

Exhibit L

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA,
AMENDING 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. P25-01778 has been filed by Terra Mortensen of Galloway & Company, on behalf of Adam Wong of Stock Five Holdings, LLC, with the City of Fresno to rezone the property 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 ("Commission") of the City of Fresno held a public hearing on the 28th day of January 2026, to consider Rezone Application No. P25-01778 and related Environmental Assessment No. P25-01774/P25-01778, dated December 18, 2025, during which the Commission considered the environmental assessment and rezone application, and recommended to the Council of the City of Fresno approval of the subject environmental assessment and rezone application to amend the City's Zoning Ordinance on real property described herein below from the *O/cz (Office/conditions of zoning)* zone district to the *O/cz (Office/conditions of zoning)* zone district in order to remove one of the three conditions of zoning; and

WHEREAS, the Council of the City of Fresno, on the 19th day of February 2026, received the recommendation of the Planning Commission.

1 of 4

Date Adopted:

Date Approved

Effective Date:

City Attorney Approval: *VC*

Ordinance No.

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 judgement that there is no substantial evidence in the record that Rezone Application No. P25-01778 will cause significant adverse cumulative impacts. Accordingly, the Council adopts the Mitigated Negative Declaration prepared for Environmental P25-01774/P25-01778, dated December 18, 2025.

SECTION 2. The Council finds the request to remove one of three conditions of zoning prohibiting specified uses from ±3.96 acres of property is consistent with the planned land use designations of the Fresno General Plan and McLane Community Plan.

SECTION 3. The Council finds that the zone district of the real property described herein below, located in the City of Fresno, has removed one of three conditions of zoning prohibiting specified uses in accordance with and 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 final passage.

* * * * *

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, AMY K. ALLER, Interim 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 _____ 2026.

AYES :
NOES :
ABSENT :
ABSTAIN :

AMY K. ALLER
Interim City Clerk

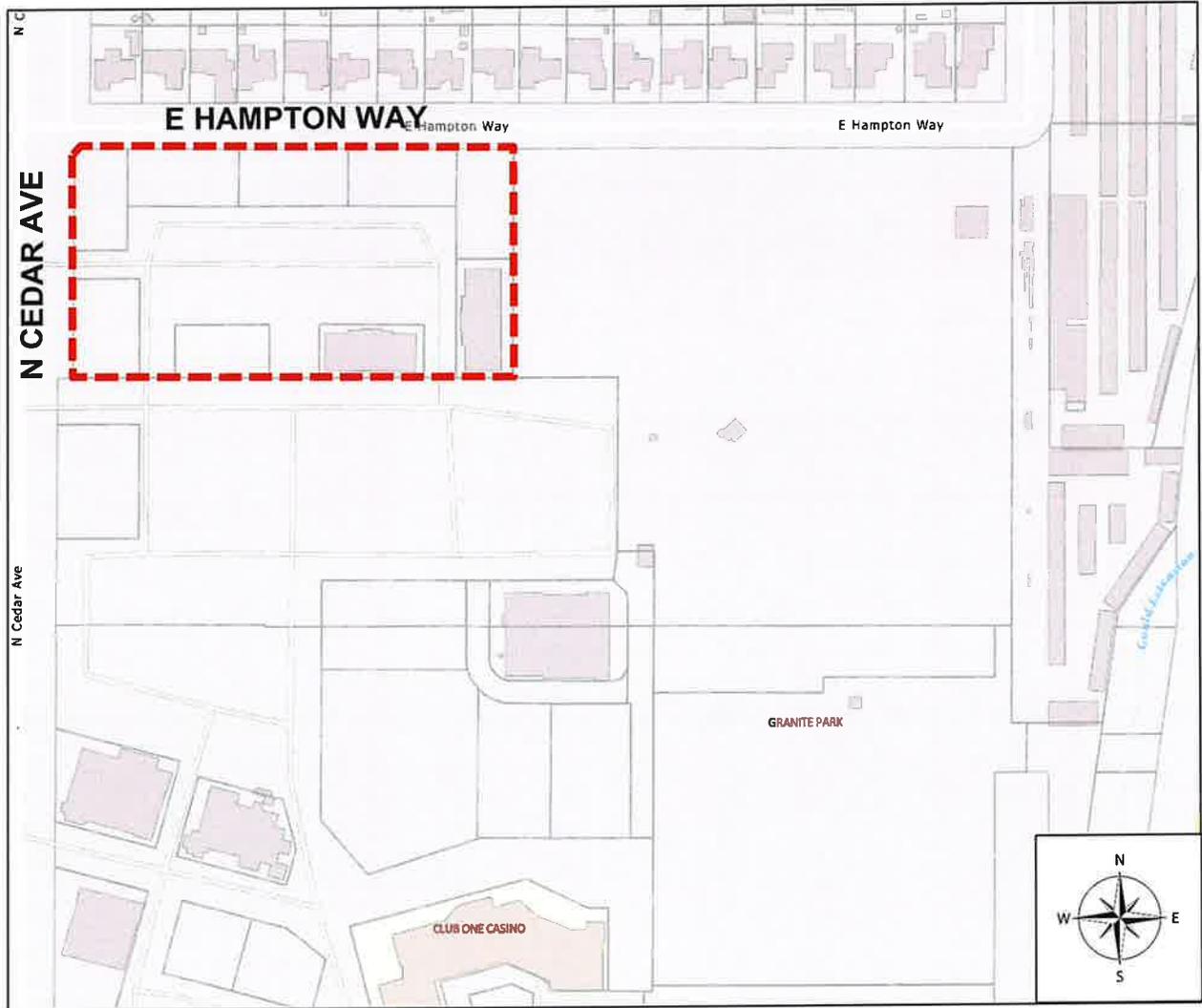
By: _____
Deputy Date

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: _____
Darcy Brown Date
Deputy City Attorney

Attachment: Exhibit "A"

Exhibit "A"



Subject Property