

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. P18-00116 has been filed by Bill Robinson with Sol Development Associates on behalf of the property owners, Wesco, LP and Misaki Trusts, with the City of Fresno 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 6th day of February 2019, to consider Rezone Application No. P18-00116 and related Environmental Assessment No. P18-00116/P18-02697 dated January 30, 2019, during which the Commission considered the environmental assessment and rezone application, and recommended to the Council of the City of Fresno approval, as evidenced in Planning Commission Resolution No. 13569 of the subject environmental assessment and rezone application to amend the City's Official Zone Map on real properties described herein below for a 0.39 acre parcel from RS-4 (Single-Family, Medium Low Density) to BP/UGM (Business Park/Urban Growth Management); the 0.91 acre parcel from BP/UGM/cz (Business Park/Urban Growth Management/Conditions of Zoning) to RS-4 (Single-Family, Medium Low Density); and the 7.03±-acres (remainder of Assessor Parcel 481-100-08) and 5.55±-acres identified as Assessor Parcel 481-130-15 from BP/UGM/cz (Business Park/Urban Growth Management/Conditions of Zoning) to BP/UGM, Business Park/Urban Growth Management); and,

1 of 4

Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval: MVCD

Ordinance No. _____

WHEREAS, the Council of the City of Fresno, on the 11th day of April, 2019, received the recommendation from 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 judgment that there is no substantial evidence in the record that Rezone Application No. P18-00116 may have additional significant effects on the environment that were not identified in the Fresno General Plan Master Environmental Impact Report SCH No. 2012111015 ("MEIR") and that all applicable mitigation measures of the MEIR have been applied to the project, to assure that the project will not cause significant adverse cumulative impacts. In addition, pursuant to Public Resources Code, Section 21157.6(b)(1), Council finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified; and, that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available. Accordingly, the Council adopts the Negative Declaration prepared for Environmental Assessment No. P18-00116/P18-02697 dated March 21, 2019.

SECTION 2. The Council finds the requested rezone of the 0.39 acre portion of the 1.44 acre parcel (Assessor Parcel 481-100-14) is consistent with the planned land use designation of the Fresno General Plan and Roosevelt Community Plan pursuant to Plan Amendment Application No. P18-00116.

SECTION 3. The Council finds the requested rezone of the 0.91 acre portion of the 7.94 acre parcel (Assessor Parcel 481-100-08) is consistent with the planned land use

designation of the Fresno General Plan and Roosevelt Community Plan pursuant to Plan Amendment Application No. P18-00116.

SECTION 4. The Council finds the requested rezone for the 7.03 acre parcel (remainder of Assessor Parcel 481-100-08) and the 5.55 acres (Assessor Parcel 481-130-15) remains consistent with the Employment-Business Park planned land use designation of the Fresno General Plan and Roosevelt Community Plan.

SECTION 5. The Council finds that the proposed zone districts of the real properties described herein below, located in the City of Fresno and shown on the Official Zone Map of the City of Fresno, are reclassified as depicted in the attached Exhibit A and as follows:

- A. 0.39-acre parcel (portion of 1.44 acres identified as Assessor Parcel 481-100-04) from RS-4 (Single-Family, Medium Low Density) zone district to BP/UGM (Business Park/Urban Growth Management) zone district;
- B. 0.91 acre parcel (portion of a 7.94 acres identified as Assessor Parcel 481-100-08) from BP/UGM/cz (Business Park/Urban Growth Management/Conditions of Zoning) zone district to RS-4 (Single-Family, Medium Low Density) zone district;
- C. 12.58 acres (remaining 7.03 acre portion of Assessor Parcel 481-100-08 and the 5.55 acre parcel identified as 481-130-15) from BP/UGM/cz (Business Park/Urban Growth Management/Conditions of Zoning) zone district to BP/UGM (Business Park/Urban Growth Management) zone district.

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 by the Fresno City Council.

* * * * *

CLERK'S CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF FRESNO)
CITY OF FRESNO)

I, YVONNE SPENCE, 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 11th day of April 2019, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

YVONNE SPENCE, MMC CRM
City Clerk

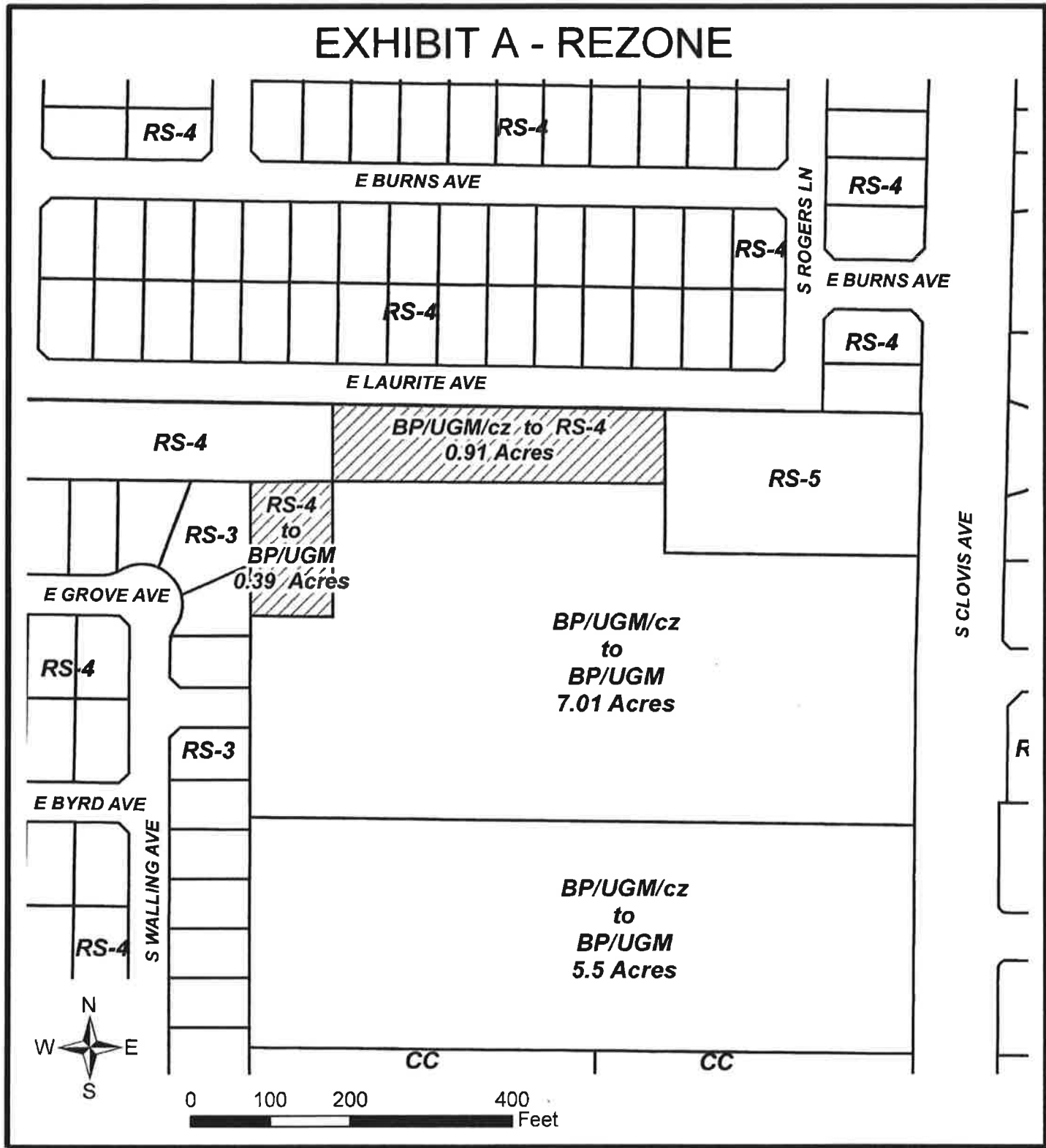
By _____
Deputy

APPROVED AS TO FORM:
DOUGLAS T. SLOAN
City Attorney

By _____
Mary Raterman-Doidge Date
Senior Deputy City Attorney

Attachments: Exhibit A

EXHIBIT A - REZONE



P18-00116

APN: 481-100-04 (Portion), 481-100-08 & 481-130-15



Proposes to reclassify 0.39 acres from RS-4 (*Residential Single-Family, Medium Low Density*) to BP/UGM (*Business Park*); 0.91 acres from BP/UGM/cz (*Business Park/ Urban Growth Management/Conditions of Zoning*) to RS-4 (*Residential Single-Family, Medium Low Density*); 7.01 acres and 5.5 acres from BP/UGM/cz (*Business Park/Urban Growth Management/Conditions of Zoning*) to BP/UGM (*Business Park*).