

Exhibit V

An Ordinance of the City of Fresno, California, to approve
Rezone Application No. P22-01353 to amend the Official
Zoning Map to rezone approximately 1,078 acres of
property within the West Area Neighborhoods Specific
Plan Area to be consistent with the adopted Specific Plan
Planned Land Use Map.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA, TO APPROVE REZONE APPLICATION NO. P22-01353 TO AMEND THE OFFICIAL ZONING MAP TO REZONE APPROXIMATELY 1,078 ACRES OF PROPERTY WITHIN THE WEST AREA NEIGHBORHOODS SPECIFIC PLAN AREA TO BE CONSISTENT WITH THE ADOPTED SPECIFIC PLAN PLANNED LAND USE MAP

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 Fresno City Council has initiated Plan Amendment Application No. P22-01351 to repeal 455 acres from the Highway City Neighborhood Specific Plan, repeal the West Area Community Plan, and Plan Amendment Application No. P22-01352 to adopt the West Area Neighborhoods Specific Plan; and

WHEREAS, the City of Fresno Planning and Development Department Director has filed Plan Amendment Application P22-01353 to update the Land Use Map (Figure LU-1) of the Fresno General Plan; and

WHEREAS, the City of Fresno Planning and Development Department Director has also concurrently filed Rezone Application P22-01353 to rezone approximately 1,078 acres of property within the West Area Neighborhoods Plan Area, consistent with Plan Amendment Application No. P22-01352 to adopt the West Area Neighborhoods Specific Plan, and Plan

Page 1 of 4

Date Adopted:

Date Approved

Effective Date:

City Attorney Approval: 

Ordinance No.

Amendment Application No. P22-01353 to update the Land Use Map (Figure LU-1) of the Fresno General Plan; 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 July 20, 2022 to consider Rezone Application P22-01353, and the associated Final EIR; and

WHEREAS, the Fresno City Planning Commission took action, as evidenced in Planning Commission Resolutions Nos. 13753 to -57, to recommend approval of the subject applications; and

WHEREAS, on August 18, 2022, the Fresno City Council held a public hearing to consider Rezone Application No. P22-01353 and received both oral testimony and written information; and

WHEREAS, prior to taking action on this project, Council certified the Final EIR (SCH No. 2017031012) for the West Area Neighborhoods Specific Plan, and Rezone Application No. P22-01353, adopting a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, and determining that it was prepared in compliance with the California Environmental Quality Act.

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. 2019069117) for the West Area Neighborhoods Specific Plan, and Rezone Application No. P22-01353, along with the Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations, was prepared in compliance with the California Environmental Quality Act.

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. P22-01353.

SECTION 3. The Council hereby rezones 1,078 acres of property within the West Area Neighborhoods Specific Plan as shown on the Map in Attachment 1: Proposed Changes to the Zoning Map, with all conditions of zoning remaining in full force and effect.

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 _____ 2022.

AYES :
NOES :
ABSENT :
ABSTAIN :

Mayor Approval: _____, 2022
Mayor Approval/No Return: _____, 2022
Mayor Veto: _____, 2022
Council Override Vote: _____, 2022

TODD STERMER, CMC
City Clerk

By: _____
Deputy Date

APPROVED AS TO FORM:
RINA M. GONZALES
Interim City Attorney

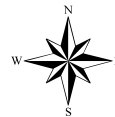
By: _____
Mary Raterman-Doidge Date
Senior Deputy City Attorney

Attachment:
Attachment 1: Proposed Changes to the Zoning Map

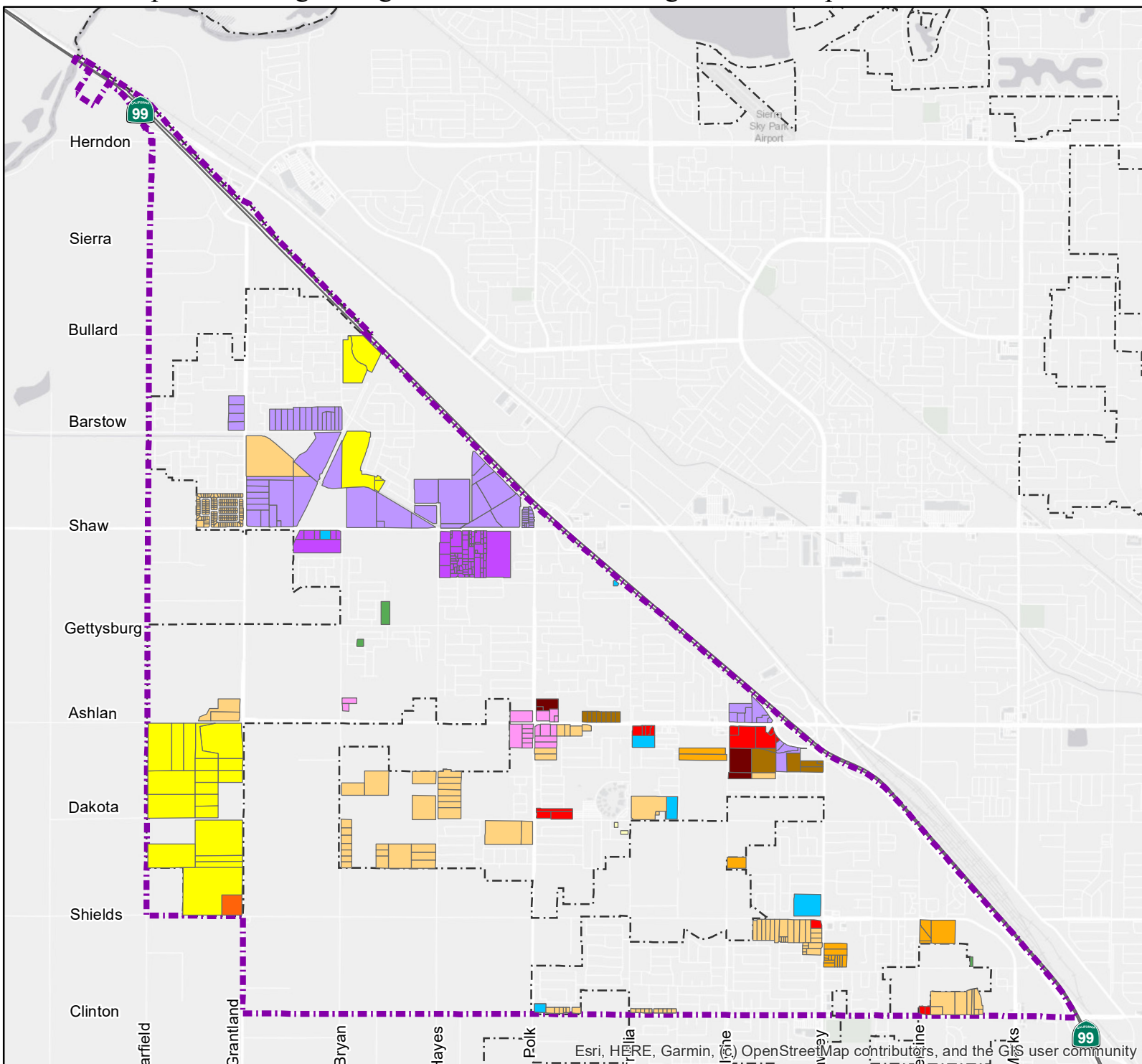
Exhibit V - Attachment 1:
Plan Amendment P22-01353
West Area Neighborhoods Specific Plan
Proposed Changes to the Zoning Map



Exhibit Map



Proposed Zoning Changes in the West Area Neighborhoods Specific Plan Area



Proposed Zoning Changes

RESIDENTIAL

- RS-3 - Residential Single-Family, Low Density
- RS-4 - Residential Single-Family, Medium Low Density
- RS-5 - Residential Single-Family, Medium Density
- RM-1 - Residential Multi-Family, Medium High Density
- RM-2 - Residential Multi-Family, Urban Neighborhood
- RM-3 - Residential Multi-Family, High Density

COMMERCIAL

- CC - Commercial Community
- CG - Commercial General

MIXED USE

- NMX - Neighborhood Mixed Use
- CMX - Corridor/Center Mixed Use

EMPLOYMENT

- O - Office

OPEN SPACE

- OS - Open Space
- PR - Park and Recreation

PUBLIC FACILITY

- PI - Public and Institutional
- West Area Neighborhoods Specific Plan

City Limits

Proposes to rezone 1,078 acres of zoning.