

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

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

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA, AMENDING THE OFFICIAL ZONE MAP OF THE CITY OF FRESNO HERETOFORE ADOPTED BY ARTICLES 1 TO 4.5 INCLUSIVE, CHAPTER 12, OF THE FRESNO MUNICIPAL CODE, BEING THE ZONING ORDINANCE OF THE CITY OF FRESNO

WHEREAS, Rezone Application No. R-14-011 has been filed by Dr. Tejinder Randhawa, with the City of Fresno to rezone property as described herein below;

WHEREAS, on December 1, 2014, the District 5 Plan Implementation Committee recommended approval of the rezone application;

WHEREAS, pursuant to the provisions of Article 4, Chapter 12, of the Fresno Municipal Code, the Planning Commission of the City of Fresno held a public hearing on the 15<sup>th</sup> day of April, 2015, to consider Rezone Application No. R-14-011 and related Environmental Assessment No. A-14-007/R-14-011/S-14-060, 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. 13326, of the rezone application to amend the Official Zone Map for ± 0.57 acres from the R-1 (*Single Family Residential, Fresno City*) to C-P (*Administrative and Professional Office, Fresno City*) zone district; and,

WHEREAS, the Council of the City of Fresno, on the 14<sup>th</sup> day of May, 2015, received the recommendation of the Planning Commission.

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

1 of 4

Date Adopted:

Date Approved

Effective Date:

City Attorney Approval: MRD

Ordinance No.

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-14-009 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-14-007/R-14-011/S-14-060 dated April 3, 2015.

SECTION 2. The Council finds the requested C-P (*Administrative and Professional Office*) zone district is consistent with the proposed Office planned land use designation of the Fresno General Plan and the Roosevelt Community Plan as specified in Section 12-403-B of the Fresno Municipal Code, respectively.

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 R-1 (*Single Family Residential, Fresno City*) to C-P (*Administrative and Professional Office, Fresno City*) 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, California, at a regular meeting held on the 14<sup>th</sup> day of May 2015, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

Mayor Approval: \_\_\_\_\_, 2015  
Mayor Approval/No Return: \_\_\_\_\_, 2015  
Mayor Veto: \_\_\_\_\_, 2015  
Council Override Vote: \_\_\_\_\_, 2015

YVONNE SPENCE, CMC  
City Clerk

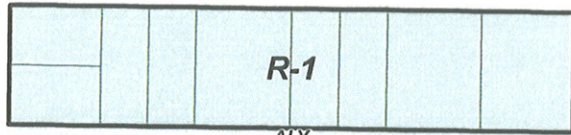
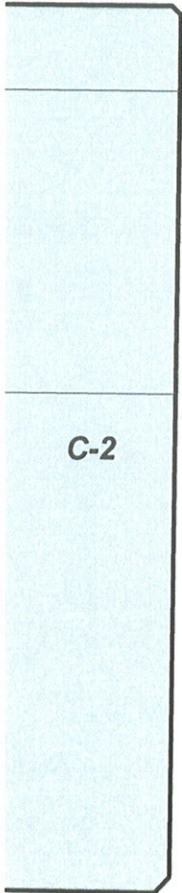
By: \_\_\_\_\_

APPROVED AS TO FORM:  
DOUGLAS T. SLOAN  
City Attorney

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

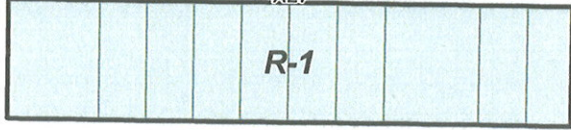
Attachment: Exhibit A

# EXHIBIT A



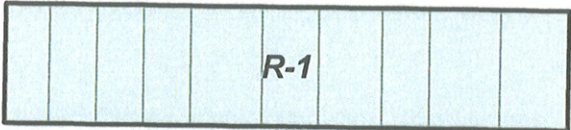
R-1

ALY



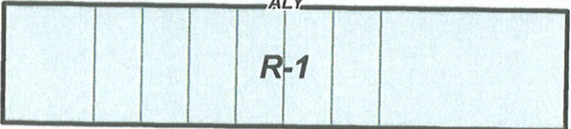
R-1

E INYO ST



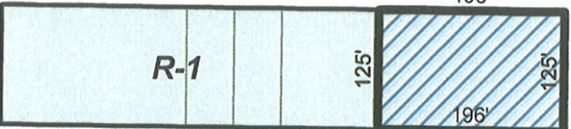
R-1

ALY



R-1

E MONO ST



R-1

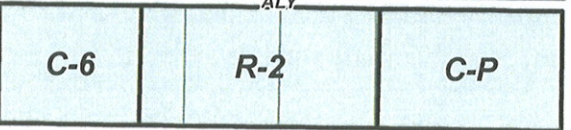
125'

196'

196'

125'

ALY

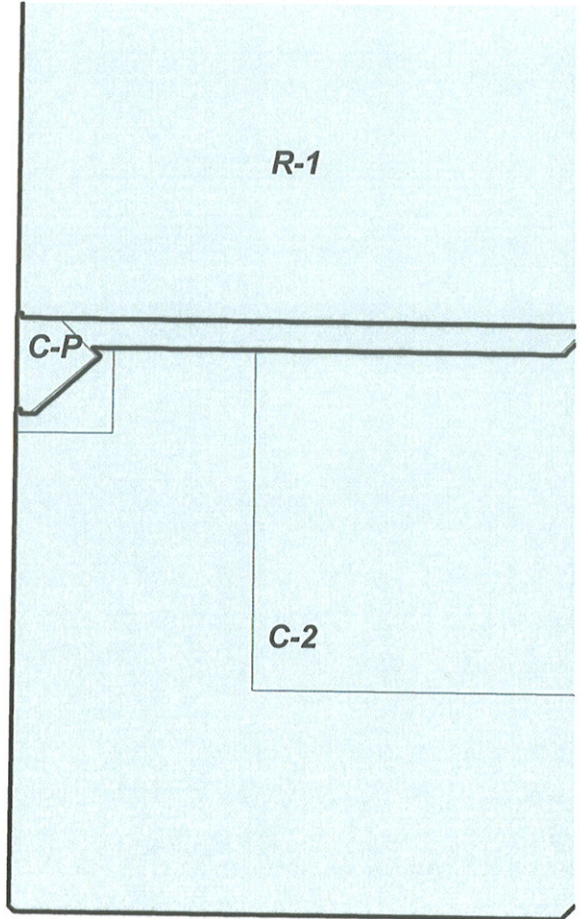


C-6

R-2

C-P

S ADLER AVE

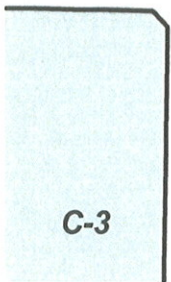


R-1

C-P

C-2

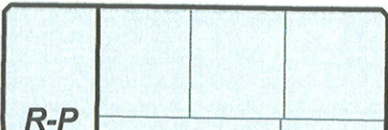
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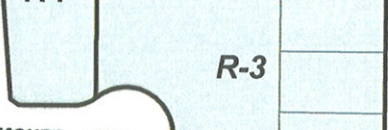
C-3

S WILLOW AVE

FRONTAGE RD



R-P



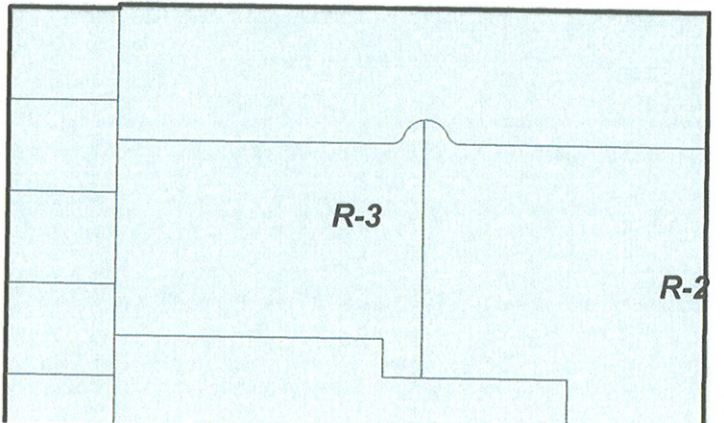
R-3

E EL MONTE WAY



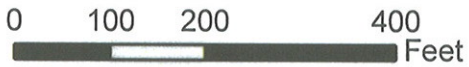
R-P

S ADLER AVE



R-3

R-2



R-14-011  
 APN: 463-232-03  
 5046 East Mono Street



R-1 to C-P, 24,430 Square Feet