



BILL NO. B-4

ORDINANCE NO. 2016-4

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. R-15-016 has been filed by the Development and Resource Management Director within the City and County of Fresno to rezone property as described herein below; and

WHEREAS, on January 19, 2016, the District 1 Plan Implementation Committee recommended approval of the rezone application, with a concern about increased density and traffic congestion and a recommendation for further traffic analysis and time of project approval; and

WHEREAS, on January 19, 2016, the District 2 Plan Implementation Committee recommended approval of the rezone application; and

WHEREAS, on January 25, 2016, the District 3 Plan Implementation Committee recommended approval of the rezone application; and

WHEREAS, on January 11, 2016, the District 4 Plan Implementation Committee recommended approval of the rezone application; and

WHEREAS, on January 11, 2016, the District 5 Plan Implementation Committee recommended approval of the rezone application; and

WHEREAS, on January 11, 2016, the District 6 Plan Implementation Committee recommended approval of the rezone application; and

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Date Adopted: 02/04/2016
Date Approved 02/04/2016
Effective Date: 03/06/2016

Ordinance No. 2016-4



WHEREAS, on January 25, 2016, the Tower District Design Review Committee recommended approval of the rezone application; and

WHEREAS, on February 1, 2016 the Airport Land Use Commission recommended approval with the condition that future applications are subject to the ALUC Land Use Compatibility Plan as the prevailing consideration if it is in conflict with any portion of the general plan within airport areas of influence; and

WHEREAS, pursuant to the provisions of 15-5809, of the Fresno Municipal Code, the Planning Commission of the City of Fresno held a public hearing on January 20, 2016, to consider Rezone Application No. R-15-016 and related Environmental Assessment No. A-15-007, R-15-016, during which the Commission considered the environmental assessment and recommended approval to the Council of the City of Fresno, as evidenced in Planning Commission Resolution No. 13364, of the rezone application to update the Official Zone Map for all property within the Fresno city limits as depicted on Exhibit A, with errata, subject to the following additional recommendation:

a. Defer to the pending recommendation of the Airport Land Use Commission regarding Plan Amendment Request #3 (at the southwest corner of Herndon and Brawley Avenues); and

WHEREAS, the Council of the City of Fresno, on February 4, 2016, 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 Zoning Map Update is in the best interest of the City of Fresno. The Council finds in accordance with its own independent judgment that that an addendum to MEIR No. SCH 2012111015 is appropriate given that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred; and new information added is only for the purposes of providing minor changes or additions, in accordance with Section 15164 of the CEQA Guidelines. Accordingly, the Council adopts the addendum prepared for Environmental Assessment No. A-15-007, R-15-016 dated January 20, 2016.

SECTION 2. The Council finds the requested Zoning Map Update is consistent with the planned land use designation of the Fresno General Plan as expressed in Figure LU-1: Land Use and Circulation Map, and Figure LU-2: Dual Designation Diagram, respectively.

SECTION 3. The Council finds that the zone districts of the real property described in Exhibit A, located in the City of Fresno and shown on the Official Zone Map of the City of Fresno, are reclassified from the zone districts depicted on the Existing Zoning Map to the zone districts depicted on the Proposed Zoning Map, along with the overlays as shown on the Overlay Districts Map. All conditions of zoning shall remain 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.

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STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

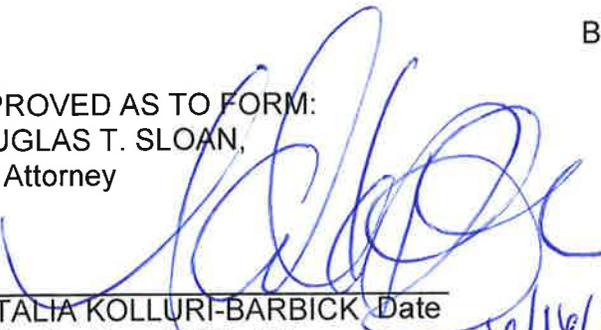
I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing Ordinance was adopted by the Council of the City of Fresno, California, at a regular meeting held on the 4th day of February, 2016, by the following vote:

AYES: Baines, Brand, Olivier, Quintero, Soria, Caprioglio
NOES: None
ABSENT: Brandau
ABSTAIN: None

YVONNE SPENCE, CMC
City Clerk

BY: 
Deputy

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

BY:  Date 2/16/2016
Senior Deputy City Attorney

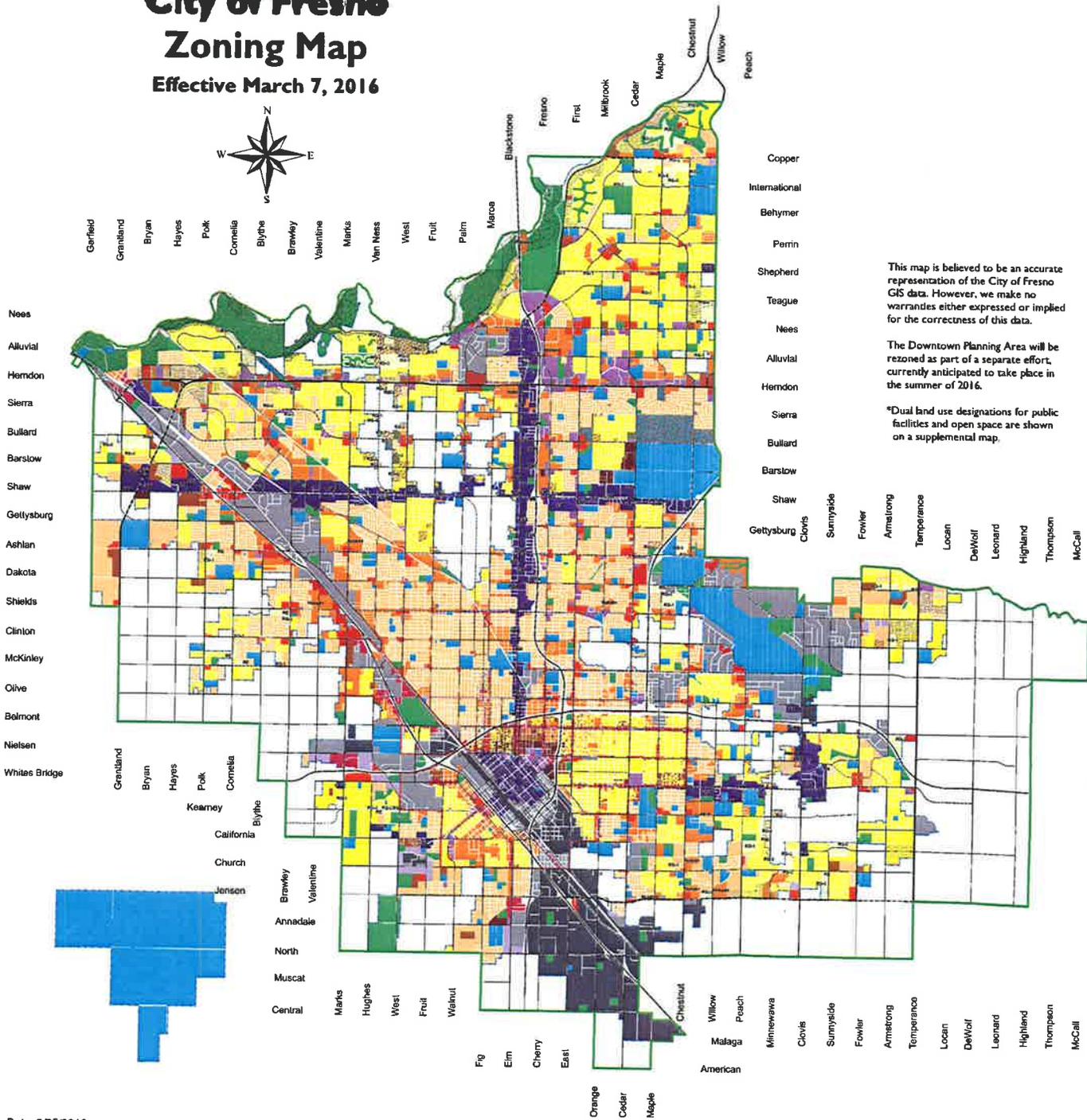
Attachment: Exhibit A

TKB:jd [70287jd/tkb] 01-26-16



Exhibit A

City of Fresno Zoning Map Effective March 7, 2016



This map is believed to be an accurate representation of the City of Fresno GIS data. However, we make no warranties either expressed or implied for the correctness of this data.

The Downtown Planning Area will be rezoned as part of a separate effort, currently anticipated to take place in the summer of 2016.

*Dual land use designations for public facilities and open space are shown on a supplemental map.

LEGEND

- Base Districts**
- RE - Residential Estate (5 acre min. lot)
 - RS-1 - Residential Single-Family, Extremely Low Density (36,000 sq. ft. min. lot)
 - RS-2 - Residential Single-Family, Very Low Density (20,000 sq. ft. min. lot)
 - RS-3 - Residential Single-Family, Low Density (9,000 sq. ft. min. lot)
 - RS-4 - Residential Single-Family, Medium Low Density (5,000 sq. ft. min. lot)
 - RS-5 - Residential Single-Family, Medium Density (4,000 sq. ft. min. lot)
 - RM-MH - Mobile Home Park
 - RM-1 - Residential Multi-Family, Medium High Density (12-16 D.U./ac)
 - RM-2 - Residential Multi-Family, Urban Neighborhood (16-30 D.U./ac)
 - RM-3 - Residential Multi-Family, High Density (30-45 D.U./ac)
 - NMX - Neighborhood Mixed-Use (112-16 D.U./ac)
 - CMX - Corridor/Center Mixed-Use (16-30 D.U./ac)
 - RMX - Regional Mixed-Use (30-45 D.U./ac)
 - CMS - Commercial-Main Street
 - CC - Commercial-Community
 - CR - Commercial-Regional
 - CG - Commercial-General
 - CH - Commercial-Highway and Auto
 - CRC - Commercial-Recreation
 - O - Office
 - BP - Business Park
 - IL - Industrial Light
 - IH - Industrial Heavy
 - OS - Open Space
 - PR - Parks and Recreation
 - PI - Public and Institutional
- Downtown Planning Area Districts**
(Applicable Standards are in Parenthesis)
- AE-20 - Exclusive Twenty Acre Agricultural District (B)
 - AE-5 - Exclusive Five Acre Agricultural District (RE)
 - R-A - Single Family Residential-Agricultural (RS-1)
 - R-1 - Single Family Residential (RS-4)
 - R-2-A - Low Density Multiple Family Residential - One Story (RM-1)
 - R-2 - Low Density Multiple Family Residential District (RM-2)
 - R-3 - Medium Density Multiple Family Residential (RS-5/RM-2)
 - R-4 - High Density Multiple Family Residential (RM-3)
 - T-P - Trailer Park Residential (RM-MH)
 - C-1 - Neighborhood Shopping Center (CC)
 - C-2 - Community Shopping Center (CC)
 - C-3 - Regional Shopping Center (CR)
 - C-4 - Central Trading (RMX)
 - C-5 - General Commercial (CMS)
 - C-6 - Heavy Commercial (CG/CMS)
 - CC - Civic Center District (RMX)
 - C-R - Commercial Recreation (CRC)
 - R-P - Residential and Professional Office District (O)
 - C-P - Administrative and Professional Office District (O)
 - C-M - Commercial and Light Manufacturing (IL/RMX)
 - M-1 - Light Manufacturing District (IL)
 - M-2 - General Industrial District (IH)
 - M-3 - Heavy Industrial District (IH)
 - O - Open Conservation District (OS)
 - P - Off-Street Parking District (PI)
- Overlay Districts**
- Residential Modifying
 - Bluff Preservation
 - Mining
 - Expressway Area
 - Annexed Rural Residential
 - Equine
 - Apartment House
- Boundaries**
- Sphere Of Influence
 - City Limits
 - Downtown Planning Area
- Circulation Legend**
- Freeway
 - Expressway
 - Scenic Expressway
 - Super Arterial
 - Arterial
 - Scenic Arterial
 - Scenic Drive
 - Collector
 - Scenic Collector
- 0 1 2 4 6 Miles

