

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13593**

The Fresno City Planning Commission, at its meeting on July 17, 2019, adopted the following resolution relating to Rezone Application No. P19-01470.

WHEREAS, Rezone Application No. P19-01470 has been filed with the City of Fresno by Morton and Pitalo Engineering, on behalf of Lennar Homes, for approximately 24.03 acres of property located on the south side of East Copper Avenue, between North Chestnut and North Willow Avenues; and,

WHEREAS, Rezone Application No. P19-01470 proposes to rezone the subject property from the RS-5 (*Residential Single Family, Medium Density*) (±15.82) and BP (*Business Park*) (±8.21 acres) zone districts to the RM-1 (*Residential Multiple Family, Medium High Density*) (±18.85 acres) and CMX (*Corridor/Center Mixed-Use*) (±5.18 acres) zone districts; and,

WHEREAS, on July 17, 2019, the Fresno City Planning Commission reviewed the subject rezone application in accordance with the policies of the Fresno General Plan and Woodward Park Community Plan; and,

WHEREAS, during the July 17, 2019, hearing, the Commission received a staff report and related information, environmental documents and considered testimony regarding the requested rezoning change; and,

WHEREAS, the Commission conducted a public hearing to review the proposed rezone and considered the Planning and Development Department's report recommending approval of the proposed rezone application; and,

WHEREAS, the Fresno City Planning Commission invited testimony with respect to the proposed rezone.

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 Rezone Application No. P19-01470 may have additional significant effects on the environment that were not identified in the Fresno General Plan Master Environmental Impact Report (MEIR) No. 2012111015; and hereby recommends approval to the City Council of the Mitigated Negative Declaration prepared for Environmental Assessment No. P19-01469 dated July 5, 2019, for the proposed project.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends approval to the City Council of Rezone Application No. P19-01470 to rezone the subject property from the RS-5 (*Residential Single Family, Medium Density*) (±15.82) and BP (*Business Park*) (±8.21 acres) zone districts to the RM-1 (*Residential Multiple Family, Medium High Density*) (±18.85 acres) and CMX (*Corridor/Center*

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*Mixed-Use*) (±5.18 acres) zone districts, as described and depicted on the attached Exhibit "A".

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

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

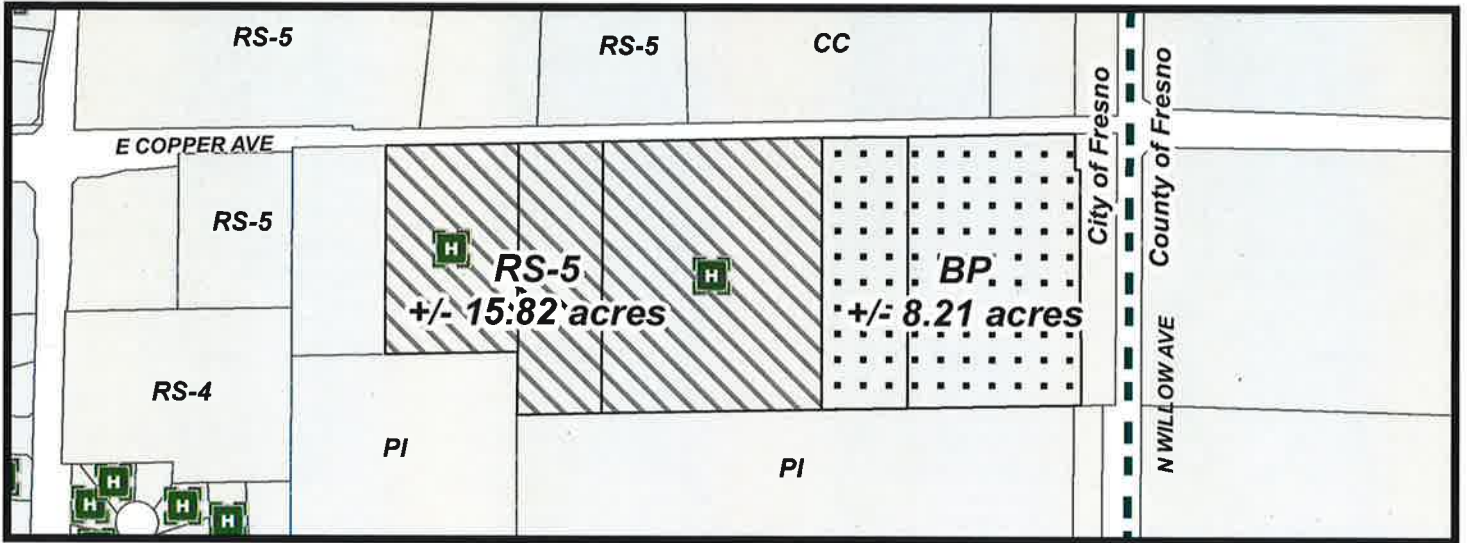
DATED: July 17, 2019

  
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JENNIFER K. CLARK, Secretary  
Fresno City Planning Commission

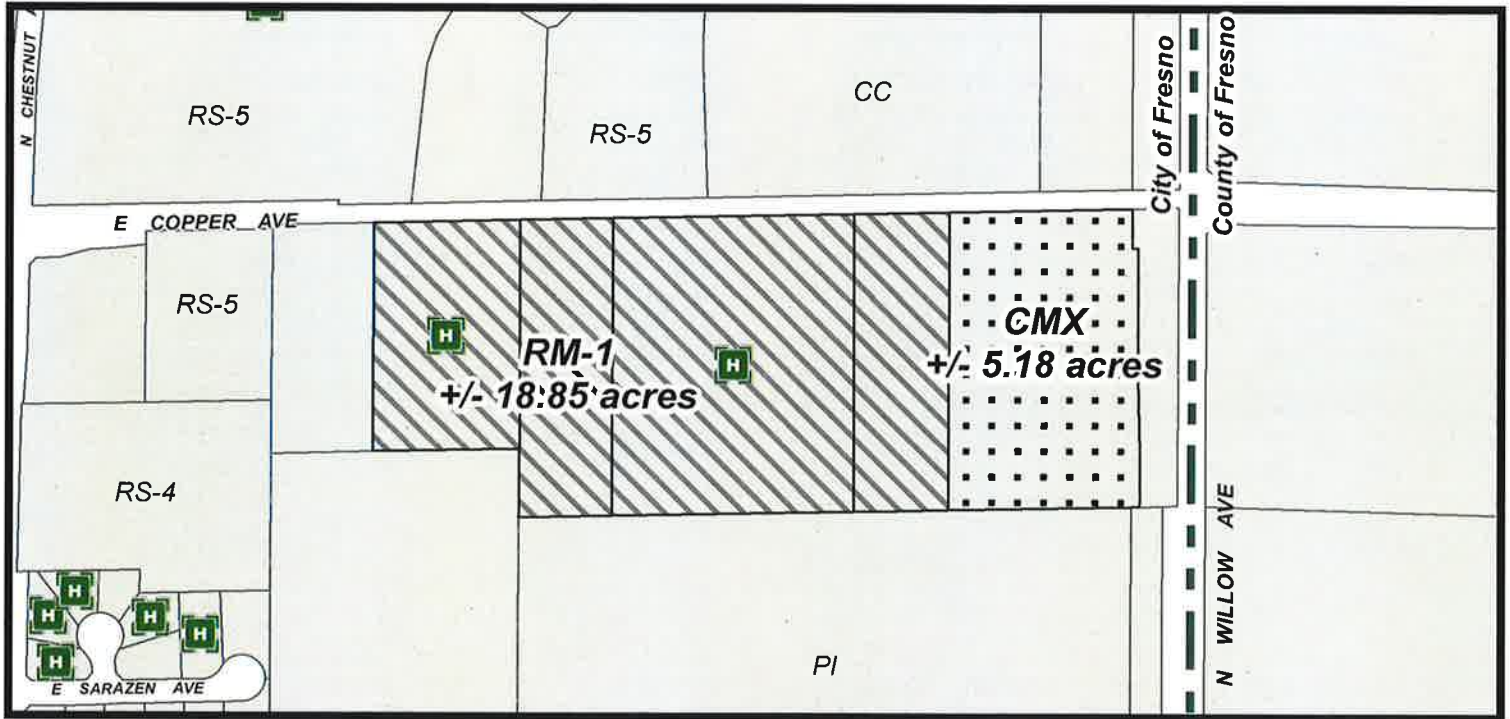
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Rezone Application No. P19-01470  
Filed by Morton and Pitalo Engineering,  
on behalf of Lennar Homes  
Action: Recommend Approval to the  
City Council

Attachment: Exhibit A

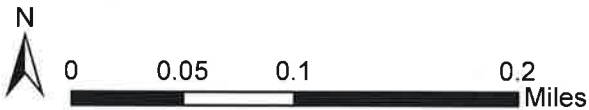
# EXHIBIT A - Rezone




**EXISTING**



**PROPOSED**



VTTM 6249 (P19-01469)  
 APNS: 578-010-035, 578-010-023S, 578-010-024S and 578-010-047S

--- City Limits       Housing Element Site 2013-2023 RHNA

Proposes to rezone the subject property from the RS-5 (Residential Single Family, Medium Density) (+/-15.82 acres) and BP (Business Park) (+/-8.21 acres) zone districts to the RM-1 (Residential Multi-Family, Medium High Density) and CMX (Corridor/Center Mixed Use) (+/-5.18 acres) zone districts.