

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13508**

The Fresno City Planning Commission, at its regular meeting on December 6, 2017, adopted the following resolution relating to Plan Amendment Application No. A-17-010.

WHEREAS, Plan Amendment Application No. A-17-010 has been filed with the City of Fresno by Jeff Roberts, on behalf of East Shields Development, and pertains to approximately ±13.76 acres of property located on the east side of North Fowler Avenue between East Shields and East Princeton Avenues; and,

WHEREAS, Plan Amendment Application No. A-17-010 proposes to amend 8.89 acres of the Fresno General Plan, and the McLane Community Plan for the subject property from the Business Park planned land use to the Medium Density Residential (5-12 du/acre) planned land use. In addition, 4.87 acres of the subject property is proposed to be redesignated from the Community Commercial and Light Industrial planned land uses to the Urban Neighborhood Residential (16-30 du/acre) planned land use.; and,

WHEREAS, on December 6, 2017, the Fresno City Planning Commission conducted a public hearing to review the proposed Plan Amendment, considered the associated Mitigated Negative Declaration prepared for Environmental Assessment No. A-17-010/R-17-014, received public testimony and considered the Development and Resource Management Department's report recommending approval of the proposed plan amendment and environmental assessment; and,

WHEREAS, the Fresno City Planning Commission has reviewed the environmental assessment prepared for this plan amendment, Environmental Assessment No. A-17-010/R-17-014, dated December 1, 2017, and is satisfied that the appropriate measures of development 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 the McLane Community Plan.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Fresno, based 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-17-010 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 the California Environmental Quality Act (CEQA) Guidelines Section 21157.5(a)(2) and CEQA Guidelines Section 15178(b)(1) and (2). Accordingly, the Commission recommends the

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Council adopt the Mitigated Negative Declaration for Environmental Assessment No. A-17-010/R-17-014.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Plan Amendment Application No. A-17-010, which proposes to amend the Fresno General Plan and the McLane Community Plan as depicted by the attached Exhibit "A" and described within the staff report to the Planning Commission dated December 6, 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, McKenzie, Sodhi-Layne, Torossian, Vang, Vasquez
 Noes - None
 Not Voting - None
 Absent - None

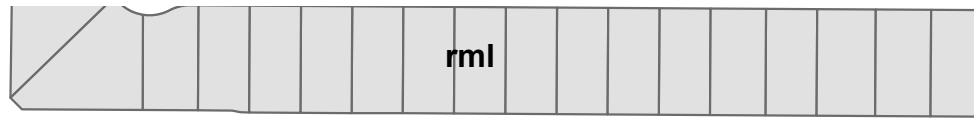
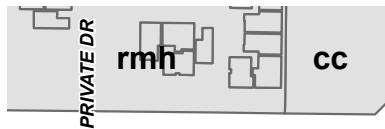
DATED: December 6, 2017

Jennifer Clark, Secretary
Fresno City Planning Commission

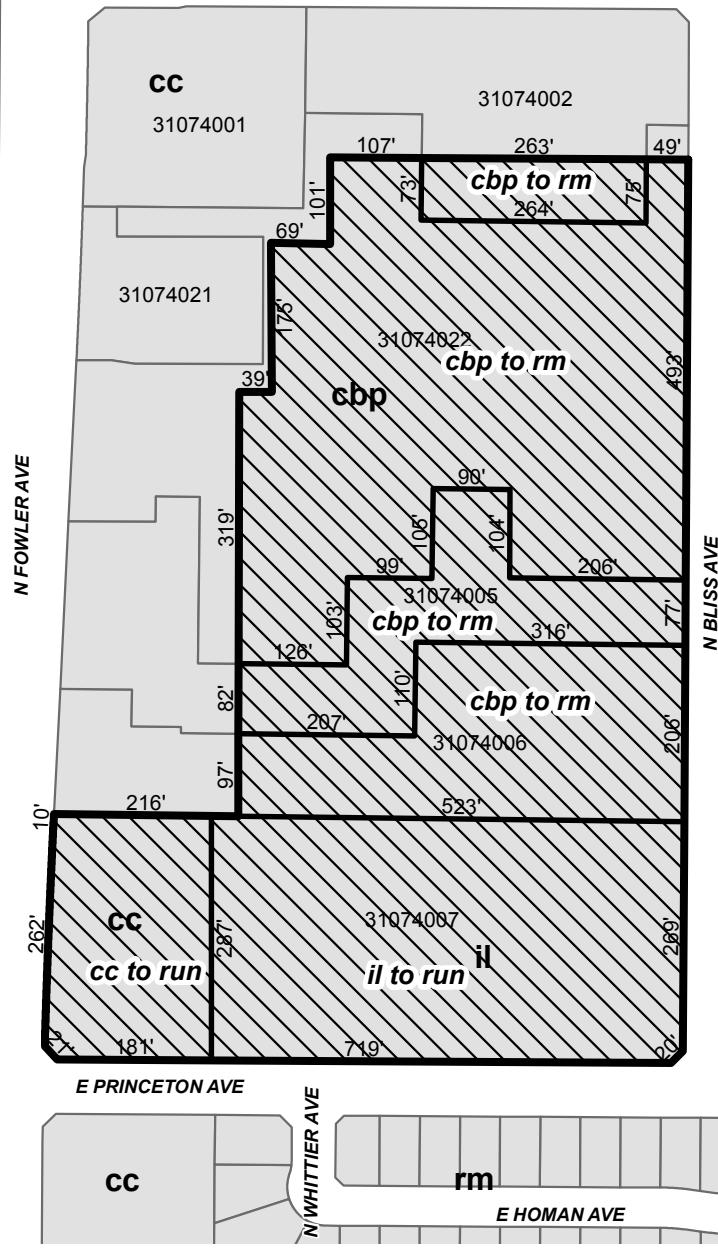
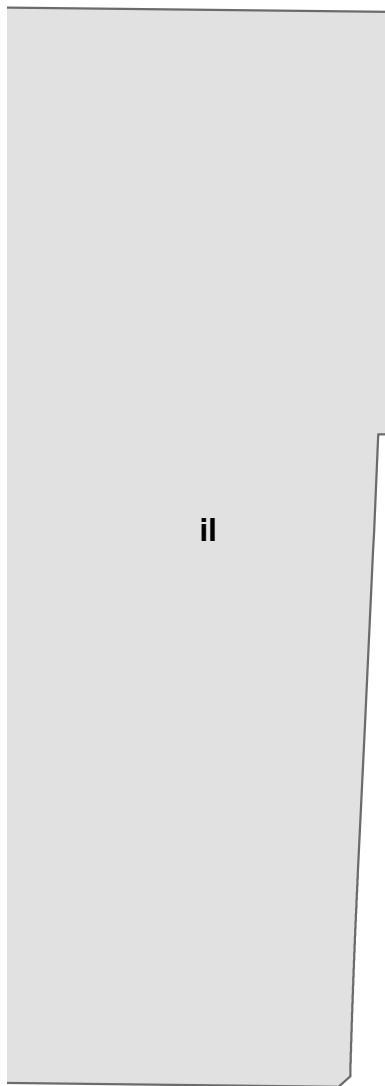
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Plan Amendment Application No. A-17-010
Filed by Jeff Roberts, on behalf of East Shields
Development
Action: Recommend Approval

Attachment: Exhibit A

Exhibit A - Planned Land Use



E SHIELDS AVE



A-17-010

APN: 310-740-07 Portions of 05, 06, 22 and 02

2770 N Fowler Ave

From Commercial-Community, Light Industrial and Business Park to Residential Multi-Family, Urban Neighborhood and Residential Single-Family Medium Density - 13.76 Acres

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13509**

The Fresno City Planning Commission, at its regular meeting on December 6, 2017, adopted the following resolution relating to Rezone Application No. R-17-014.

WHEREAS, Rezone Application No. R-17-014 has been filed with the City of Fresno to rezone the subject property as described below:

REQUESTED ZONING: 8.89 acres: RS-5/UGM (*Residential Single-Family, Medium Density/Urban Growth Management*) zone district

4.87 acres: RM-2/UGM (*Residential Multi-Family, Urban Neighborhood/Urban Growth Management*) zone district

EXISTING ZONING: 8.89 acres: BP/UGM (*Business Park/Urban Growth Management*) zone district

4.87 acres: CC/UGM (*Community Commercial/Urban Growth Management*) and IL/UGM (*Light Industrial/Urban Growth Management*) zone districts

APPLICANT: Jeff Roberts, on behalf of East Shields Development.

LOCATION: 2770 North Fowler Avenue S/A; located on the east side of North Fowler Avenue between East Shields and East Princeton Avenues in the City of Fresno, California

APN(s): 310-740-07 and portions of 310-740-05, -06, -22, & -02.

**DESCRIPTION
OF PROPERTY**

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

WHEREAS, the above-named applicant is requesting a zoning change on the above property in order to rezone the property to be consistent with the proposed Medium Density Residential and Urban Neighborhood Residential planned land use of the Fresno General Plan and the McLane Community Plan; and,

WHEREAS, the District 4 Plan Implementation Committee reviewed and approved the proposed project at their meeting on October 9, 2017; and,

WHEREAS, the Fresno City Planning Commission on December 6, 2017, conducted a public hearing to review the proposed rezone, received public testimony and considered the Development and Resource Management Department's report recommending approval of the proposed rezone; and,

WHEREAS, at the hearing no one spoke in support or opposition to the proposed rezone application; 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 rezone

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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-17-010/R-17-014 dated December 1, 2017.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that the requested RS-5/UGM (*Residential Single Family, Medium Density/Urban Growth Management*) and the RM-2/UGM (*Residential Multi-Family, Urban Neighborhood/Urban Growth Management*) zone districts be approved.

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, McKenzie, Sodhi-Layne, Torossian, Vang, Vasquez,
 Noes - None
 Not Voting - None
 Absent - None

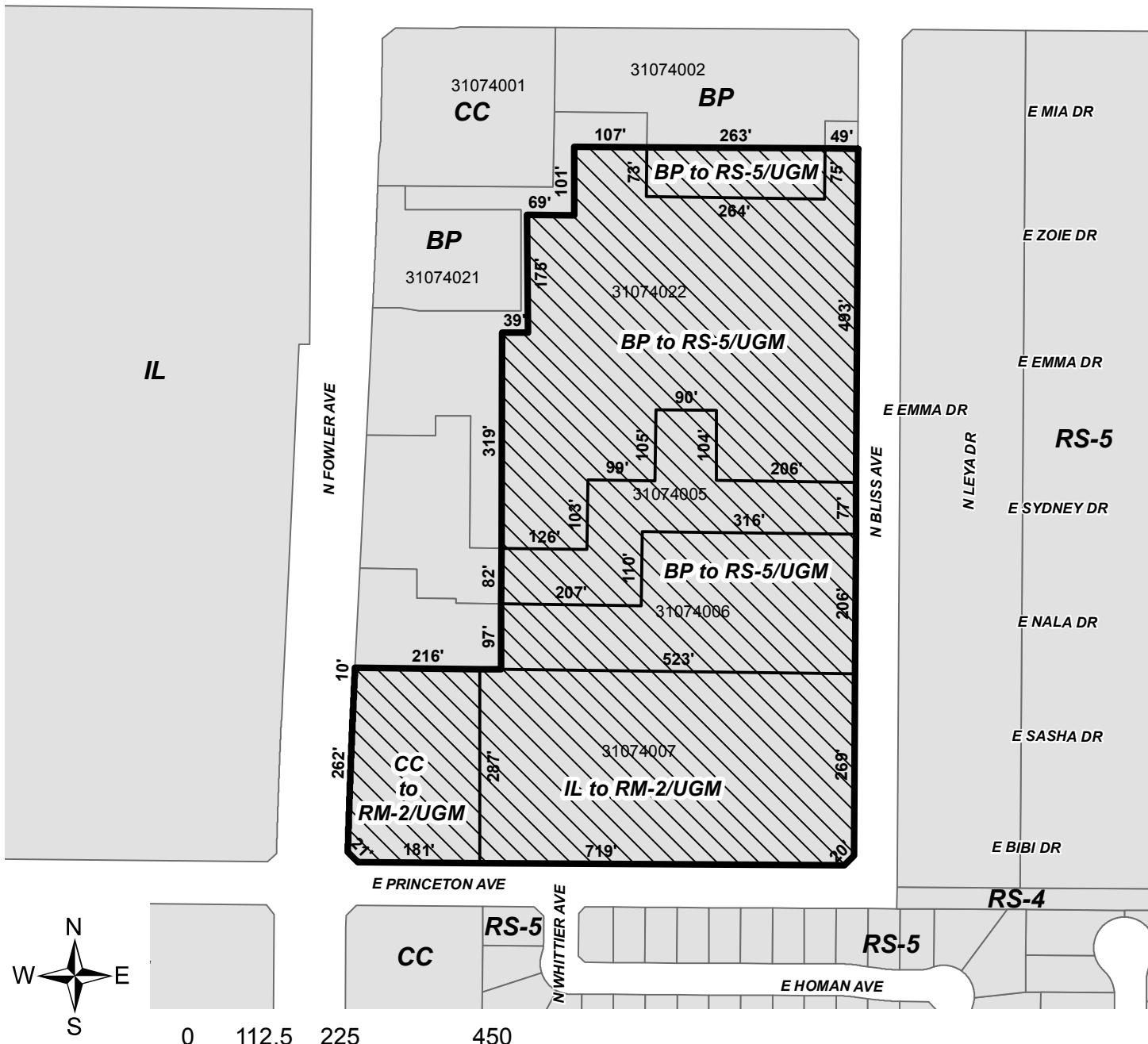
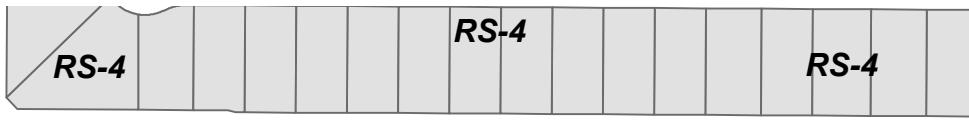
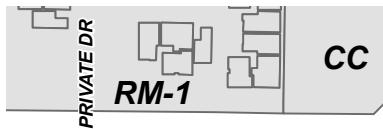
DATED: December 6, 2017

Jennifer K. Clark, Secretary
Fresno City Planning Commission

Resolution No. 13509
Rezone Application No. R-17-014
Filed by Jeff Roberts, on behalf of East Shields
Development.
Action: Recommend Approval

Attachment: Exhibit A

Exhibit A - Zoning



R-17-014

APN: 310-740-07 Portions of 05, 06, 22 and 02

2770 N Fowler Ave



Proposes to amend the Official Zone Map to reclassify 4.87 acres of the property from CC+IL (Commercial-Community, Light Industrial) to RM-2/UGM (Residential Multi-Family, Urban Neighborhood/Urban Growth Management) and 8.89 acres of the property from BP (Business Park) to RS-5/UGM (Residential Single-Family Medium Density/Urban Growth Management).