

Exhibit O
City Council Hearing
PowerPoint Presentation

City Council Initiated
General Plan Amendment and
Rezone Application No. P24-00589
and Related Environmental Assessment



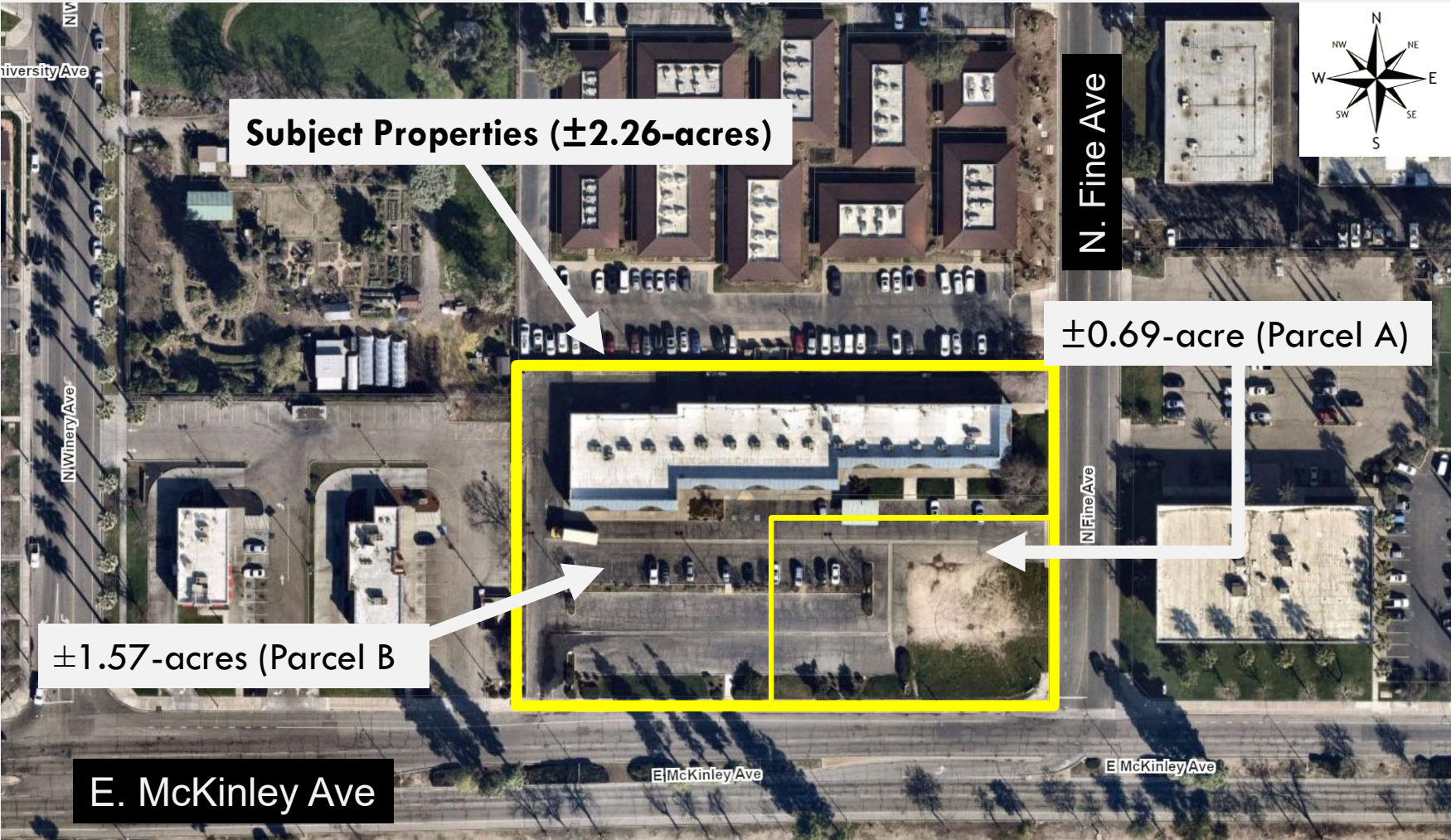
ID 24-1541

CITY COUNCIL HEARING | November 21, 2024

COUNCIL INITIATION BY RESOLUTION


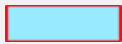

- **On September 28, 2023**, Fresno City Council adopted Resolution No. 2023-264, initiating an amendment to the Planned Land Use and Zoning of the subject properties.
 - from **Light Industrial** to **Commercial-Community**.
- Intent is to allow for uses more in line with the adjacent commercial uses to the west (zoned *Commercial – Community*) as opposed to adjacent and nearby industrial uses to the north and to the east (across North Fine Avenue).

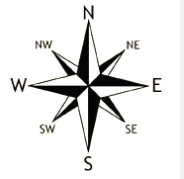
AERIAL LOCATION DIAGRAM



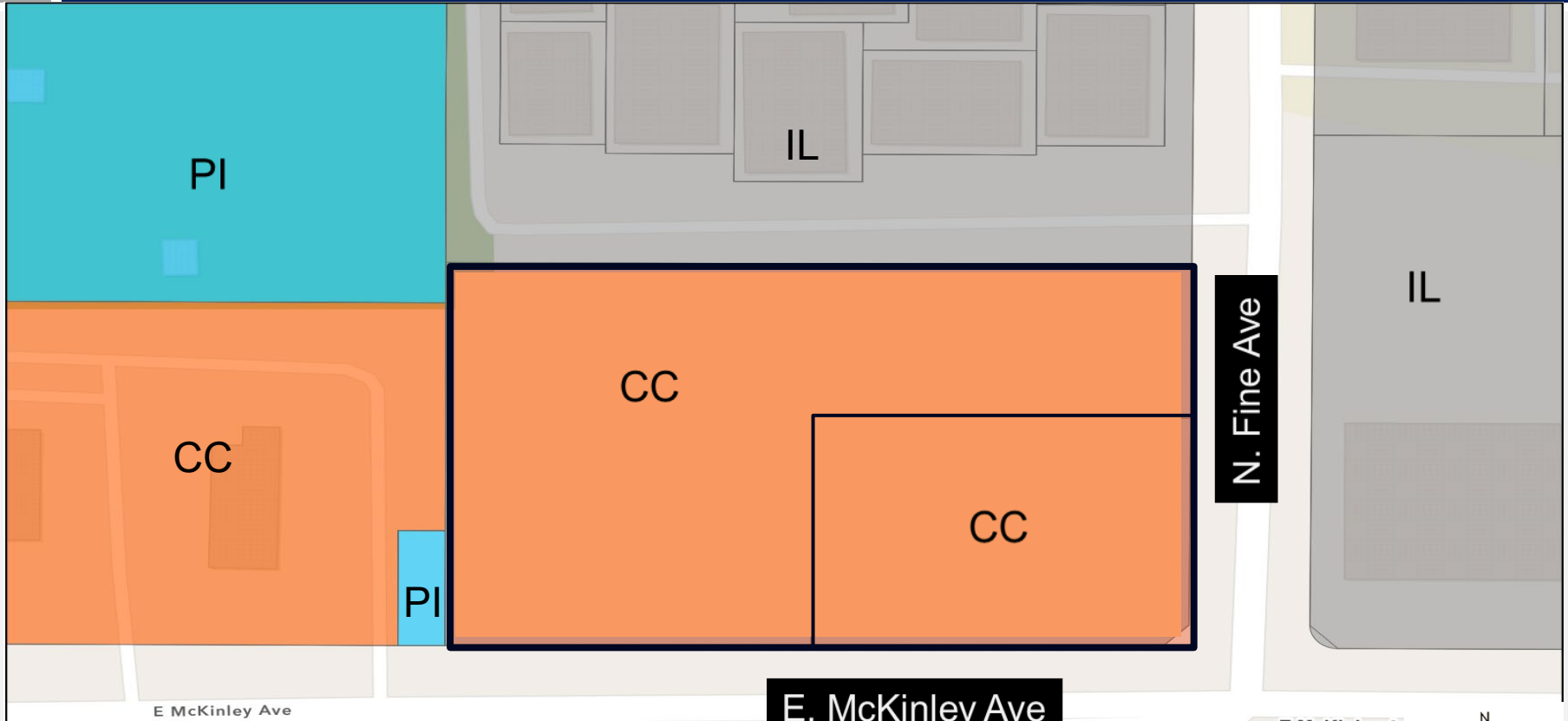
EXISTING LAND USE & ZONING DIAGRAM






-  Employment-Light Industrial - IL
-  Public Institutional - PI
-  Commercial-Community - CC



PROPOSED LAND USE & ZONING DIAGRAM



-  Employment-Light Industrial - IL
-  Public Institutional - PI
-  Commercial-Community - CC



PUBLIC INPUT, NOTICING, AND HEARINGS

March 27, 2024, As a requirement under CEQA, tribal consultation notices requesting consultation of the proposed plan amendment/rezone were mailed to the tribes which included the required 90-day time period for tribes to request consultation, which ended on June 24, 2024.

April 8, 2024, the Fresno County Airport Land Use Commission approved the proposed plan amendment/rezone.

May 21, 2024, City Council District 4 Project Review Committee recommended approval.

May 24, 2024, the Planning Commission public hearing notices were mailed to surrounding property owners.

May 31, 2024, Notice of Intent to adopt the environmental assessment was filed and published.

PUBLIC INPUT, NOTICING, AND HEARINGS

- **June 5, 2024:** Planning Commission considered the Council initiated plan amendment/rezone.
- Planning Commission continued the item to **July 3, 2024**, to allow the property owners of Parcels A & B additional time for further dialogue and discussion to ensure compatibility with the existing uses on Parcel B and the implications of the proposed plan amendment/rezone to a potentially new, yet undisclosed use for Parcel A.
- A summary update of their discussions after the June 5th meeting is provided in the email attached as Exhibit K.
- **July 3, 2024:** The property owner of Parcel B requested additional continuance to allow further discussions with the owner of Parcel A and to meet with the District 4 Councilmember.
- **August 7, 2024:** Commission recommended Council approval of the plan amendment & rezone.

MUNICIPAL CODE FINDINGS (CRITERIA)

Pursuant to FMC Section 15-5812, the proposal for a plan amendment/rezone is subject to meeting the following findings (criteria):

- A. The change is consistent with the General Plan goals and policies, any operative plan, or adopted policy.
- B. The change is consistent with the purpose of the Development Code to promote the growth of the city in an orderly and sustainable manner and to promote and protect the public health, safety, peace, comfort, and general welfare; and
- C. The change is necessary to achieve the balance of land uses desired by the City and to provide sites for needed housing or employment-generating uses, consistent with the General Plan, any applicable operative plan, or adopted policy; and to increase the inventory of land within a given zoning district to meet market demand.

COUNCIL OPTIONS FOR CONSIDERATION

Upon consideration of the evaluation provided, staff presents the following three options:

- **OPTION 1: Approve the Plan Amendment/Rezone and related environmental assessment as recommended by the Planning Commission**
 - Subject to the Findings/Criteria (Exhibit G).
- **OPTION 2: Approve by motion the environmental assessment and the Plan Amendment/Rezone with conditions**
 - Subject to the Findings/Criteria (Exhibit G) or adopt alternative Findings.
- **OPTION 3: Deny the Plan Amendment/Rezone**
 - Subject to making the Finding/Criteria (Exhibit G) that the change for the plan amendment/rezone is inconsistent and not necessary.