

Exhibit "K"
Planning Commission Resolution No.
13477, 13478, 13479, and 13480

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13477**

The Fresno City Planning Commission, at its regular meeting on August 2, 2017, adopted the following resolution relating to Plan Amendment Application No. A-17-007.

WHEREAS, Plan Amendment Application No. A-17-007 has been filed by Scott Mommar on behalf of Sylvesta Hall of Blue Ocean Development America LLC, with the City of Fresno pertaining to ±115.95 acres of property on the northwest corner of East Jensen Avenue and South Martin Luther King Jr. Boulevard; and,

WHEREAS, Plan Amendment Application No. A-17-007 proposed to amend the Fresno General Plan and Edison Community Plan to change the planned land use designation for the subject property from Medium Density Residential for 19.25 acres, Urban Neighborhood for 29.44 acres, Community Commercial for 10.11 acres, Office for 37.69 acres and Community Park for 19.09 acres to Medium Density Residential for 54.48 acres, Community Commercial for 2.4 acres, Regional Commercial for 22.52 acres, Park for 9.63 acres and Public Facility – College for 26.55 acres; and,

WHEREAS, the Fresno City Planning Commission on August 2, 2017, reviewed the subject plan amendment application and related Environmental Assessment in accordance with the policies of the Fresno General Plan and the Edison Community Plan; and,

WHEREAS, during the August 2, 2017, hearing, the Commission received a staff report and related information, environmental documents and considered testimony from the applicant and the public, and considered the Development and Resource Management Department's report recommending approval of the requested plan amendment and environmental assessment; and,

WHEREAS, the Fresno City Planning Commission has reviewed the environmental assessment prepared for the proposed project, Environmental Assessment No. A-17-007/R-17-010/ANX-17-005/TPM-17-06, dated August 2, 2017, and is satisfied that the appropriate mitigation measures will adequately reduce or alleviate any potential adverse impacts either generated from the proposal, or impacting the proposal from an off-site source, and hereby concurs with the issuance of a Mitigated Negative Declaration; and,

WHEREAS, the Planning Commission reviewed the subject plan amendment application in accordance with the land use policies of the Fresno General Plan and Edison Community Plan.

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission, upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

1. The Commission finds in accordance with its own independent judgment that Plan Amendment Application No. A-17-005 will not have a significant effect. It has been further determined that all applicable project specific mitigation measures have been incorporated to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts and irreversible significant effects. Therefore, it has been determined based upon the evidence in the record that the project will not have a significant impact on the environment and that the filing of a mitigated negative

declaration is appropriate in accordance with the provisions of CEQA Section 21157.5(a)(2) and CEQA Guidelines Section 15178(b)(1) and (2). Accordingly, the Commission recommends the Council adopt the Mitigated Negative Declaration for Environmental Assessment No. A-17-007/R-17-010/ANX-17-005/TPM-17-06 dated August 2, 2017.

2. BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Plan Amendment Application No. A-17-007, which proposes to amend the Fresno General Plan and Edison Community Plan as depicted by the attached Exhibit "A" and described within staff report to the Planning Commission dated August 2, 2017, be approved.

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The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Vasquez, seconded by Commissioner Bray.

VOTING: Ayes - Bray, Garcia, McKenzie, Sodhi-Layne, Torossian, Vasquez
 Noes - None
 Not Voting - None
 Absent - None

DATED: August 2, 2017

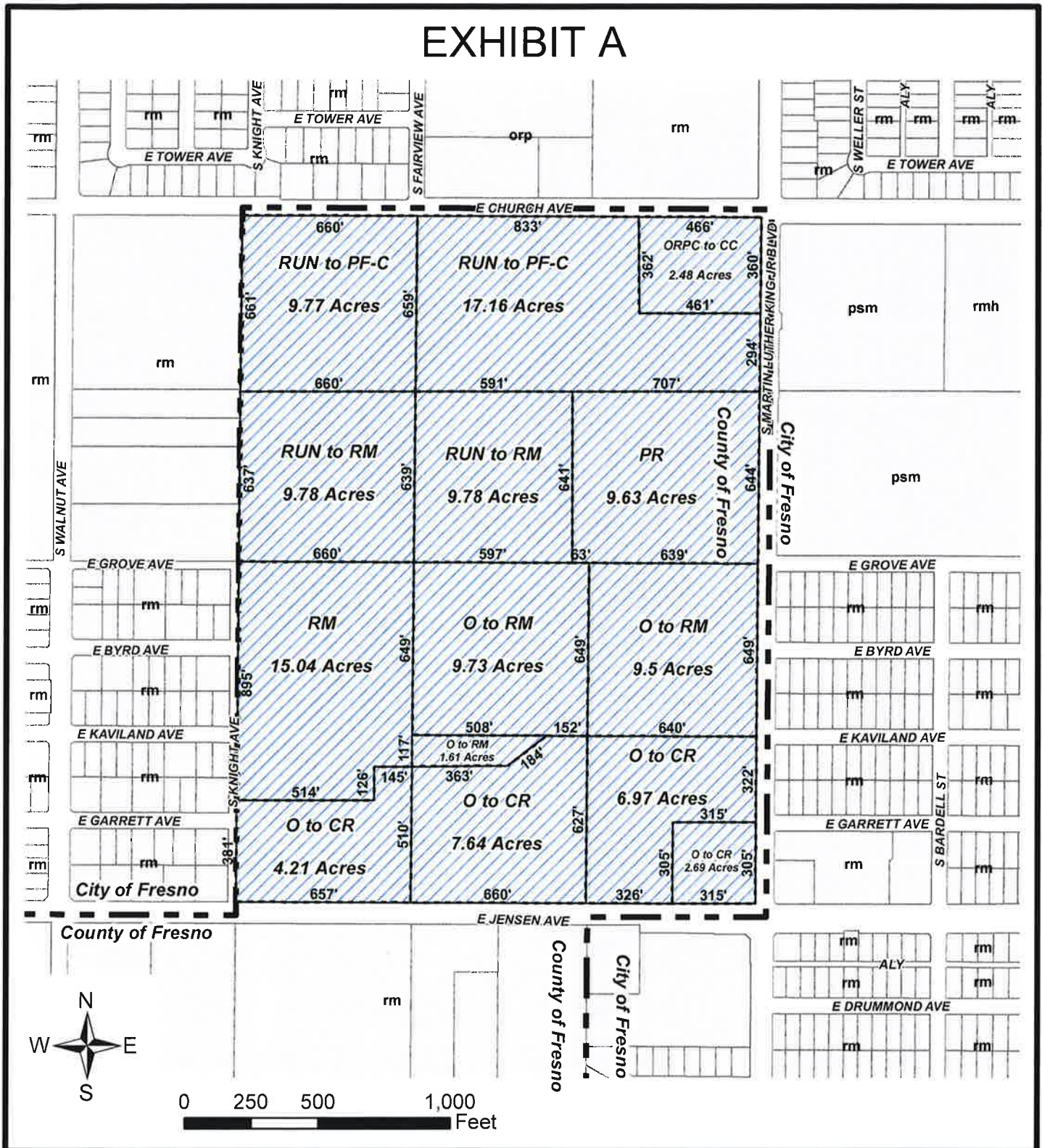


Jennifer K. Clark, Secretary
Fresno City Planning Commission

Resolution No. 13477
Plan Amendment Application No. A-17-007
Filed by Scott Mommar on behalf of Sylvesta Hall of
Blue Ocean Development America LLC.
Action: Recommend Approval (to the City Council)

Attachment: Exhibit A

EXHIBIT A



A-17-007

APN: 479-050-02, 479-050-03

479-060-02, 479-060-03, 479-060-08, 479-060-09, 479-060-10, 479-060-11

Northwest corner of East Jensen and South Martin Luther King Jr. Blvd.

City Limits

Request to amend the Fresno General Plan and Edison Community

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13478**

The Fresno City Planning Commission, at its regular meeting on August 2, 2017, adopted the following resolution relating to Prezone Application No. R-17-010.

WHEREAS, Prezone Application No. R-17-010 has been filed with the City of Fresno to prezone the subject property as described below:

REQUESTED ZONING: RS-5 (*Residential Single-Family*), CC (*Community Commercial*), CR (*Commercial-Regional*), PR (*Parks and Recreation*), and PI (*Public and Institutional*)

EXISTING ZONING: Fresno County AL-20 (*Agricultural Limited, 20 Acres*)

APPLICANT: Scott Mommar on behalf of Sylvesta Hall of Blue Ocean Development America LLC

LOCATION: Northwest corner of East Jensen Avenue and South Martin Luther King, Jr. Boulevard

APN: 479-050-02, 479-050-03, 479-060-02, 479-060-03, 479-060-08, 479-060-09, 479-060-10, 479-060-11

**DESCRIPTION
OF PROPERTY**

TO BE PREZONED: As described and depicted on the attached Exhibit "A".

WHEREAS, Prezone Application No. R-17-010 has been filed by Scott Momar on behalf of Sylvesta Hall of Blue Ocean Development America LLC,, with the City of Fresno to prezone property as depicted in the attached Exhibit "A"; and,

WHEREAS, the proposed prezone Application No. R-17-010 requests to amend the Official Zone Map to reclassify the subject property from the Fresno County AL-20 (*Agricultural Limited, 20 Acres*) zone district to the RS-5 (*Residential Single-Family*), CC (*Community Commercial*), CR (*Commercial-Regional*), PR (*Parks and Recreation*), and PI (*Public and Institutional*) zone districts; and,

WHEREAS, the proposed prezone will maintain consistency with the Fresno General Plan and the Edison Community Plan (subject to council approval of the related plan amendment request); and,

WHEREAS, the Fresno City Planning Commission on August 2, 2017, reviewed the subject prezone application in accordance with the policies of the Fresno General Plan and the Edison Community Plan; and,

WHEREAS, during the August 2, 2017 Planning Commission hearing, the Commission received

the Development and Resource Management Department's report recommending approval of Prezone Application No. R-17-010 and related environmental documents and considered testimony from the applicant and the public.

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission hereby finds and determines that there is no substantial evidence in the record to indicate that the prezone application may have a significant effect on the environment as identified by, and evaluated within, the Mitigated Negative Declaration prepared for Environmental Assessment No. A-17-007/R-17-010/ANX-17-005/TPM 2017-06, dated August 2, 2017.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that 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, be modified from the AL-20 (*Agricultural Limited, 20 Acres - Fresno County*) zone district to the City of Fresno RS-5 (*Residential Single-Family*), CC (*Community Commercial*), CR (*Commercial-Regional*), PR (*Parks and Recreation*) and PI (*Public and Institutional*) zone districts.

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The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Vasquez, seconded by Commissioner Bray.

VOTING: Ayes - Bray, Garcia, McKenzie, Sodhi-Layne, Torossian, Vasquez
 Noes - None
 Not Voting - None
 Absent - None

DATED: August 2, 2017

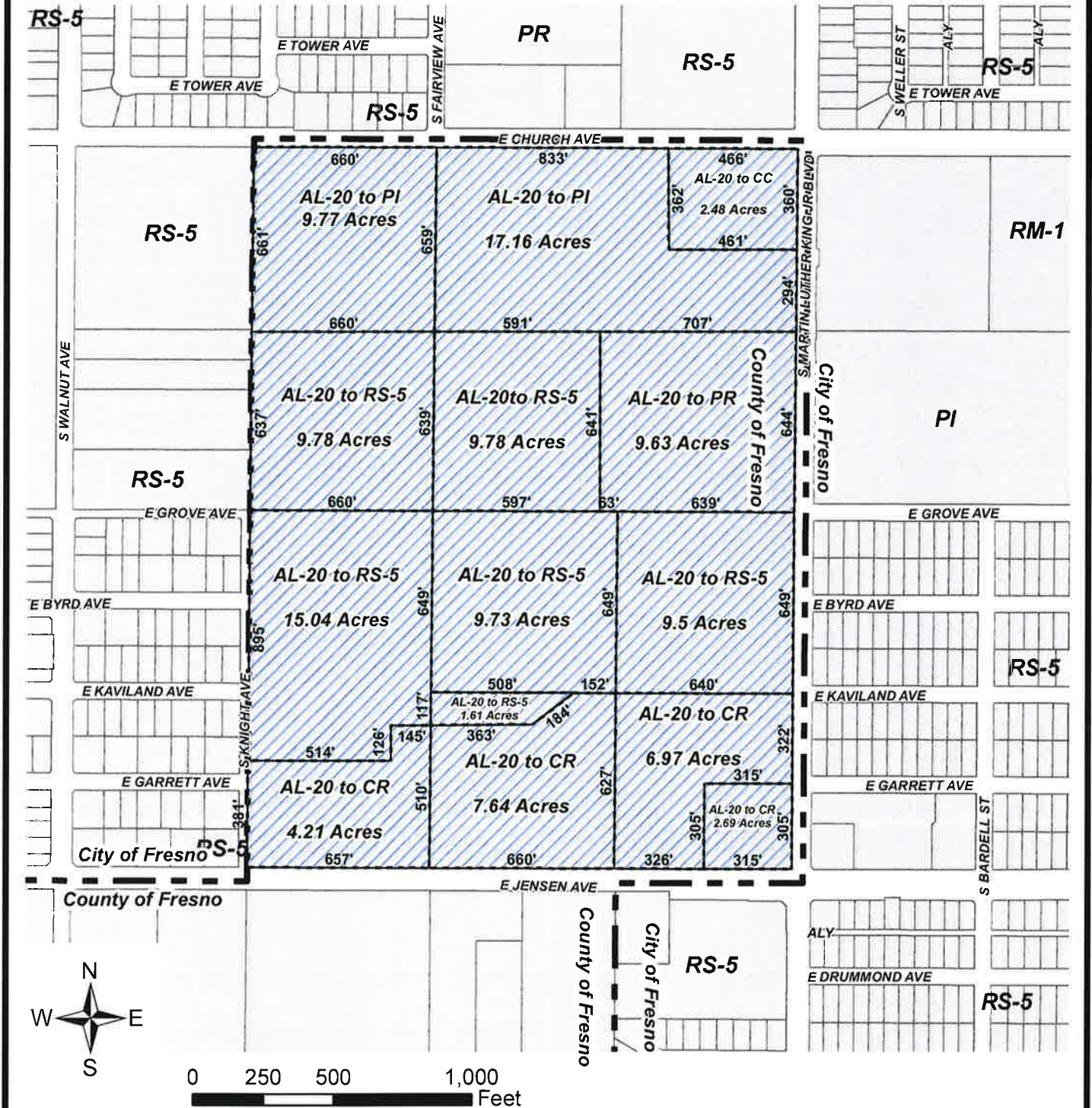


Jennifer K. Clark, Secretary
Fresno City Planning Commission

Resolution No. 13478
Prezone Application No. R-17-010
Filed by Scott Mommar on behalf of Sylvesta Hall of
Blue Ocean Development America LLC
Action: Recommend Approval (to the City Council)

Attachment: Exhibit A

EXHIBIT A



R-17-010

APN: 479-050-02, 479-050-03

479-060-02, 479-060-03, 479-060-08, 479-060-09, 479-060-10, 479-060-11

Northwest corner of East Jensen and South Martin Luther King Jr. Blvd.

 Propose to amend the Official Zone Map from the Fresno County AL-20 (Limited Agricultural) to the City of Fresno zone districts.

 City Limits

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13479**

The Fresno City Planning Commission, at its regular meeting on August 2, 2017, adopted the following resolution relating to Annexation Application No. ANX-17-005.

WHEREAS, Annexation Application No. ANX-17-005 has been filed with the City of Fresno, by Scott Momar on behalf of Sylvesta Hall of Blue Ocean Development America LLC, pertaining to approximately 115.95 acres of property located on the northwest corner of East Jensen Avenue and South Martin Luther King Jr. Boulevard; and,

WHEREAS, Annexation Application No. ANX-17-005 proposes to initiate annexation proceedings to request a change of organization ("Jensen-Martin Luther King Jr. No. 4 Reorganization") resulting in an annexation to the City of Fresno and detachment of the property from the Kings River Conservation District and the Fresno County Fire Protection District; and,

WHEREAS, LAFCO requires that the subject territory be pre-zoned consistent with the City of Fresno General Plan ("General Plan") prior to the initiation of annexation proceedings; and,

WHEREAS, it is has been determined that rezoning the subject territory with the RS-5 (*Residential Single-Family*), CC (*Community Commercial*), CR (*Commercial-Regional*), PR (*Parks and Recreation*) and PI (*Public and Institutional*) zone districts is consistent with the General Plan, subject to council approval of the related plan amendment request; and,

WHEREAS, the annexation will be made pursuant to Part 2 of the Cortese-Knox-Hertzberg Location Government Reorganization Act of 2000 contained in Division 3 of Title 5 commencing with Section 56000 of the California Government Code; and,

WHEREAS, the proposal is within the established Sphere of Influence of the City of Fresno; and,

WHEREAS, the proposed reorganization is uninhabited under the definition of Section 56046 of the California Government Code; and,

WHEREAS, municipal services for the subject territory will be provided in a manner described in the Service Plan pursuant to the requirements set forth in Government Code Section 56653; and,

WHEREAS, the proposed annexation complies with the terms and standards of the 2003 Memorandum of Understanding ("2003 MOU") between the City of Fresno and the County of Fresno approved January 6, 2003; and,

WHEREAS, pursuant to the 2003 MOU, notification of the intention to file the proposed annexation will be made to the County of Fresno and the City will request that the County of Fresno determine that the proposed reorganization is consistent with the standards of annexation of the 2003 MOU; and,

WHEREAS, the proposed reorganization will result in logical growth, the provision of municipal

services, and the application of appropriate development standards and controls within the City of Fresno, and implements the Council's policy to unify the metropolitan area; and,

WHEREAS, during the August 2, 2017 Planning Commission hearing, the Commission received the Development and Resource Management Department's report recommending approval of Annexation Application No. ANX- 17-005 and related environmental documents and considered testimony from the applicant and the public.

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission hereby finds and determines that there is no substantial evidence in the record to indicate that Annexation Application No. ANX- 17-005 may have a significant effect on the environment as identified by, and evaluated within, the Mitigated Negative Declaration prepared for Environmental Assessment No. A-17-007/R-17-010/ANX-17-005/TPM 2017-06, dated August 2, 2017.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Annexation Application No. ANX-17-005, which proposes to initiate annexation proceedings to request a change of organization ("Jensen-Martin Luther King Jr. No. 4 Reorganization") resulting in an annexation to the City of Fresno and detachment of the property from the Kings River Conservation District and the Fresno County Fire Protection District and annexation to the City of Fresno, as depicted by the attached Exhibit A and described within the staff report to the Planning Commission dated August 2, 2017, be approved.

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The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Vasquez, seconded by Commissioner Bray.

VOTING: Ayes - Bray, Garcia, McKenzie, Sodhi-Layne, Torossian, Vasquez
 Noes - None
 Not Voting - None
 Absent - None

DATED: August 2, 2017

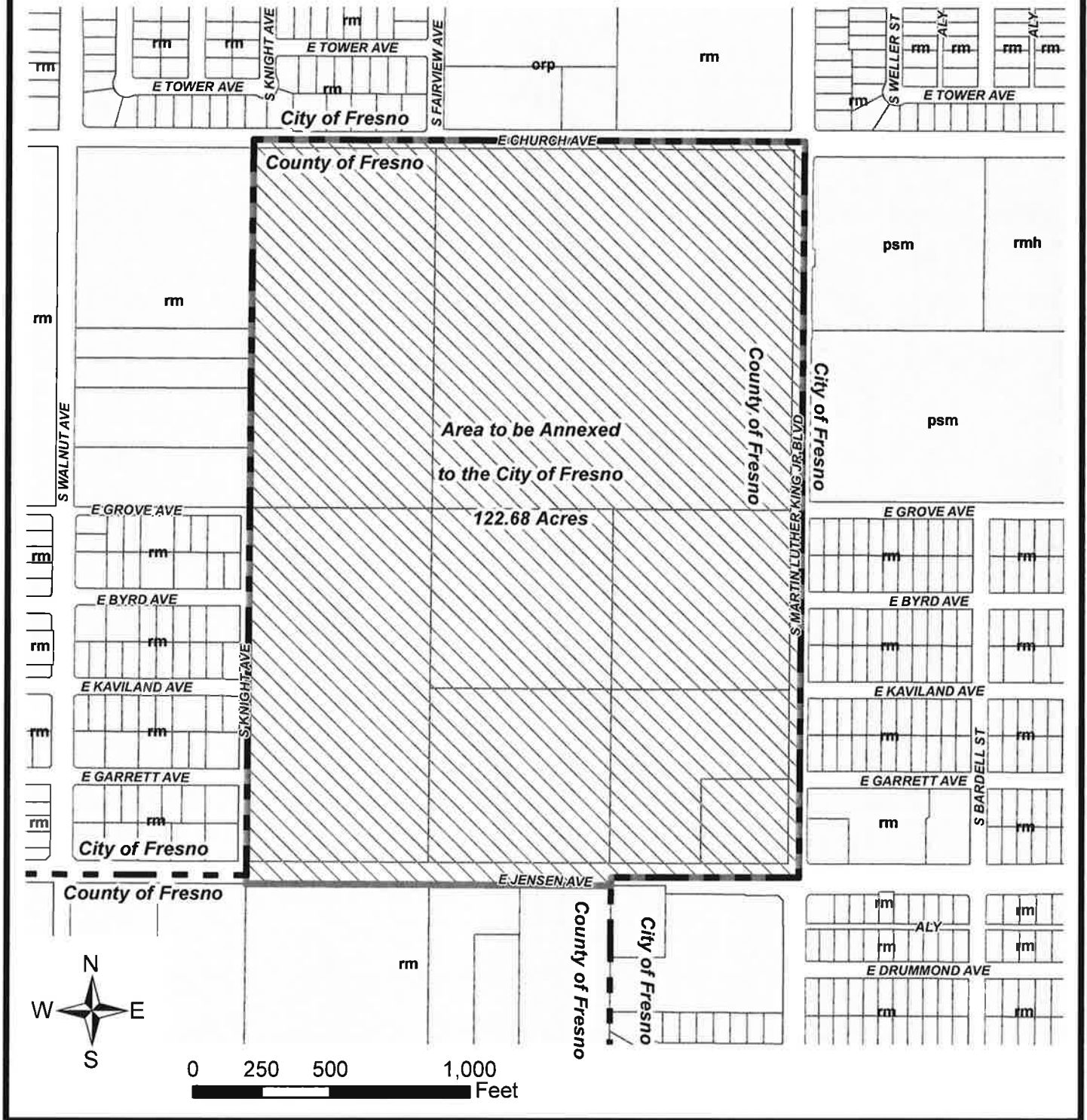


Jennifer K. Clark, Secretary
Fresno City Planning Commission

Resolution No. 13479
Annexation Application No. A-17-005
Filed by Scott Mommar on behalf of Sylvesta Hall of
Blue Ocean Development America LLC
Action: Recommend Approval (to the City Council)

Attachment: Exhibit A

Jensen-Martin Luther King Jr. No. 4 Reorganization



ANX-17-005

APN: 479-050-02, 479-050-03

479-060-02, 479-060-03, 479-060-08, 479-060-09, 479-060-10, 479-060-11

Northwest corner of East Jensen and South Martin Luther King Jr. Blvd.

--- City Limits

 Area to be annexed to the City of Fresno 122.68

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13480**

The Fresno City Planning Commission, at its regular meeting on August 2, 2017, adopted the following resolution relating to Tentative Parcel Map Application No. TPM-17-06.

WHEREAS, Tentative Parcel Map Application No. TPM-17-06 has been filed with the City of Fresno and proposes to subdivide approximately 115.95 acres of property located on the northwest corner of East Jensen Avenue and South Martin Luther King Jr. Boulevard into four parcels for the purpose of facilitating annexation to the City of Fresno and future development of the property with an educational facility, a park, a residential neighborhood, and commercial uses.

WHEREAS, the Development and Resource Management Department staff recommended approval of the proposed project subject to all conditions of approval contained within the staff report dated August 2, 2017; and,

WHEREAS, during the August 2, 2017, hearing, the Commission received and considered the Development and Resource Management Department's report recommending approval of the tentative parcel map, and associated environmental documents and considered testimony from the applicant and the public.

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission, based upon the testimony and information presented at the hearing, as follows:

1. The Commission finds in accordance with its own independent judgment that there is no substantial evidence in the record to indicate that the tentative parcel map application may have a significant effect on the environment as identified by, and evaluated within, the Mitigated Negative Declaration prepared for Environmental Assessment No. A-17-007/R-17-010/ANX-17-005/TPM 2017-06, dated August 2, 2017.
2. BE IT FURTHER RESOLVED that the Fresno City Planning Commission finds that the approval of the tentative parcel map is consistent with the adopted Fresno General Plan and Edison Community Plan, and the findings required pursuant to Section 66410 et.seq of the Government Code
3. BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council approve the Tentative Parcel Map Application TPM-17-06, subject to the Development and Resource Management Department Conditions of Approval, dated August 2, 2017.

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The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Vasquez, seconded by Commissioner Bray.

VOTING: Ayes - Bray, Garcia, McKenzie, Sodhi-Layne, Torossian, Vasquez
 Noes - None
 Not Voting - None
 Absent - None

DATED: August 2, 2017

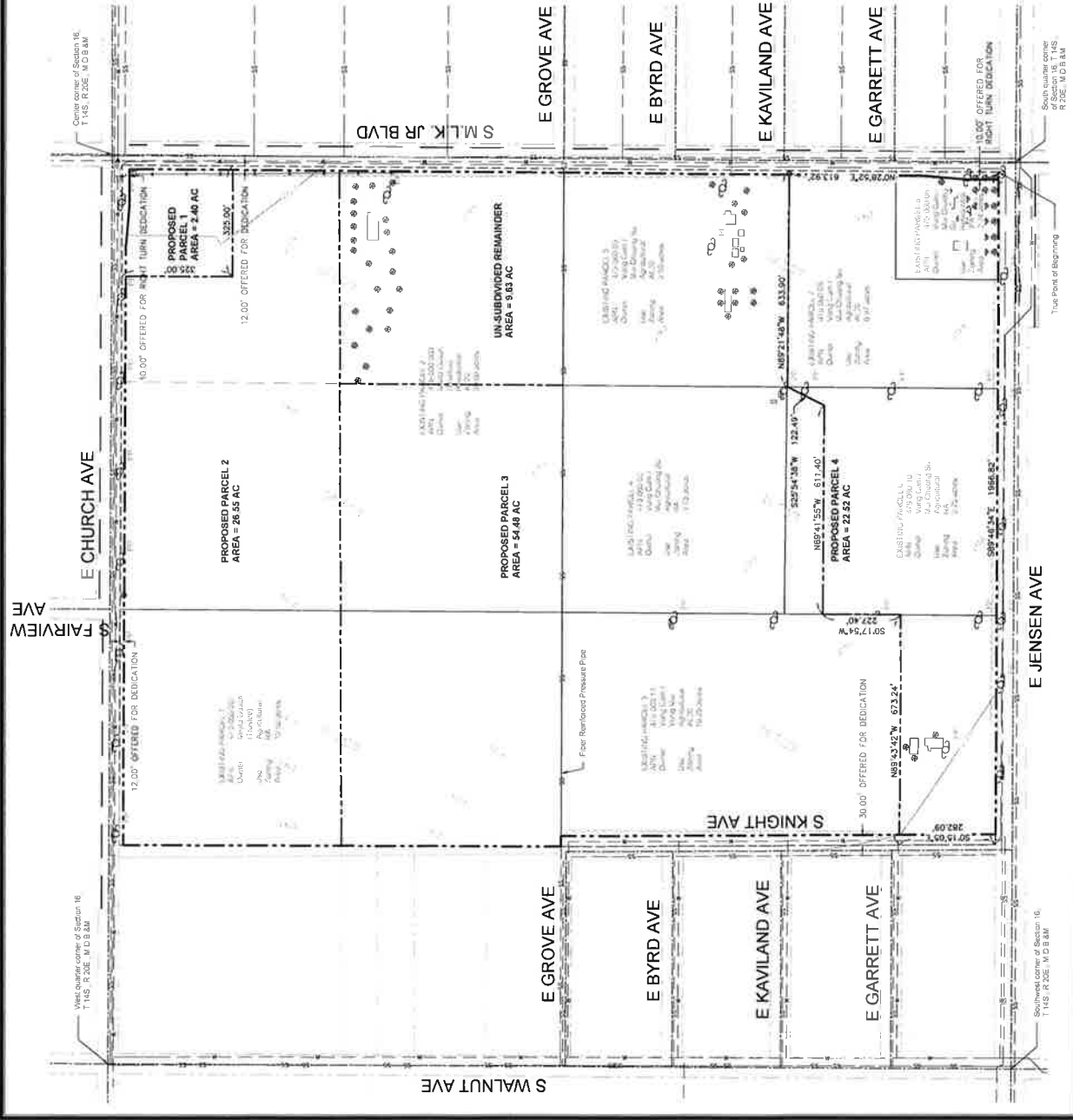


Jennifer K. Clark, Secretary
Fresno City Planning Commission

Resolution No. 13480
Tentative Parcel Map Application No. TPM-17-06
Filed by Scott Mommar on behalf of Sylvesta Hall of
Blue Ocean Development America LLC
Action: Recommend Approval (to the City Council)

Attachment: Exhibit A

VESTING TENTATIVE PARCEL MAP NO. 2017-XX "A PLANNED DEVELOPMENT"



NOTES

1. There are buildings on the property.
2. The property is adjacent to the public right of way.
3. The property abuts the following public streets:
E Church Ave, S M.L.K. Ave, E Jensen Ave, S Knight Ave.

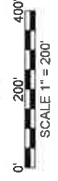
FLOOD ZONE INFORMATION

This property lies in Zone "X" as shown on Federal Emergency Management Agency (FEMA) Orange County and incorporated Areas, California, Panel No. 2110 of 5225, Map No. 060190211011 Map Revised: February 18, 2009.

Flood Zone "X" is described as areas determined to be outside the 0.2% annual chance floodplain.

APPLICANT:

Blue Ocean Development America, LLC
2273 Sierra Madre Avenue
Clovis, CA 93611
(559) 307-5864



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JOB NO. 15657.00 DATE: JUNE 21, 2017 SHEET 1 OF 1