

**Exhibit N**  
**City Council Ordinance Bill**  
**Rezone Application No P24-00589**



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. P24-00589 has been initiated by the City Council to rezone properties 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 of the City of Fresno held a public hearing on the 7th day of August 2024, to consider Plan Amendment & Rezone Application No. P24-00589, and its related environmental assessment, dated May 31, 2024, during which the Commission considered the environmental assessment and plan amendment rezone application and recommended approval to the Council of the City of Fresno as evidenced in Planning Commission Resolution No.13860 of the subject environmental assessment and plan amendment/rezone application to amend the Official Zone Map to rezone the approximately ±2.26 acres of the subject properties, identified as Parcel A (APN: 494-291-05) & Parcel B (APN: 494-291-10) from the IL (*Light Industrial*) zone district to the CC (*Community Commercial*) zone district in accordance with Plan Amendment/Rezone Application No. P24-00589; and,

WHEREAS, the City Council of the City of Fresno, on the 21st day of November 2024, received the recommendation of the Planning Commission.

Date Adopted:  
Date Approved  
Effective Date:  
City Attorney Approval: \_\_\_\_\_

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 there is no substantial evidence in the record that Plan Amendment/Rezone Application No. P24-00589 will impact the environment and that the filing of a Negative Declaration will be appropriate in accordance with the provisions of CEQA Guidelines Section 15168(d). Accordingly, the Council adopts the Negative Declaration prepared for Environmental Assessment No. P24-00589 dated October 25, 2024.

SECTION 2. The Council finds the CC (Community Commercial) zone district is consistent with the amended Commercial – Community general planned land use designation of the Fresno General Plan, and the McLane Community Plan as specified in the Fresno General Plan and Municipal Code.

SECTION 3. The Council finds that the zone district of the real property described hereinbelow, located in the City of Fresno and shown on the Official Zone Map of the City of Fresno, is reclassified from the IL (*Light Industrial*) zone district to the CC (*Community Commercial*) 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 ) 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, California, at a regular meeting held on the 21st day of November, 2024, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

Mayor Approval: \_\_\_\_\_, 2024  
Mayor Approval/No Return: \_\_\_\_\_, 2024  
Mayor Veto: \_\_\_\_\_, 2024  
Council Override Vote: \_\_\_\_\_, 2024

TODD STERMER, CMC  
City Clerk

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

APPROVED AS TO FORM:  
ANDREW JANZ  
City Attorney

By: \_\_\_\_\_  
Kristi Costa Date  
Deputy City Attorney

Attachment: Exhibit A