

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13631**

The Fresno City Planning Commission (Commission), at its regular meeting on February 5, 2020, adopted the following resolution relating to Plan Amendment and Rezone Application No. 18-03290.

WHEREAS, Plan Amendment and Rezone Application No. P18-03290 has been filed by Daniel J. Zoldak of Lars Andersen & Associates on behalf of Sylvesta Hall of 2500 MLK LLC, which proposes to re-designate ±89.68 acres of existing land, previously analyzed under approved Plan Amendment Application No. A-17-007. The proposed development is entitled "West Creek Village Mixed-Use Project"; and,

WHEREAS, Plan Amendment Application No. P18-03290 proposes to amend the Fresno General Plan and Southwest Fresno Specific Plan to change the planned land use designation for the subject property from Community Park for 9.51 acres, College for 6.48 acres, Medium Density for 50.18 acres, Regional Commercial for 21.08 acres, and Community Commercial for 2.43 acres to Medium Density Residential for 26.58 acres, Medium High Density Residential for 21.32 acres, Community Park for 11.74 acres, Community Commercial for 3.08 acres, and Regional Commercial for 26.96; and,

WHEREAS, the Commission on February 5, 2020, reviewed the subject plan amendment application and related Environmental Assessment in accordance with the policies of the Fresno General Plan and the Southwest Fresno Specific Plan; and,

WHEREAS, during the February 5, 2020, hearing, the Commission received a staff report, environmental documents, and related information; and

WHEREAS, during the February 5, 2020, hearing, the Commission received public comment with two individuals speaking in opposition to the application, the Commission also received and considered testimony from the applicant; and

WHEREAS, during the February 5, 2020, hearing, the Commission considered the Planning and Development Department's report recommending approval of the requested plan amendment application, rezone application, development agreement, and environmental assessment; and,

WHEREAS, the Commission has reviewed the environmental assessment prepared for the proposed project, an Addendum to the previously adopted Mitigated Negative Declaration prepared for Environmental Assessment No. A-17-007/R-17-010/ANX-17-005/TPM-17-06, dated August 2, 2017, and is satisfied that the Addendum provides no additional information or subsequent changes that require revisions to the previously adopted Mitigated Negative Declaration; and,

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

Fresno Specific 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. Recommends to the City Council adoption of an addendum to the previously adopted Mitigated Negative Declaration prepared for Environmental Assessment No. A-17-007/R-17-010/ANX-17-005/TPM-2017-06, dated August 2, 2017; and
2. Recommends to the City Council adoption of Plan Amendment Application No. P18-03290 proposing to amend the Fresno General Plan and the Southwest Fresno Specific Plan to the following designations on the subject parcel: Community Park for 9.51 acres, College for 6.48 acres, Medium Density for 50.18 acres, Regional Commercial for 21.08 acres, and Community Commercial for 2.43 acres to Medium Density Residential for 26.58 acres, Medium High Density Residential for 21.32 acres, Community Park for 11.74 acres, Community Commercial for 3.08 acres, and Regional Commercial for 26.96; and
3. Recommends to the City Council adoption of Rezone Application No. P18-03290 proposing to amend the Official Zone Map to rezone the subject property as follows: from 50.18-acres of RS-5 (Residential Single-Family), 21.08-acres of CR (Regional Commercial), 6.48-acres of PI (Public & Institutional), 2.43-acres of CC (Community Commercial), and 9.51-acres of PR (Park and Recreation) to 26.58-acres to RS-5 (Residential Single-Family), 21.32-acres to RM-1 (Residential Multi-Family), 3.08-acres to CC (Community Commercial), 11.74-acres to PR (Park and Recreation), and 26.96-acres to CR (Regional Commercial); and
4. Recommends to the City Council adoption of the Development Agreement between the City of Fresno and 2500 MLK LLC, pertaining to future development of real property situated on the northwest corner of East Jensen Avenue and South Martin Luther King, Jr., Boulevard.

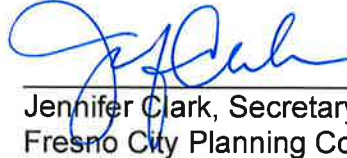
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The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Hardie, seconded by Commissioner Sodhi-Layne.

VOTING: Ayes - *Bray, Sodhi-Layne, McKenzie, Vang, Hardie*
 Noes - *None*
 Not Voting - *None*
 Absent - *Diaz*

Planning Commission Resolution No. 13631
Plan Amendment and Rezone Application No. P18-03290,
Development Agreement, and CEQA Finding
February 5, 2020
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DATED: February 5, 2020



Jennifer Clark, Secretary
Fresno City Planning Commission

Resolution No. 13631
Plan Amendment and Rezone Application
No. P18-03290
Filed by Daniel J. Zoldak of Lars Andersen
& Associates on behalf of Sylvesta Hall of
2500 MLK LLC.
Action: Recommend Approval (to the City
Council)