

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA, UPDATING 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, Pre-zone Application No. R-17-008 has been filed by Bill Robinson, on behalf of Mari Zakaryan, with the City of Fresno to pre-zone 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 18th day of April 2018, to consider Pre-zone Application No. R-17-008 and related Environmental Assessment No. ANX-17-004/R-17-008/C-17-062 dated March 29, 2018, during which the Commission considered the environmental assessment and pre-zone application, and recommended to the Council of the City of Fresno approval, as evidenced in Planning Commission Resolution No. 13531, of the subject environmental assessment and pre-zone application to amend the City's Zoning Ordinance on real property described herein below from the RR (*Rural Residential- Fresno County*) zone district to the City of Fresno RS-3 (*Single Family Residential, Low Density*) and RS-5 (*Single Family Residential, Medium Density*) zone districts; and,

WHEREAS, the Council of the City of Fresno, on the 24th day of May, 2018, received the recommendation of the Planning Commission.

1 of 4

Date Adopted:

Date Approved

Effective Date:

City Attorney Approval: MRP

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 pre-zoning is in the best interest of the City of Fresno. The Council finds in accordance with its own independent judgment that there is no substantial evidence in the record that Pre-zone Application No. R-17-008 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 no new or additional mitigation measures or alternatives may be required. In addition, pursuant to Public Resources Code, Section 21157.6(b)(1), Council finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified; and, that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available. Accordingly, the Council adopts the Finding of Conformity prepared for Environmental Assessment No. ANX-17-004/R-17-008/C-17-062 dated March 29, 2018.

SECTION 2. The Council finds the recommended RS-3 (*Single Family Residential, Low Density*) and RS-5 (*Single Family Residential, Medium Density*) zone districts are consistent with the existing Low Density Residential and Medium Density Residential planned land use designations of the Fresno General Plan and Woodward Park Community Plan as specified in Figure LU-1 of the Fresno General Plan.

SECTION 3. The Council finds that the zone district of the real property described hereinbelow, located in the County of Fresno, is pre-zoned from the RR (*Rural Residential - Fresno County*) zone district to the City of Fresno RS-3 (*Single*

Family Residential, Low Density) and RS-5 (*Single Family Residential, Medium Density*) zone districts, 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.

* * * * *

CLERK'S CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF FRESNO)
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 24th day of May 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

YVONNE SPENCE, CMC
City Clerk

By _____
Deputy

APPROVED AS TO FORM:
DOUGLAS T. SLOAN
City Attorney

By _____
Mary Raterman-Doidge Date
Deputy City Attorney

Attachment: Exhibit A