



BILL NO. B-25

ORDINANCE NO. 2022-025

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, Rezone Application No. P22-00451 has been filed by Jennifer Clark,
with the City of Fresno, to 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 6th day of July 2022, to consider Rezone Application and Environmental Assessment
No. P22-00451, and recommended to the Council of the City of Fresno approval with
conditions, as evidenced in Planning Commission Resolution No. 13749, to amend the
Official Zoning Map to rezone the approximately ±5.57 acre subject property from the
PI/cz (Public and Institutional/conditions of zoning) zone district to the PI/cz (Public and
Institutional/conditions of zoning) zone district; and,

WHEREAS, the Council of the City of Fresno, on the 11th day of August 2022,
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 there is no substantial evidence in the record that Rezone Application No. P22-00451 may have additional significant effects on the environment that were not identified in the Fresno General Plan Program Environmental Impact Report SCH No. 2019050005 ("PEIR"). 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 PEIR was certified; and, that no new information, which was not known and not have been known at the time of the PEIR was certified as complete, has become available. Accordingly, the Council adopts the Rezone Application and Environmental Assessment No. P22-00451, dated May 18, 2022, a determination that the proposed project qualifies for the streamlined analysis set forth in the California Environmental Quality Act (CEQA) Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

SECTION 2. The Council finds the requested PI/cz (*Public and Institutional/conditions of zoning*) zone district is consistent with the Public/Quasi-public Facility planned land use designation of the Fresno General Plan, Bullard Community Plan, and the Fresno County Airport Land Use Compatibility Plan.

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 rezoned from the PI/cz (*Public and Institutional/conditions of zoning*) zone district to the PI/cz (*Public and Institutional/conditions of zoning*) zone district, as depicted in the attached Exhibit "A".

SECTION 4. The following conditions of zoning shall replace the conditions of zoning previously recorded on the subject property and shall be recorded and put on file



with the Fresno County Recorder's Office by the record owners of the subject property executing and causing to be recorded a covenant running with the land guaranteeing compliance with these conditions:

- a. Allowed uses include:
 - i. Public or Private School or College
 - ii. Emergency Shelters
 - iii. Social Service Facilities
- b. Southern and Eastern walls shall be 7 feet high measured from the higher of the two grades
- c. Vehicular access to Del Mar Avenue is limited to emergency access
- d. Property owner must notify the City of intent to sell or lease the property
- e. Buildings of two or more stories must have screening measures to provide a reasonable degree of privacy. Screening measures include, but are not limited to;
 - i. Landscaping
 - ii. Alternate window and balcony placements
 - iii. Placing windows at least 6 feet from the floor of the interior of the unit on second and higher stories
 - iv. Using glass block or other translucent material
 - v. Incorporating wing walls or louvers

SECTION 5. This ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty-first day after its passage.

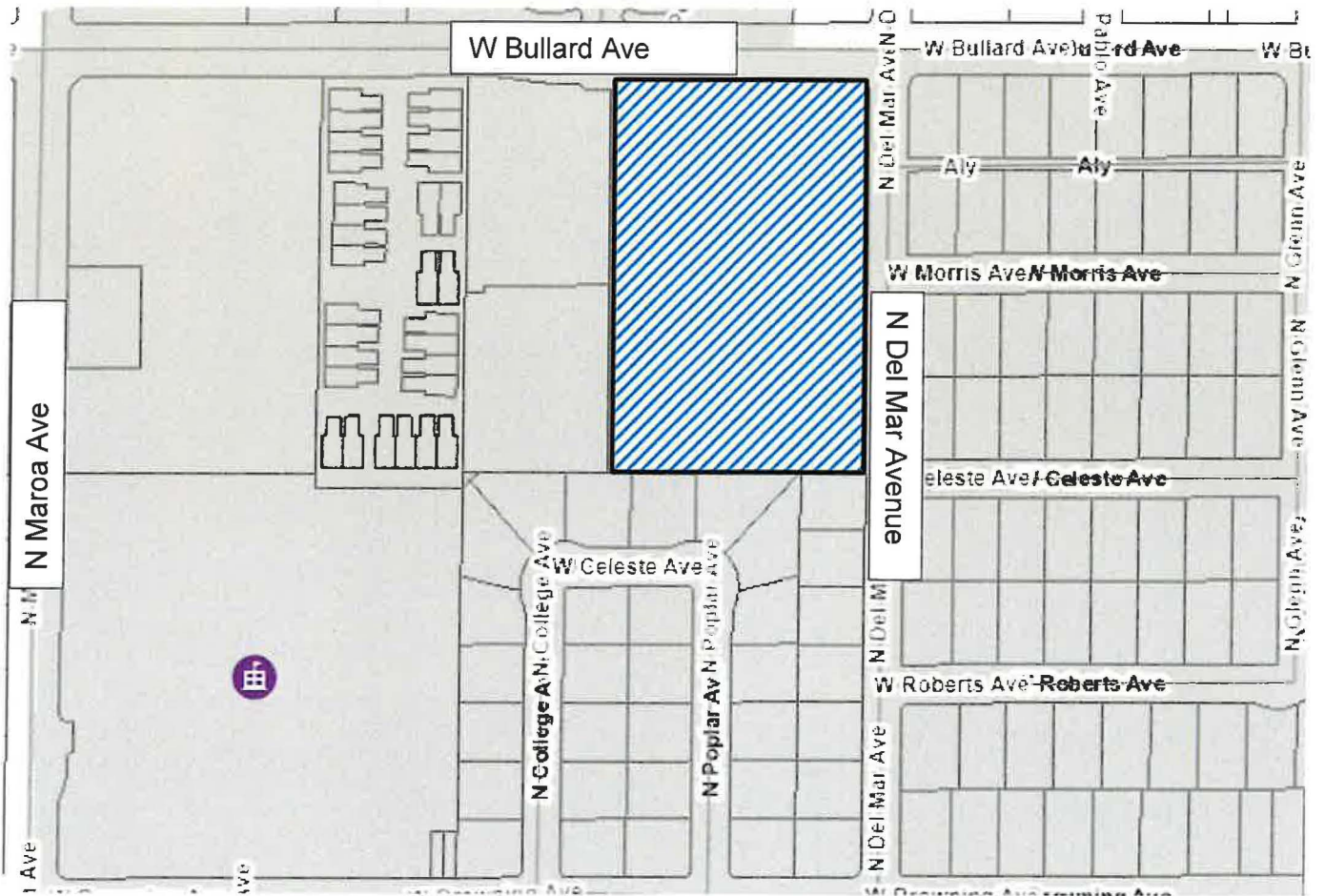
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Exhibit A



EXHIBIT A: VICINITY MAP



LEGEND



Subject Property