

Exhibit X  
Resolution Approving Plan  
Amendment Application P24-03970

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

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

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA,  
APPROVING REZONE APPLICATION No. P24-03970, TO  
REZONE APPROXIMATELY 279 ACRES OF PROPERTY WITHIN  
THE SOUTH CENTRAL SPECIFIC PLAN AREA TO BE  
CONSISTENT WITH THE PLANNED LAND USE

WHEREAS, on December 18, 2014, by Resolution No. 2014-226, the City Council adopted the Fresno General Plan, and;

WHEREAS, on December 3, 2015, by Ordinance 2015-39, the City Council adopted the Citywide Development Code to implement the Fresno General Plan; and,

WHEREAS on February 4, 2016, by Ordinance 2016-4, the City Council updated the Official Zoning Map of the City of Fresno; and

WHEREAS, the Planning and Development Director has initiated Plan Amendment Application No. P24-03961 to repeal the North Avenue Industrial Triangle Specific Plan, Plan Amendment Application No. P24-03962 to repeal a portion of the Roosevelt Community Plan; and P24-03963 to adopt the South Central Specific Plan; and

WHEREAS, the Planning and Development Department Director has initiated Plan Amendment Application No. P24-03965 to update the Land Use Map (Figure LU-1) of the Fresno General Plan and Rezone Application No. P24-03970 to rezone approximately 279 acres of property within the Plan area to be consistent with the planned land uses; and

WHEREAS, the Planning and Development Department Director has also concurrently filed Rezone Application No. P24-03970 to rezone approximately 279 acres of property within the Plan area, consistent with Plan Amendment Application No. P24-03693 to adopt the South Central Specific Plan and Plan Amendment Application No. P24-03695 to update the Fresno

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Date Adopted:

Date Approved

Effective Date:

City Attorney Approval: 

Ordinance No.

General Plan Land Use Map (Figure LU-1); and

WHEREAS, pursuant to the provisions of 15-5809 of the Fresno Municipal Code, the Planning Commission of the City of Fresno held a duly noticed public hearing on November 20, 2024, to consider the subject applications and the associated Final Program EIR; and,

WHEREAS, the Fresno City Planning Commission took action, as evidenced in Planning Commission Resolution No. 13871, to recommend approval of the subject applications; and

WHEREAS, on December 5, 2024, the Fresno City Council held a public hearing to consider Rezone Application No. P24-03970 and related applications and received both oral testimony and written information presented at the hearing regarding Rezone Application No. P24-03970 and the subject applications; and,

WHEREAS, prior to taking action on this project, Council certified the Final Program EIR (SCH No. 2019079022) for the South Central Specific Plan, and Rezone Application P24-03970, approving the Mitigation Monitoring and Reporting Program, adopting the Findings of Fact, and a Statement of Overriding Considerations, and determining that it was prepared in compliance with the California Environmental Quality Act.

WHEREAS, the Council of the City of Fresno, on December 5, 2024, received the recommendation of the Planning Commission.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF FRESNO DOES ORDAIN AS FOLLOWS:

SECTION 1. The Council finds in accordance with its own independent judgment that Final Program EIR (SCH No. 2019079022) for the South Central Specific Plan, and Rezone Application No. P24-03970, along with the Mitigation Monitoring and Reporting Program, Findings of Fact, and Statement of Overriding Considerations, has been properly certified

pursuant to the requirements of CEQA Guidelines Section 15090 including all required written findings pursuant to CEQA Guidelines Section 15091, through Resolution No. \_\_\_\_\_.

SECTION 2. The Council finds the requested Rezone application is consistent with the planned land use designation of the Fresno General Plan as expressed in Figure LU-1 as amended by Plan Amendment Application No. P24-03965.

SECTION 3. The Council hereby rezones 279 acres of property within the South Central Specific Plan area as shown on the Map in Exhibit A, with all conditions of zoning remaining in full force and effect.

SECTION 5. This ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty-first day after its passage.

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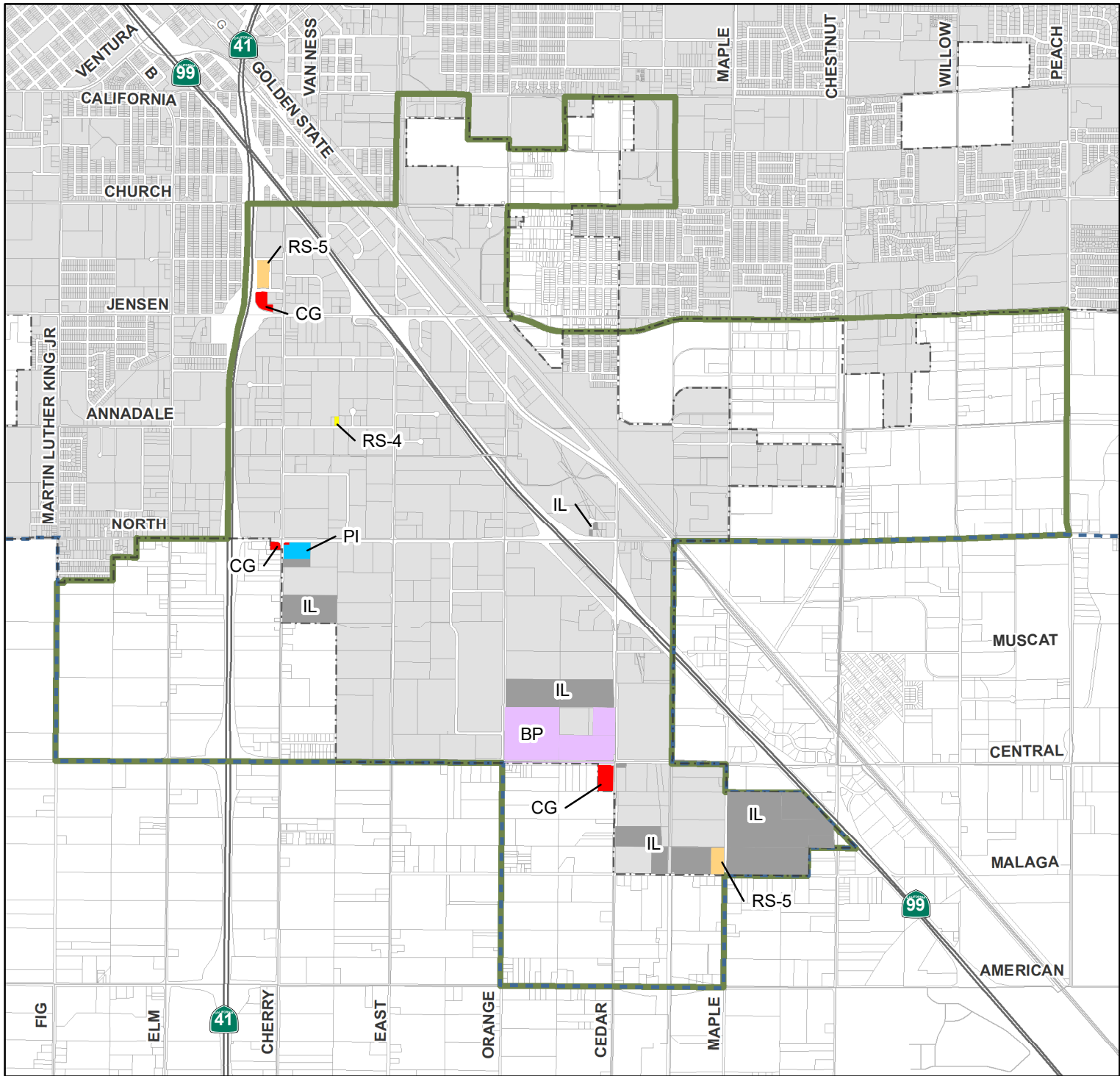
STATE OF CALIFORNIA )  
COUNTY OF FRESNO ) ss.  
CITY OF FRESNO )

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

By: \_\_\_\_\_  
Deputy \_\_\_\_\_ Date \_\_\_\_\_

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

- **Exhibit A - Proposed Changes to the Zoning Map**



**EXHIBIT A** **PROPOSED CHANGES TO THE ZONING MAP**

**Legend**

**Zoning Districts**

- RS-4 - Residential Single-Family, Medium Low Density
- RS-5 - Residential Single-Family, Medium Density
- CG - Commercial General
- BP - Business Park
- IL - Light Industrial
- PI - Public and Institutional
- Fresno Sphere of Influence
- Fresno City Limits
- South Central Specific Plan (SCSP)

**South Central Specific Plan**



Source: City of Fresno GIS Data  
Prepared by the Planning and Development Department