



BILL NO. B-34

ORDINANCE NO. 2020-033

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. P18-01089 has been filed by Jeff Roberts of Assemi Group, on behalf of Granville Homes, with the City of Fresno to pre-rezone 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 20th day of May 2020, to consider Pre-zone Application No. P18-01089 and related Environmental Assessment No. P18-01089/T-6237 dated May 15, 2020, during which the Commission considered the environmental assessment and pre-zone application, and recommended approval to the Council of the City of Fresno, as evidenced in Planning Commission Resolution No. 13654, of the subject environmental assessment and pre-zone application to amend the City's Zoning Ordinance on real property described herein below from the Fresno County RR (*Rural Residential*) zone district to the RS-4/UGM (*Residential Single-Family, Medium Low Density/Urban Growth Management*) zone district; and

WHEREAS, the Council of the City of Fresno, on the 20th day of May, 2020, 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 pre-zoning is in the best interest of the City of Fresno. The Council finds in accordance with its own independent judgment that with the project specific mitigation imposed, there is no substantial evidence in the record that Pre-zone Application No. P18-01089 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 the project specific mitigation measures necessary to assure that the project will not cause significant adverse cumulative impacts. 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 Mitigated Negative Declaration prepared for Environmental Assessment No. P18-01089/T-6237 dated May 15, 2020.

SECTION 2. The Council finds the recommended RS-4/UGM (*Residential Single-Family, Medium Low Density/Urban Growth Management*) zone district is consistent with the Medium Low Density Residential planned land use designation of the Fresno General Plan and West Area Community Plan as specified in Figure LU-1 of the Fresno General Plan.



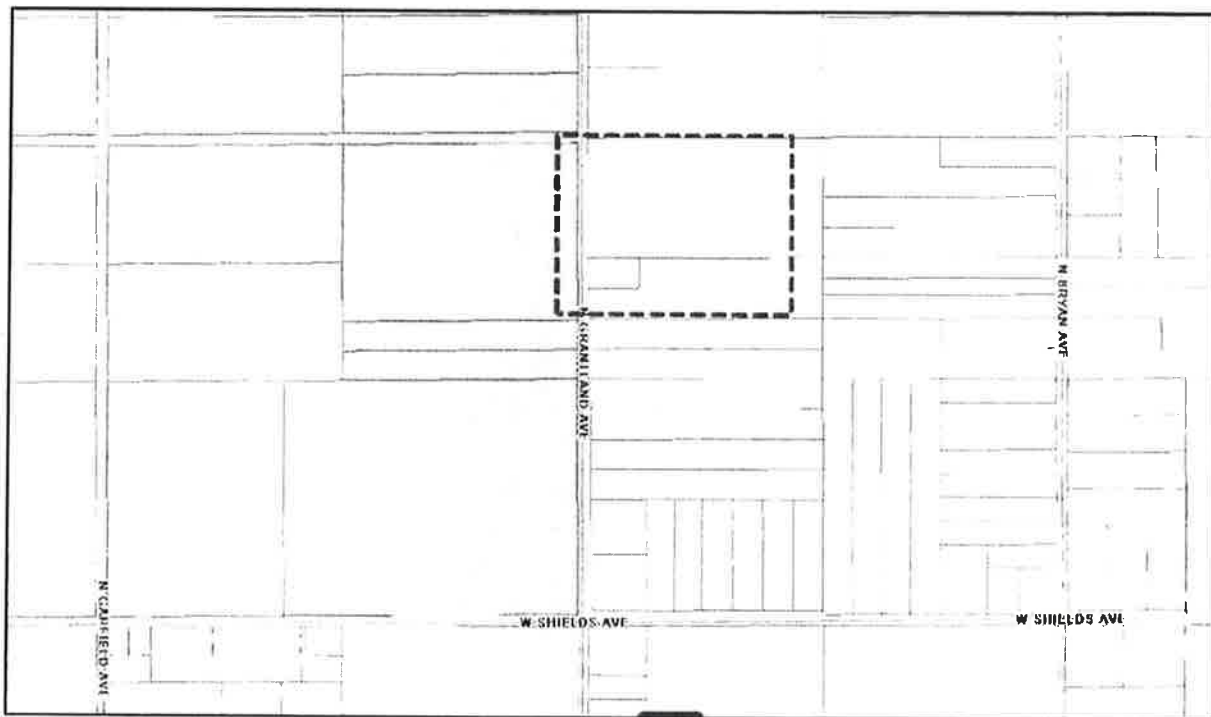
SECTION 3. The Council finds that the zone district of the real property described hereinbelow, located in the County of Fresno, is pre-zoned from the Fresno County RR (*Rural Residential*) zone district to the RS-4/UGM (*Residential Single-Family, Medium Low Density/Urban Growth Management*) zone district, 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.

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Exhibit A



 Subject Area - ±26.92 acres