

Regular Council Meeting

March 7, 2024

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CITY OF FRESNO
CITY CLERK'S OFFICE

FRESNO CITY COUNCIL



Supplement Packet

ITEM(S)

9:40 A.M. (ID 24-245)

HEARING to Consider Plan Amendment and Rezone Application No. P21-01960, Conditional Use Permit Application No. P21-01959, Conditional Use Permit Application No. P21-03251, Planned Development Permit Application No. P21-03252 and related Final Environmental Impact Report (FEIR), State Clearinghouse (SCH) No. 2021100443 pertaining to ±22.4 acres of property located on the northeast corner of West Herndon Avenue and North Riverside Drive (Council District 2) - Planning & Development Department.

[TITLE TRUNCATED FOR SUPPLEMENTAL PACKET COVER PAGE]

Contents of Supplement: Exhibit I-2 City Council Resolution for Plan Amendment Application No. P21-01960 W. Attachments. Exhibit I-3 City Council Ordinance Bill for Rezone Application No. P21-01960 W. Attachment.

Item(s)

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

Americans with Disabilities Act (ADA):

Exhibit I-2
City Council Resolution for Plan Amendment
Application No. P21-01960

City Council:
Costco Commercial Center Project

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, AMENDING THE FRESNO GENERAL PLAN (PLAN AMENDMENT APPLICATION NO. P21-01960)

WHEREAS, Lynette Dias of Urban Planning Partners, Inc., on behalf of Costco Wholesale Corporation has filed Plan Amendment Application No. P21-01960 to amend the Fresno General Plan and Bullard Community Plan to change the planned land use designation for the subject property from Community Commercial to General Commercial, and reclassify West Herndon Avenue, from North Riverside to North Hayes Avenue, from an Expressway to a Super Arterial; and

WHEREAS, the environmental assessment conducted for the proposed plan amendment resulted in the preparation of an Environmental Impact Report (Final EIR SCH No. 2021100443), prepared pursuant to the requirements of CEQA dated February 2024; and

WHEREAS, on February 21, 2024, the Fresno City Planning Commission held a public hearing to consider Plan Amendment Application No. P21-01960 and Final EIR SCH No. 2021100443; and

WHEREAS, the Fresno City Planning Commission took action, as evidenced in Planning Commission Resolution Nos. 13834 and 13835, to recommend approval of Plan Amendment Application No. P21-01960, which proposes to amend the Fresno General Plan and Bullard Community Plan to change the planned land use designation for the

Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval: 

Resolution No.

subject property from Community Commercial to General Commercial, and reclassify West Herndon Avenue, from North Riverside to North Hayes Avenue; and

WHEREAS, on March 7, 2024, the Council of the City of Fresno held a public hearing to consider Plan Amendment Application No. P21-01960 and received both oral testimony and written information presented at the hearing regarding Plan Amendment Application No. P21-01960; and

WHEREAS, the Council of the City of Fresno reviewed the subject plan amendment application in accordance with Section 15-5812 of the Fresno Municipal Code and finds that the plan amendment meets the criteria established by Section 15-5812.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

1. The Council of the City of Fresno finds in accordance with its own independent judgment that FEIR SCH No. 2021100443 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. _____.

2. The Council of the City of Fresno finds the adoption of the proposed plan amendment as recommended by the Planning Commission is in the best interest of the City of Fresno.

3. The Council of the City of Fresno hereby adopts Plan Amendment Application No. P21-01960 amending the Fresno General Plan and Bullard Community Plan to change the planned land use designation for the subject property from Community

Commercial to General Commercial, and reclassify West Herndon Avenue, from North Riverside to North Hayes Avenue, as depicted by Exhibits A and B attached hereto and incorporated herein by reference.

* * * * *

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

I, TODD STERMER, City Clerk of the City of Fresno, certify that the foregoing Resolution was adopted by the Council of the City of Fresno, California, at a regular meeting held on the 7th day of March 2024, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

TODD STERMER, MMC
City Clerk

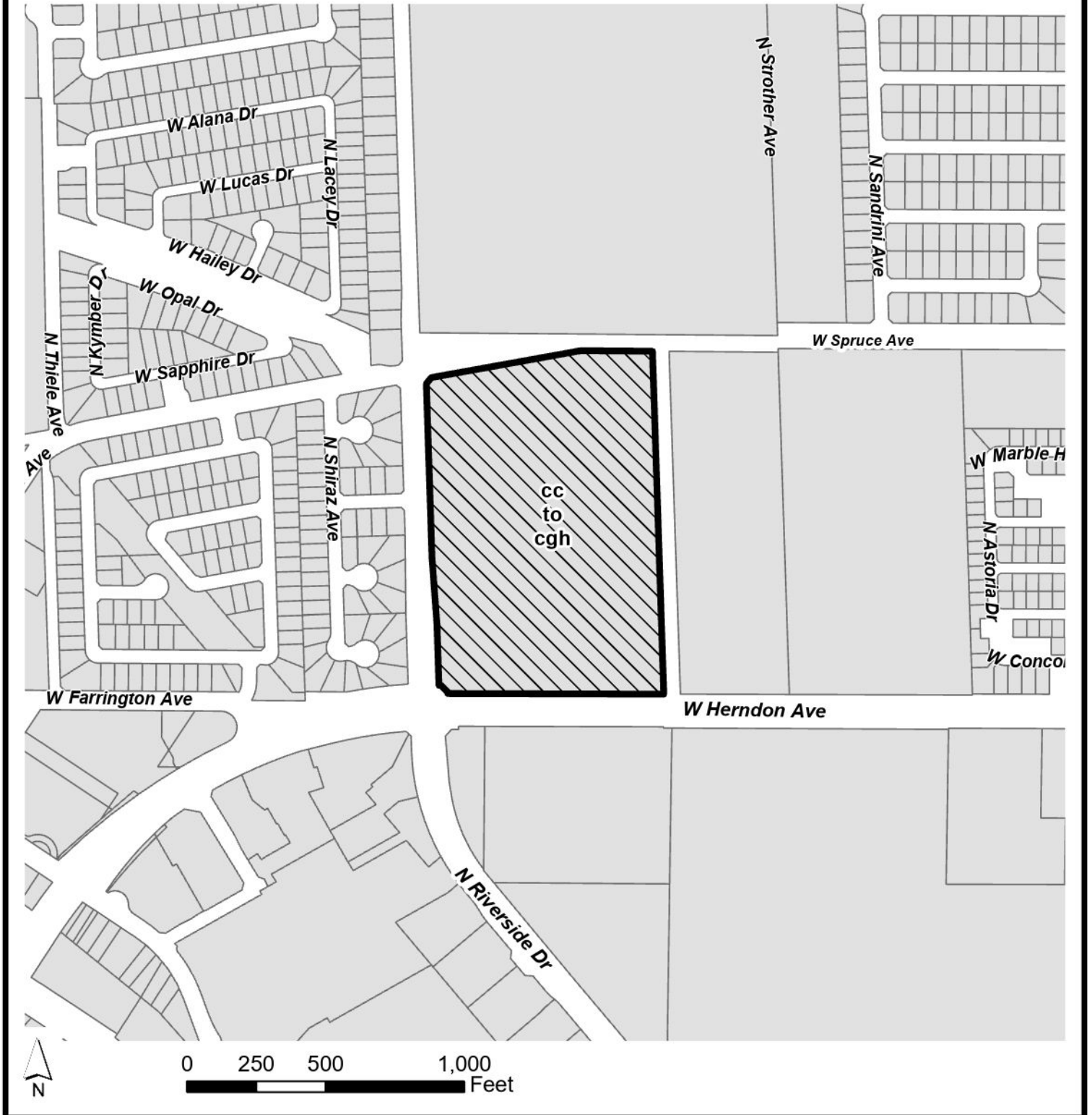
By _____
Deputy

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney


By _____
Talía Kolluri Date
Assistant City Attorney

Attachment: Exhibit A
Exhibit B

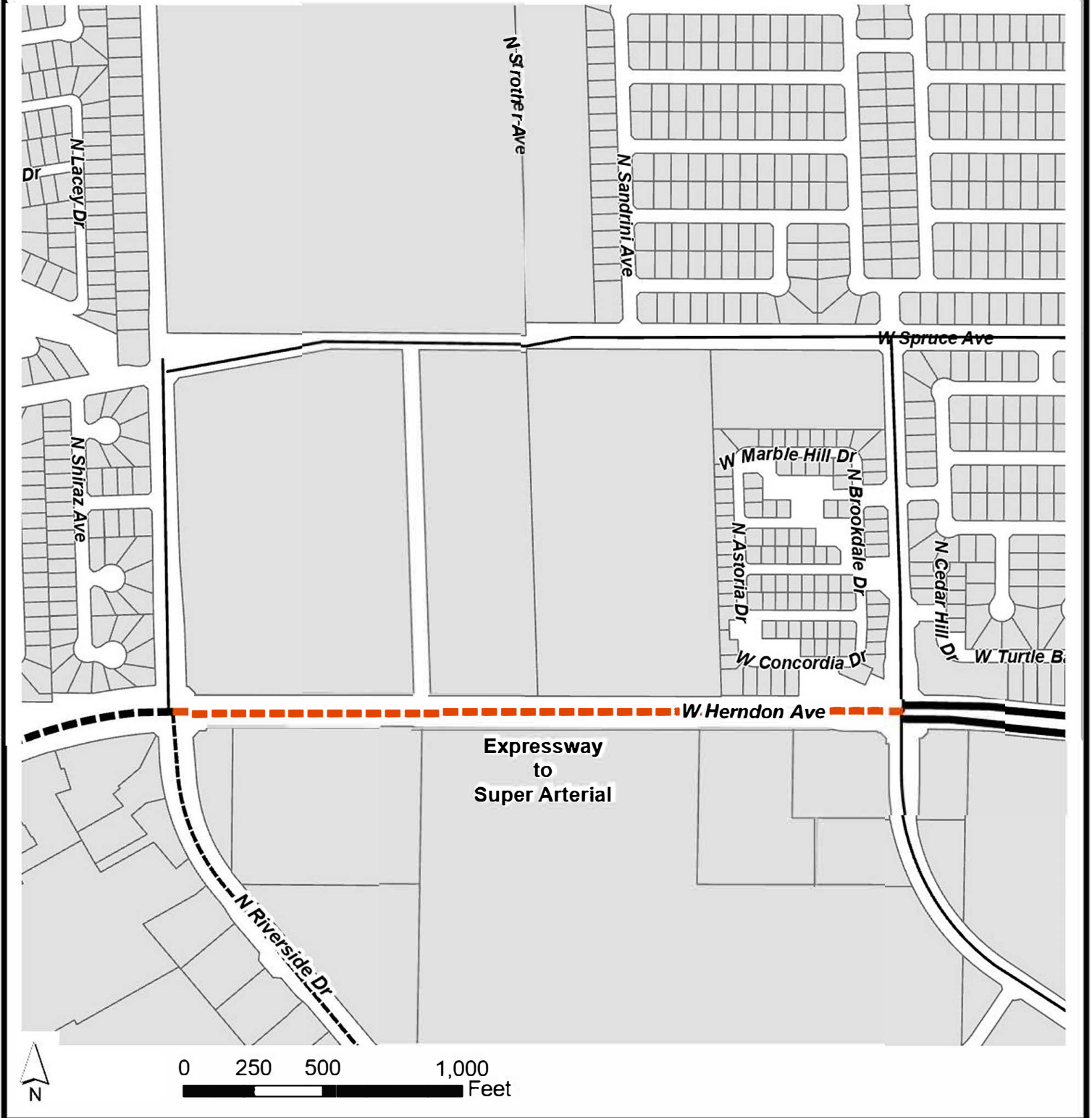
Plan Amendment Exhibit A



P21-01960
APN: 503-02-012
7120 N Riverside Drive

 Proposes to change Planned Land Use designation for approximately 23.26 acres from cc (Commercial - Community) to cgh (Commercial - General) Land Use designation.

Plan Amendment Exhibit B



P21-01960

W Herndon Ave between N Riverside Dr and N Hayes Ave

- Proposes to reclassify West Herndon Avenue between North Riverside Drive and North Hayes Avenue from Expressway to superarterial

Exhibit I-3
City Council Ordinance Bill for Rezone
Application No. P21-01960

City Council:
Costco Commercial Center Project

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. P21-01960 has been filed by Lynette Dias of Urban Planning Partners, Inc., on behalf of Costco Wholesale Corporation 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 of the City of Fresno held a public hearing on the 21st day of February 2024, to consider Rezone Application No. P21-01960 and related Environmental Impact Report (Final EIR SCH No. 2021100443) dated February 2024 during which the Commission considered the Environmental Impact Report and rezone application, and recommended to the Council of the City of Fresno, as evidenced in Planning Commission Resolution Nos. 13834 and 13836 approval of the subject Environmental Impact Report and rezone application to amend the City's Zoning Ordinance on real property described herein below from the CC/EA/UGM/cz (*Community Commercial/Expressway Overlay/Urban Growth Management*) zone district to the CG/UGM/cz (*Commercial General/Urban Growth Management/conditions of zoning*) zone district; and

1 of 3

Date Adopted:

Date Approved

Effective Date:

City Attorney Approval:



Ordinance No.

WHEREAS, the Council of the City of Fresno, on the 7th day of March 2024, received the recommendation of the Planning Commission of the City of Fresno.

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 of the City of Fresno, in accordance with its own independent judgement and in making the findings, ratifies, adopts, and incorporates the analysis and explanation in the Environmental Impact Report (Final EIR SCH No. 2021100443), and ratifies, adopts, and incorporates in these findings the determinations and conclusions in the Final EIR relating to environmental impacts and mitigation measures. Accordingly, the Council of the City of Fresno certifies the Final EIR for Rezone Application No. P21-01960, as accurate and adequate. The Council of the City of Fresno further certifies that the FEIR was completed in compliance with CEQA and the CEQA Guidelines.

SECTION 2. The Council of the City of Fresno finds the requested CG/UGM/cz (*Commercial General/Urban Growth Management/conditions of zoning*) zone district is consistent with the General Commercial planned land use designation of the Fresno General Plan and Bullard Community Plan.

SECTION 3. The Council of the City of Fresno finds that the zone district of the real property described herein below, located in the City of Fresno, is rezoned from the CC/EA/UGM/cz (*Community Commercial/Expressway Overlay/Urban Growth*

Management) zone district to the CG/UGM/cz (Commercial General/Urban Growth Management/conditions of zoning) zone district 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 passage.

* * * * *

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

I, TODD STERMER, 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 _____ 2024.

AYES :
NOES :
ABSENT :
ABSTAIN :

TODD STERMER, CMC
City Clerk

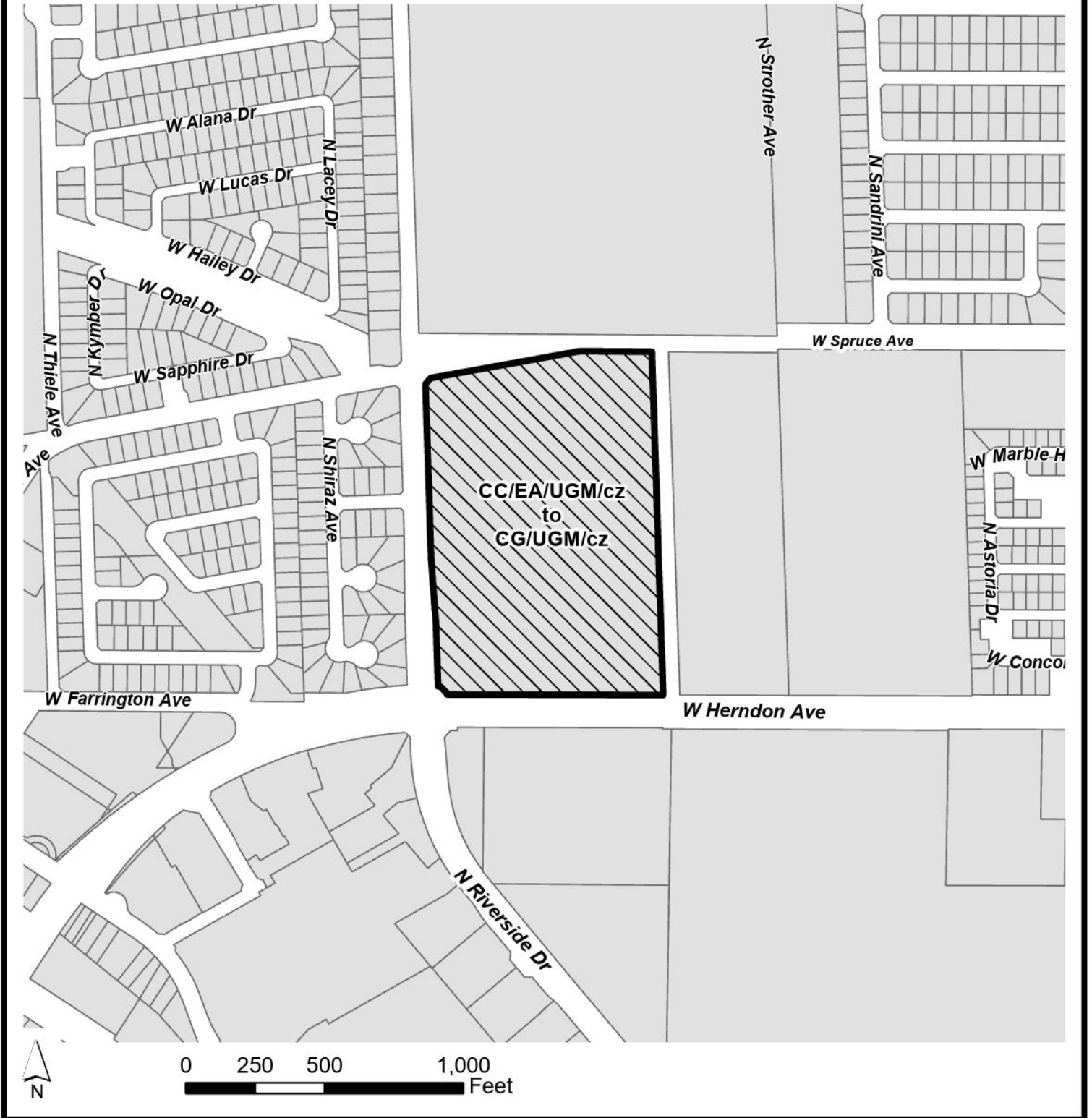
By: _____
Deputy Date

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: _____
Talia Kolluri Date
Assistant City Attorney

Attachment: Exhibit A

Rezone Exhibit A



P21-01960
APN: 503-02-012
7120 N Riverside Drive



Proposes to rezone 23.26 acres from CC/EA/UGM/cz (Commercial Community/Expressway Overlay/Urban Growth Management/conditions of zoning) to CG/UGM/cz (Commercial General/Urban Growth Management/conditions of zoning).