

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13471**

The Fresno City Planning Commission, at its regular meeting on July 5, 2017 adopted the following resolution relating to Plan Amendment Application No. A-16-016 and Environmental Assessment No. A-16-016/R-16-017/D-16-139.

WHEREAS, Plan Amendment Application No. A-16-016 has been filed with the City of Fresno to amend the Fresno General Plan and the Bullard Community Plan for the subject property as described below:

REQUESTED ZONING: Medium High Density Residential

EXISTING ZONING: Medium Density Residential

APPLICANT: Giorgio Russo of Ginder Development

LOCATION: Approximately ±7.87 acres of property located on the easterly side of North Salinas Avenue just south of West Bullard Avenue and the North Figarden Drive loop;

APN(s): 509-020-15

DESCRIPTION OF
PROPERTY TO BE REZONED: As depicted on the attached Exhibit "A".

WHEREAS, the above-named applicant is requesting to amend approximately 7.87 acres of the subject property from Medium Density Residential (5-12 du/ac) planned land use designation to the Medium High Density Residential (12-16 du/ac) planned land use designation; and,

WHEREAS, during the July 5, 2017 hearing, the Commission received a staff report and related information, environmental documents and considered testimony regarding the requested zoning change; and,

WHEREAS, during the July 5, 2017 hearing, no members of the public spoke and no letters in opposition of the proposed project were received.

WHEREAS, the Fresno City Planning Commission on July 5, 2017, reviewed the subject plan amendment application and related environmental assessment in accordance with the policies of the Fresno General Plan and the Bullard Community Plan; 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 Plan Amendment Application No. A-16-016 may have additional significant effects on the environment that were not identified in the Fresno General Plan Master Environmental Impact Report (MEIR) SCH No. 2012111015; and hereby adopts the Mitigated Negative Declaration prepared for Environmental Assessment No. A-16-016/R-16-017/D-16-139 dated May 5, 2017, for the proposed project.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that the requested Medium High Density planned land use for the subject property 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 Chair Torossian.

VOTING: Ayes - Bray, Garcia, Pao, Torossian, Vasquez
 Noes - None
 Not Voting - None
 Absent - None

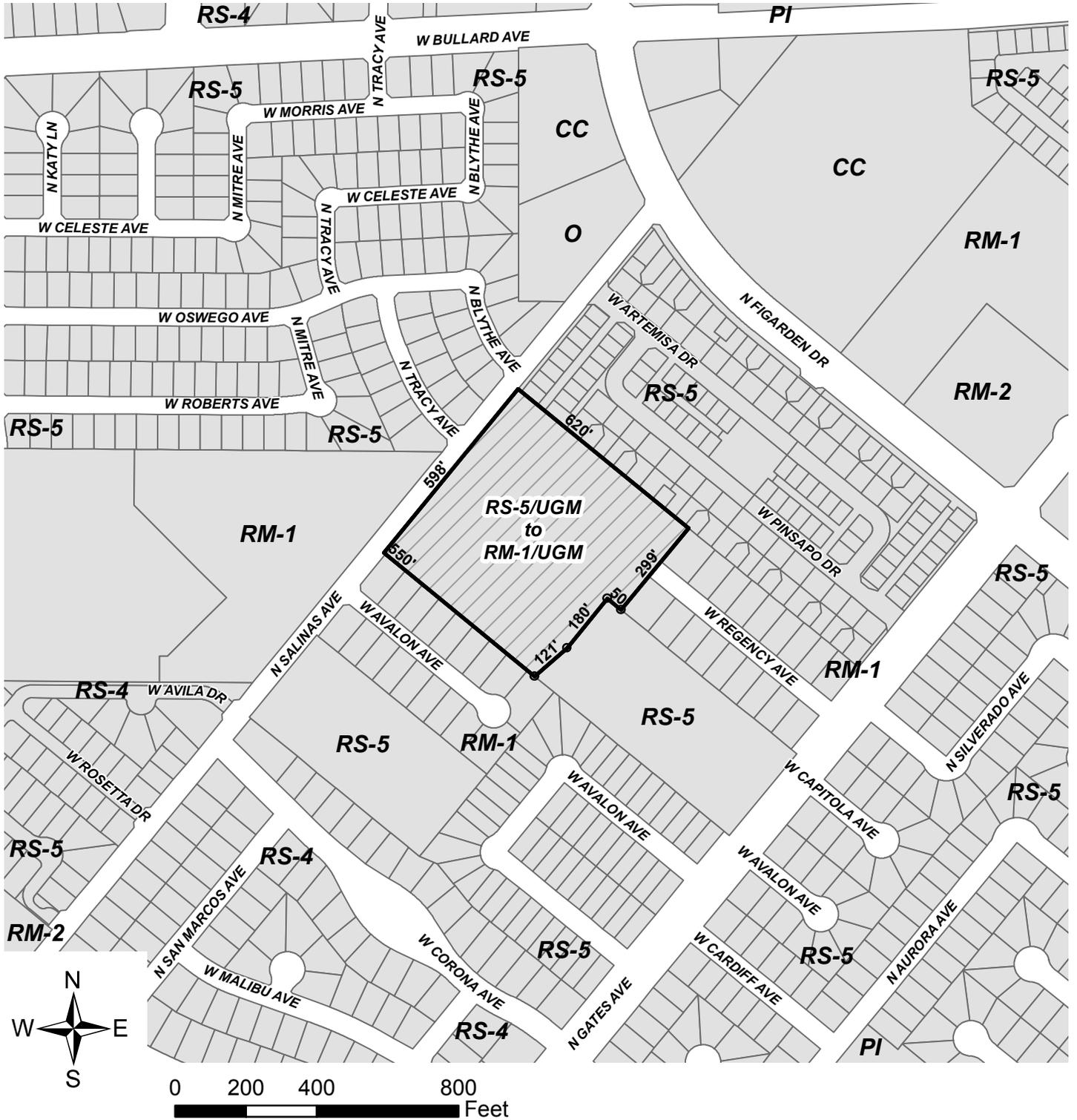
DATED: July 5, 2017

Jennifer Clark, Secretary
Fresno City Planning Commission

Resolution No. 13471
Plan Amendment Application No. A-16-016
Filed by Giorgio Russo of Ginder Development
Action: Recommend Approval

Attachment: Exhibit A

EXHIBIT A



A-16-016-HE, R-16-017-HE
APN: 509-020-15
5490 North Salinas Avenue

-  Residential Single-Family, Medium Density (rm) to Residential Multi-Family, Medium-High Density (rmh)
-  Zoning: From RS-5/UGM to RM-1/UGM

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13472**

The Fresno City Planning Commission, at its regular meeting on July 5, 2017 adopted the following resolution relating to Rezone Application No. R-16-017.

WHEREAS, Rezone Application No. R-16-017 has been filed with the City of Fresno to rezone the subject property as described below:

REQUESTED ZONING: RS-5/UGM (*Residential Single Family, Medium Density/Urban Growth Management*)

EXISTING ZONING: RM-1/UGM (*Residential Multi Family, Medium High Density/Urban Growth Management*)

APPLICANT: Giorgio Russo of Ginder Development

LOCATION: Approximately 7.87 acres of property located on the easterly side of North Salinas Avenue just south of West Bullard Avenue and the North Figarden Drive loop;

APN(s): 509-020-15

DESCRIPTION OF
PROPERTY TO BE REZONED: As depicted on the attached Exhibit "A".

WHEREAS, the above-named applicant is requesting to rezone the approximately 1.13 acre portion of the subject property from RS-5/UGM (*Residential Single Family, Medium Density/Urban Growth Management*) zone district to RM-1/UGM (*Residential Multi Family, Medium High Density/Urban Growth Management*) zone district; and,

WHEREAS, the Fresno City Planning Commission

WHEREAS, during the July 5, 2017 hearing, the Commission received a staff report and related information, environmental documents and considered testimony regarding the requested zoning change; and,

WHEREAS, during the July 5, 2017 hearing, no members of the public spoke and no letters in opposition of the proposed project were received.

WHEREAS, the Fresno City Planning Commission on July 5, 2017, reviewed the subject rezone application and related environmental assessment in accordance with the policies of the Fresno General Plan and the Bullard Community Plan; 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 Rezone Application No. R-16-017 may have additional significant effects on the environment that were

not identified in the Fresno General Plan Master Environmental Impact Report (MEIR) SCH No. 2012111015.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that the requested RM-1/UGM (*Residential Multi Family, Medium High Density/Urban Growth Management*) zone district for the subject property 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 Torossian.

VOTING: Ayes - Bray, Garcia, Pao, Torossian, Vasquez
 Noes - None
 Not Voting - None
 Absent - None

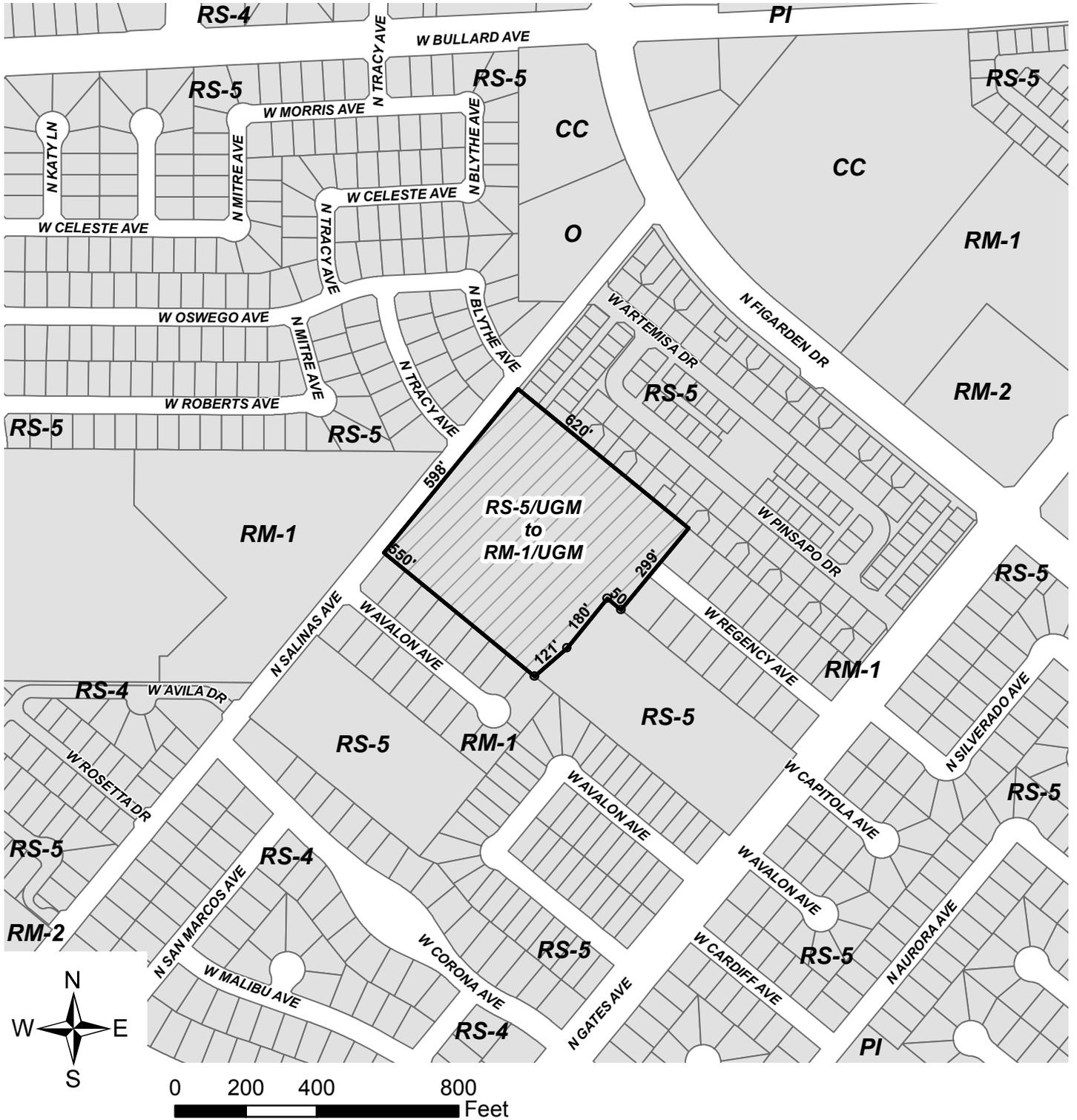
DATED: July 5, 2017

Jennifer Clark, Secretary
Fresno City Planning Commission

Resolution No. 13472
Rezone Application No. R-16-017
Filed by Giorgio Russo of Ginder Development
Action: Recommend Approval

Attachment: Exhibit A

EXHIBIT A



A-16-016-HE, R-16-017-HE
APN: 509-020-15
5490 North Salinas Avenue

-  Residential Single-Family, Medium Density (rm) to Residential Multi-Family, Medium-High Density (rmh)
-  Zoning: From RS-5/UGM to RM-1/UGM

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13473**

The Fresno City Planning Commission, at its regular meeting on July 5, 2017, adopted the following resolution relating to Development Permit Application No. D-16-139.

WHEREAS, Development Permit Application No. D-16-139 has been filed with the City of Fresno by Giorgio Russo of Ginder Development, pertaining to approximately 7.87 acres of property located the easterly side of North Salinas Avenue just south of West Bullard Avenue and the North Figarden Drive loop; and,

WHEREAS, during the July 5, 2017 hearing, the Commission received a staff report and related information, environmental documents and considered testimony regarding the Development Permit; and,

WHEREAS, during the July 5, 2017 hearing, no members of the public spoke in opposition of the proposed project.

WHEREAS, the Fresno City Planning Commission on July 5, 2017, reviewed the subject Development Permit in accordance with the policies of the Fresno General Plan and the Bullard Community Plan; and,

NOW, THEREFORE, BE IT RESOLVED the Fresno City Planning Commission has reviewed the environmental assessment prepared for the proposed project, Environmental Assessment No. A-16-016/R-16-017/D-16-139 dated May 5, 2017; and,

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby finds and determines that there is evidence in the record to indicate that Development Permit Application No. D-16-139 does meet the required findings to approve.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Development Permit Application No. D-16-139, which proposes a 120-unit multi-family development as described within staff report to the Planning Commission dated July 5, 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 Chair Torossian.

VOTING: Ayes - Bray, Garcia, Pao, Torossian, Vasquez
 Noes - None
 Not Voting - None
 Absent - None

DATED: July 5, 2017

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Development Permit Application No. D-16-139
July 5, 2017
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Jennifer Clark, Secretary
Fresno City Planning Commission

Resolution No. 13473
Development Permit Application No. D-16-139
Filed by Giorgio Russo of Ginder Development
Action: Recommend Approval