



BILL NO. B-18

ORDINANCE NO. 2025-18

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA, AMENDING 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. P23-01117 has been filed Shin Tu of Precision Civil Engineering, Inc., on behalf of Yanhua Wu, with the City of Fresno to Rezone the 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 ("Commission") of the City of Fresno held a public hearing on the 2<sup>nd</sup> day of April 2025, to consider Rezone Application No. P23-01117 and related Environmental Assessment No. T-6441/P23-01117/P23-03735 dated March 6, 2025, during which the Commission considered the environmental assessment and rezone application, and recommended to the Council of the City of Fresno, as evidenced in Planning Commission Resolution No.13890, approval of the subject environmental assessment and rezone application to amend the City's Zoning Ordinance on real property described herein below from the RS-3/UGM (*Single-Family Residential, Low Density/Urban Growth Management*) zone district to the RS-5/UGM (*Single-Family Residential, Medium Density/Urban Growth Management*) zone district; and

1 of 5

Date Adopted: 05/22/2025  
Date Approved: 05/22/2025  
Effective Date: 06/22/2025

Ordinance No. 2025-18



WHEREAS, the Council of the City of Fresno, on the 22<sup>nd</sup> day of May 2025, received the recommendation of the 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 judgement that there is no substantial evidence in the record that Rezone Application No. P23-01117 will have significant effects on the environment and that all applicable mitigation measures of the Project Specific Mitigation Monitoring Checklist have been applied to the project as necessary to assure that the project will not cause significant adverse cumulative impacts. Therefore, staff has prepared a Mitigated Negative Declaration pursuant to Sections 15070 and 15074 of the California Environmental Quality Act Guidelines (Environmental Assessment No. T-6441/P23-01117/P23-03735). Accordingly, the Council adopts Environmental Assessment No. T-6441/P23-01117/P23-03735 dated March 6, 2025.

SECTION 2. The Council finds the requested RS-5/UGM (*Single-Family Residential, Medium Density/Urban Growth Management*) zone district is consistent with the amended Medium Density Residential planned land use designation of the Fresno General Plan and Roosevelt Community Plan.



SECTION 3. The Council finds that the zone district of the real property described herein below, located in the City of Fresno, is rezoned from the RS-3/UGM (*Single-Family Residential, Low Density/Urban Growth Management*) zone district to the RS-5/UGM (*Single-Family Residential, Medium Density/Urban Growth Management*) zone district in accordance with and 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 final 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 22nd day of May 2025.

AYES : Perea, Karbassi, Arias, Maxwell, Vang, Richardson, Esparza  
NOES : None  
ABSENT : None  
ABSTAIN : None

TODD STERMER, MMC  
City Clerk

By: [Signature] 6-2-2025  
Deputy Date

APPROVED AS TO FORM:  
ANDREW JANZ  
City Attorney

By: [Signature] 06/02/2025  
Heather Thomas Date  
Deputy City Attorney

Attachment: Exhibit "A"



## Rezone Exhibit A



**APN: (313-270-35)**

**Parcel is approximately East of N Armstrong ave, West of N Temperance ave,  
and South of Belmont Ave.**

 Proposes to rezone from RS-3 (Residential Single-Family, Low Density)  
to RS-5 (Residential Single-Family, Medium Density) zoning designation.