

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13652**

The Fresno City Planning Commission, at its regular meeting on May 20, 2020, adopted the following resolution relating to Planned Development Permit No. P20-00369.

- PLANNED DEVELOPMENT: 225-lot single family residential planned development subdivision with modified property development standards, including yard setback requirements
- PROPERTY LOCATION: Located on the southwest corner of East Clinton and North Armstrong Avenues.
- PROPERTY DESCRIPTION: Approximately 19.18 Acres
- EXISTING/PROPOSED ZONING: Fresno County AE-20 (Exclusive 20-acre Agricultural District) to the City of Fresno RS-5/UGM/ANX (Residential Single Family, Low Density / Urban Growth Management / Annexed Rural Residential Transitional Overlay) and ±19.38 acres of subject property from Fresno County AE-20 (Exclusive 20-acre Agricultural District) to the City of Fresno RS-5/UGM (Residential Single Family, Low Density / Urban Growth Management)

WHEREAS, Planned Development Permit No. P20-00369 has been filed with the City of Fresno by Harbour and Associates, on behalf of Wilson Premier Homes, for approximately 19.18 acres of property located on the southwest corner of East Clinton and North Armstrong Avenues; and,

WHEREAS, Planned Development Permit No. P20-00369 seeks authorization to develop a 225-lot single family residential planned development subdivision with modified property development standards, including reduced yard setback requirements; and,

WHEREAS, on April 27, 2020, the Council District 4 Plan Implementation Committee recommended approval of Planned Development Permit No. P20-00369; and,

WHEREAS, on May 20, 2020, the Fresno City Planning Commission, reviewed the subject planned development permit in accordance with the policies of the Fresno General Plan and the McLane Community Plan; and,

WHEREAS, the Commission conducted a public hearing to review the proposed planned development permit and considered the Planning and Development Department's report recommending approval of the proposed planned development permit subject to special permit conditions; and,

WHEREAS, the Fresno City Planning Commission considered the proposed planned development permit application relative to the staff report and environmental assessment issued for the project; and,

WHEREAS, the Fresno City Planning Commission invited testimony with respect to the proposed planned development permit; and,

WHEREAS, no neighbors spoke in favor or opposition to the proposed project; and,

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 Planned Development Permit may have a significant effect on the environment as identified by the Mitigated Negative Declaration prepared for Environmental Assessment Application No. P19-06018/P19-06286/P20-00369/T-6241 dated May 15, 2020.

BE IT FURTHER RESOLVED, that the Fresno City Planning Commission, as a result of its inspections, investigations and studies made by itself and in its behalf, and of testimonies offered at said hearing, has established that approval of the special permit would be in accordance with applicable provisions of the Fresno Municipal Code, including the determination that all findings have been made relative to the issuance of a planned development permit for the proposed project.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby approves Planned Development Permit No. P20-00369 authorizing the development of a planned development, which includes modified property development standards, including reduced yard setback requirements, subject to the Planning and Development Department Conditions of Approval dated May 20, 2020.

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

VOTING: Ayes - Hardie, Vang, Criner, Diaz, McKenzie, Sodhi-Layne (vice chair), Bray (chair)
 Noes - None
 Not Voting - None
 Absent - Diaz

DATED: June 3, 2020


JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

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Resolution No. 13642
Planned Development Permit No.
P20-00200
Filed by Gary Giannetta, on behalf of
Gary McDonald Homes
Action: Approve