

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF FRESNO,
CALIFORNIA, AMENDING THE OFFICIAL ZONE MAP AS
DESCRIBED BY SECTION 15-108 OF THE FRESNO
MUNICIPAL CODE, AND PURSUANT TO THE
PROCEDURES ET FOURTH IN ARTICLE 58, CHAPTER
15 OF THE FRESNO MUNICIPAL CODE

WHEREAS, Rezone Application No. R-17-016 has been filed by Terra
Mortensen of Galloway & Company, Inc. with the City of Fresno to rezone property as
described herein below; and,

WHEREAS, on November 13, 2017, the District 2 Plan Implementation
Committee recommended approval of the rezone application; 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 6th day of December, 2017, to consider Plan Amendment No. A-17-011, Rezone
Application No. R-17-016, and related Environmental Assessment No. No. A-17-011/R-
17-016/D-17-128, 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. 13506 of the rezone application to
amend the Official Zone Map to rezone an approximately 1.38 acre subject property
from the CC/UGM/cz (*Commercial – Community/Urban Growth Management/conditions
of zoning*) zone district to the BP/UGM (*Business Park/Urban Growth Management*)
zone district; and,

1 of 4

Date Adopted:

Date Approved

Effective Date:

City Attorney Approval: 

Ordinance No.

WHEREAS, the Council of the City of Fresno, on the 15th day of February, 2018, received the recommendation of the Planning Commission.

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 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-17-016 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-17-011/R-17-016/D-17-128 dated December 1, 2017.

SECTION 2. The Council finds the requested BP/UGM (*Business Park/Urban Growth Management*) zone district is consistent with the proposed General Commercial

planned land use designation of the Fresno General Plan and the Bullard Community Plan as specified in the Fresno General Plan and Municipal Code.

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 CC/UGM/cz (*Commercial – Community/Urban Growth Management/conditions of zoning*) zone district to the BP/UGM (*Business Park/Urban Growth Management*) 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, at a regular meeting held on the _____ day of _____, 2018.

AYES :
NOES :
ABSENT :
ABSTAIN :

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

YVONNE SPENCE, MMC
City Clerk

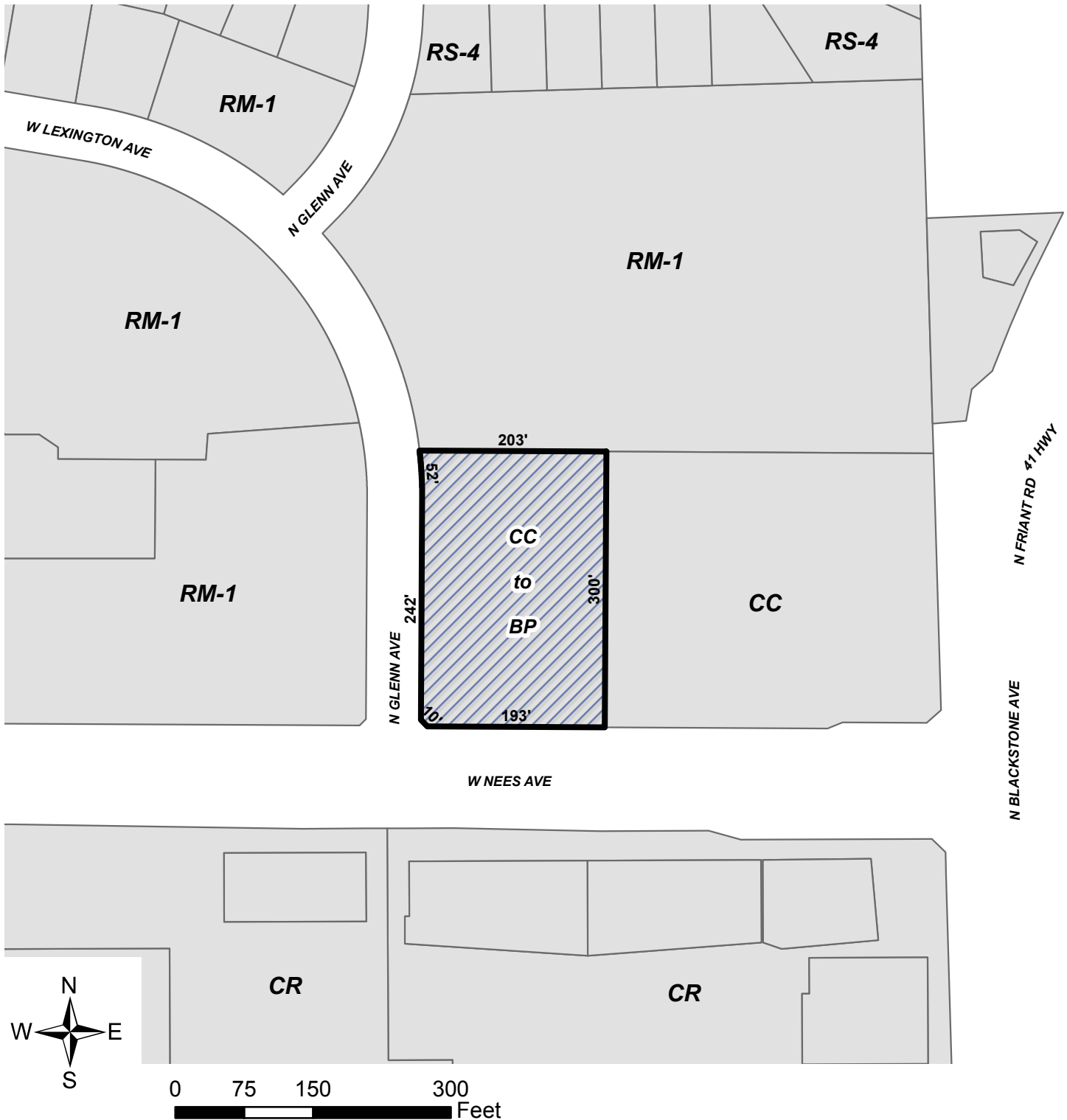
BY: _____
Deputy

APPROVED AS TO FORM:
DOUGLAS T. SLOAN,
City Attorney

BY: _____
Mary Raterman-Doidge Date
Deputy

Attachment: Exhibit A

EXHIBIT G



R-17-016

APN: 402-220-07

160 West Nees Avenue



From CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) to BP/UGM (Business Park/Urban Growth Management) 1.38 Acres