

**ORDINANCE 2026-783**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORTUNA  
APPROVING A ZONING MAP AMENDMENT FROM RETAIL COMMERCIAL TO  
COMMERCIAL THOROUGHFARE FOR ASSESSOR'S PARCEL NUMBER 040-172-  
009 AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA  
ENVIRONMENTAL QUALITY ACT**

**WHEREAS**, California Government Code Section 65850, et seq. authorizes cities to regulate land use, and to adopt and amend general plans and zoning and building ordinances for such purposes, and sets forth procedures governing the adoption and amendment of such ordinances; and

**WHEREAS**, amending the Zoning Map designation from Retail Commercial (RC) to Commercial Thoroughfare (CT), will be in public interest as it will expand allowable uses, and will not be detrimental to the public health, safety, or general welfare as it will not result in any changes in density or population within the City, and

**WHEREAS**, the City's General Plan Goal LU-1.5 provides that the City shall promote the development of a healthy balance of residential, commercial, open space, institutional, and industrial businesses within the city, and the proposed Commercial Thoroughfare (CT) Zoning will be compatible with existing CT zoning to the east of the subject parcel; and

**WHEREAS**, the rezone is exempt from the California Environmental Quality Act (CEQA) under Section 15061 (b)(3) the "Common Sense Exemption" because it can be seen with certainty that the administrative act of amending the zoning map will not result in any changes to the environment; and

**WHEREAS**, on February 10, 2026, at a duly noticed public hearing, the Planning Commission considered the proposed project application and supporting materials, staff report, and public testimony, made all of the required findings to amend the Fortuna Zoning Map and CEQA findings, and recommended that the City Council adopt the Zoning Map amendments identified in Attachment 1; and

**WHEREAS**, on March 2, 2026, at a duly noticed public hearing, the City Council considered the proposed project application and supporting materials, staff report, and public testimony, can make all of the required findings to amend the Fortuna Zoning Map and CEQA findings; and

**NOW, THEREFORE, BE IT RESOLVED**, the City Council of the City of Fortuna hereby adopts the Zoning Map amendments identified in Attachment 1.

PASSED AND ADOPTED on this 2<sup>nd</sup> day of March 2026 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Mike Johnson, Mayor

ATTEST:

\_\_\_\_\_  
Siana L. Emmons, City Clerk