repeal 455 acres from the Highway City Neighborhood Specific Plan, repeal the West Area Community Plan, and Plan Amendment Application No. P22-01352 to adopt the West Area Neighborhoods Specific Plan; and

WHEREAS, the City of Fresno Planning and Development Department Director has filed Plan Amendment Application P22-01353 to update the Land Use Map (Figure LU-1) and Dual Designation Diagram (Figure LU-2) of the Fresno General Plan; and,

WHEREAS, the City of Fresno Planning and Development Department Director has also concurrently filed Rezone Application P22-01353 to rezone approximately 958 acres of property within the West Area Neighborhoods Plan Area, consistent with Plan Amendment

Page 1 of 4

Date Adopted:

Date Approved

Effective Date:

City Attorney Approval: KL

Ordinance No.

Application No. P22-01352 to adopt the West Area Neighborhoods Specific Plan, and Plan Amendment Application No. P22-01353 to update the Land Use Map (Figure LU-1) Dual Designation Diagram (Figure LU-2) of the Fresno General 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 October 1, 2025 to consider Rezone Application P22-01353, and the associated Final EIR; and,

WHEREAS, the Fresno City Planning Commission took action, as evidenced in Planning Commission Resolutions Nos. 13921 to -25, to recommend approval of the subject applications; and,

WHEREAS, on October 16, 2025, the Fresno City Council held a public hearing to consider Rezone Application No. P22-01353 and reviewed any and all submitted oral testimony and written information; and,

WHEREAS, prior to taking action on this project, Council certified the Final EIR (SCH No. 2017031012) for the West Area Neighborhoods Specific Plan, adopting a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, and determining that it was prepared in compliance with the California Environmental Quality Act.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF FRESNO DOES ORDAIN AS FOLLOWS:

SECTION 1. The Council finds in accordance with its own independent judgment that Final Program EIR (SCH No. 2019069117) for the West Area Neighborhoods Specific Plan, along with the Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations, was prepared in compliance with the California Environmental Quality Act.

SECTION 2. The Council finds the requested Rezone application is consistent with the planned land use designation of the Fresno General Plan as expressed in Figure LU-1 as

amended by Plan Amendment Application No. P22-01353.

SECTION 3. The Council hereby rezones 958 acres of property within the West Area Neighborhoods Specific Plan as shown on the Map in Attachment 1: Proposed Changes to the Zoning Map, with all conditions of zoning remaining 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, 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: _____
Kristi M. Costa Date
Supervising Deputy City Attorney

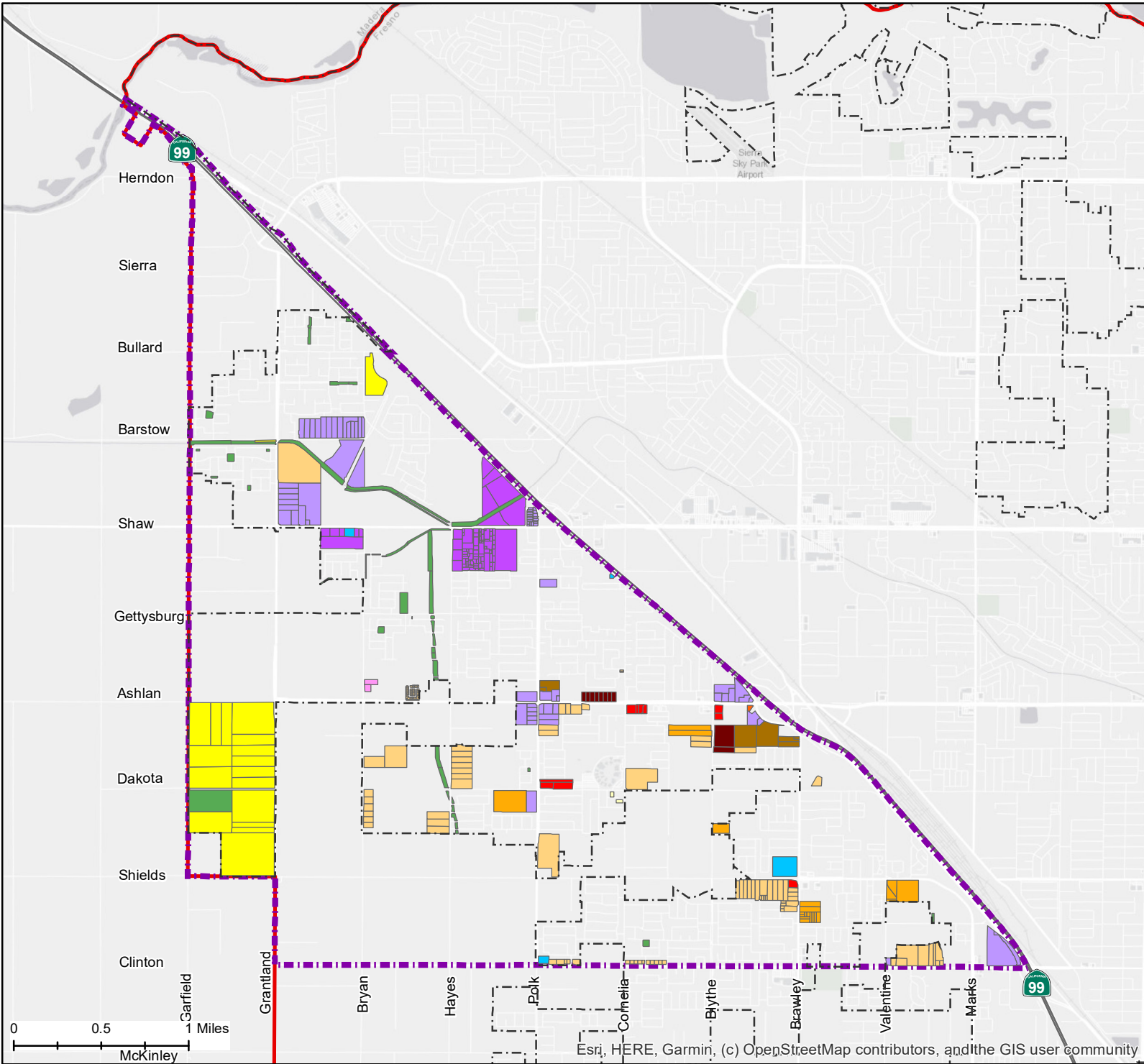
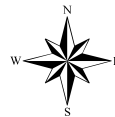
Attachment:
Attachment 1: Proposed Changes to the Zoning Map

Exhibit U - Attachment 1:
Plan Amendment P22-01353
West Area Neighborhoods Specific Plan
Proposed Changes to the Zoning Map



Proposed Changes to the Zoning Map

Planning and Development Department



Proposed Zoning Changes

RESIDENTIAL

- RS-3 - Residential Single-Family, Low Density
- RS-4 - Residential Single-Family, Medium Low Density
- RS-5 - Residential Single-Family, Medium Density
- RM-1 - Residential Multi-Family, Medium High Density
- RM-2 - Residential Multi-Family, Urban Neighborhood
- RM-3 - Residential Multi-Family, High Density

COMMERCIAL

- CC - Commercial Community
- CG - Commercial General

MIXED USE

- NMX - Neighborhood Mixed Use
- CMX - Corridor/Center Mixed Use

EMPLOYMENT

- O - Office

OPEN SPACE

- OS - Open Space
- PR - Park and Recreation

PUBLIC FACILITY

- PI - Public and Institutional

- West Area Neighborhoods Specific Plan
- City Limits
- Sphere of Influence

Proposes to rezone 958.4 acres of zoning districts.

Disclaimer:
This map is believed to be an accurate representation of the City of Fresno GIS data, however we make no warranties either expressed or implied for correctness of this data.