

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF FRESNO,  
CALIFORNIA, AMENDING THE OFFICIAL ZONE MAP AS  
DESCRIBED BY SECTION 15-108 OF THE FRESNO  
MUNICIPAL CODE, AND PURSUANT TO THE  
PROCEDURE SET FORTH IN ARTICLE 58, CHAPTER  
15 OF THE FRESNO MUNICIPAL CODE

WHEREAS, Rezone Application No. R-16-018 has been filed by Giorgio Russo of Ginder Development with the City of Fresno to rezone property as depicted in the attached Exhibit A; and,

WHEREAS, on November 13, 2017, the District 2 Plan Implementation Committee recommended approval of the rezone application; 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 20th day of December, 2017, to consider Plan Amendment Application No. A-16-017, Rezone Application No. R-16-018, and related Environmental Assessment No. No. A-16-017/R-16-018/C-17-059, during which the Commission considered the environmental assessment and recommended to the Council of the City of Fresno approval, as evidenced in Planning Commission Resolution No. 13513 of the rezone application to amend the Official Zone Map to rezone 2.41 acres of the approximately 7.1 acre subject property from the CC (*Commercial - Community*) zone district to the CG (*Commercial - General*) zone district; and,

WHEREAS, the Council of the City of Fresno, on the 8th day of February, 2018, received the recommendation of the Planning Commission.

1 of 4

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 with all applicable project specific mitigation measures imposed, there is no substantial evidence in the record that Rezone Application R-16-018 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, together with project specific mitigation measures necessary to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts, and irreversible significant effects beyond those identified by the MEIR as provided by CEQA Section 15178(a). Therefore, it has been determined based upon the evidence in the record that the project will not have a significant impact on the environment and that the filing of a mitigated negative declaration is appropriate in accordance with the provisions of CEQA Section 21157.5(a)(2) and CEQA Guidelines Section 15178(b)(1) and (2). Accordingly, the Council adopts the Mitigated Negative Declaration prepared for Environmental Assessment No. A 16 017/R-16-018/C-17-059 dated December 1, 2017; including, the attached Addendum prepared in accordance with Section 15073.5 of the California Environmental Quality Act (CEQA) Guidelines dated December 15, 2017.

SECTION 2. The Council finds the requested CG (*Commercial - General*) zone district is consistent with the proposed General Commercial planned land use

designation of the Fresno General Plan and the Bullard 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 CC (*Commercial - Community*) zone district to the CG (*Commercial - General*) 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, YVONNE SPENCE, 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 \_\_\_\_\_, 2018.

AYES :  
NOES :  
ABSENT :  
ABSTAIN :

Mayor Approval: \_\_\_\_\_, 2018  
Mayor Approval/No Return: \_\_\_\_\_, 2018  
Mayor Veto: \_\_\_\_\_, 2018  
Council Override Vote: \_\_\_\_\_, 2018

YVONNE SPENCE, MMC  
City Clerk

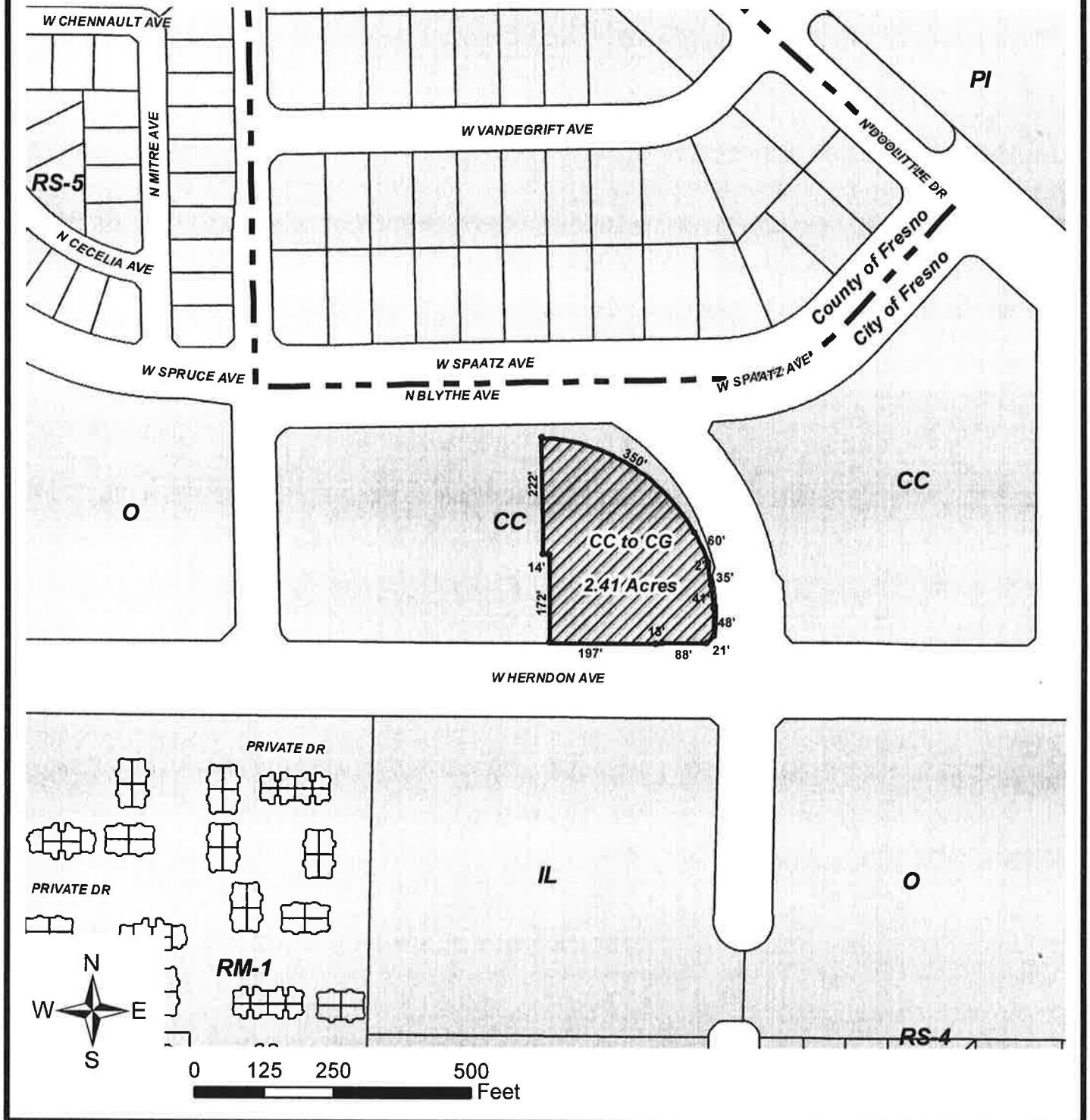
BY: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:  
DOUGLAS T. SLOAN,  
City Attorney

BY: \_\_\_\_\_  
Mary Raterman-Doidge      Date  
Deputy

Attachment: Exhibit A

# EXHIBIT A



R-16-018

APN: 501-043-06

7035 N Blythe Avenue

--- City Limits

 From CC (Community Commercial) to CG (General Commercial) (2.41 acres)