

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13531**

The Fresno City Planning Commission, at its regular meeting on April 18, 2018, adopted the following resolution relating to Pre-zone Application No. R-17-008

WHEREAS, Pre-zone Application No. R-17-008 has been filed with the City of Fresno to pre-zone the subject property as described below:

REQUESTED ZONING: RS-3 (*Single Family Residential, Low Density*), RS-5 (*Single Family Residential, Medium Density*)

EXISTING ZONING: Fresno County RR (*Rural Residential*)

APPLICANT: Bill Robinson on behalf of Mari Zakaryan

LOCATION: Approximately 7.10 acres of property located on the north side of East Alluvial Avenue between North Willow and North Paula Avenues

APNS: 404-500-20, 21 & 23

DESCRIPTION  
OF PROPERTY

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

WHEREAS, the above-named applicant is requesting to pre-zone an approximately 7.10 acre subject property from the Fresno County RR (*Rural Residential*) zone district to the RS-3 (*Single Family Residential, Low Density*) and RS-5 (*Single Family Residential, Medium Density*) zone districts for purposes of facilitating the annexation of the same subject property to the City of Fresno in accordance with Annexation Application No. ANX-17-004; and,

WHEREAS, the Fresno City Planning Commission on April 18, 2018, reviewed the subject rezone application in accordance with the policies of the Fresno General Plan and the Woodward Park Community Plan; and,

WHEREAS, during the April 18, 2018 hearing, the Commission received a staff report and related information, environmental documents and considered testimony regarding the requested zoning change.

NOW, THEREFORE, BE IT RESOLVED that 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, hereby finds and determines that there is no substantial evidence in the record to indicate that the rezone application may have a significant effect on the environment as identified by, and evaluated within, the Finding of Conformity to the Fresno General Plan Master Environmental Impact Report (MEIR No. 21012111015) prepared for Environmental Assessment No. ANX-17-004/R-17-008/C-17-062 dated March 29, 2018.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends

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to the City Council that the requested RS-3 (*Single Family Residential, Low Density*) 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 Sodhi-Layne, seconded by Commissioner Torossian.

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

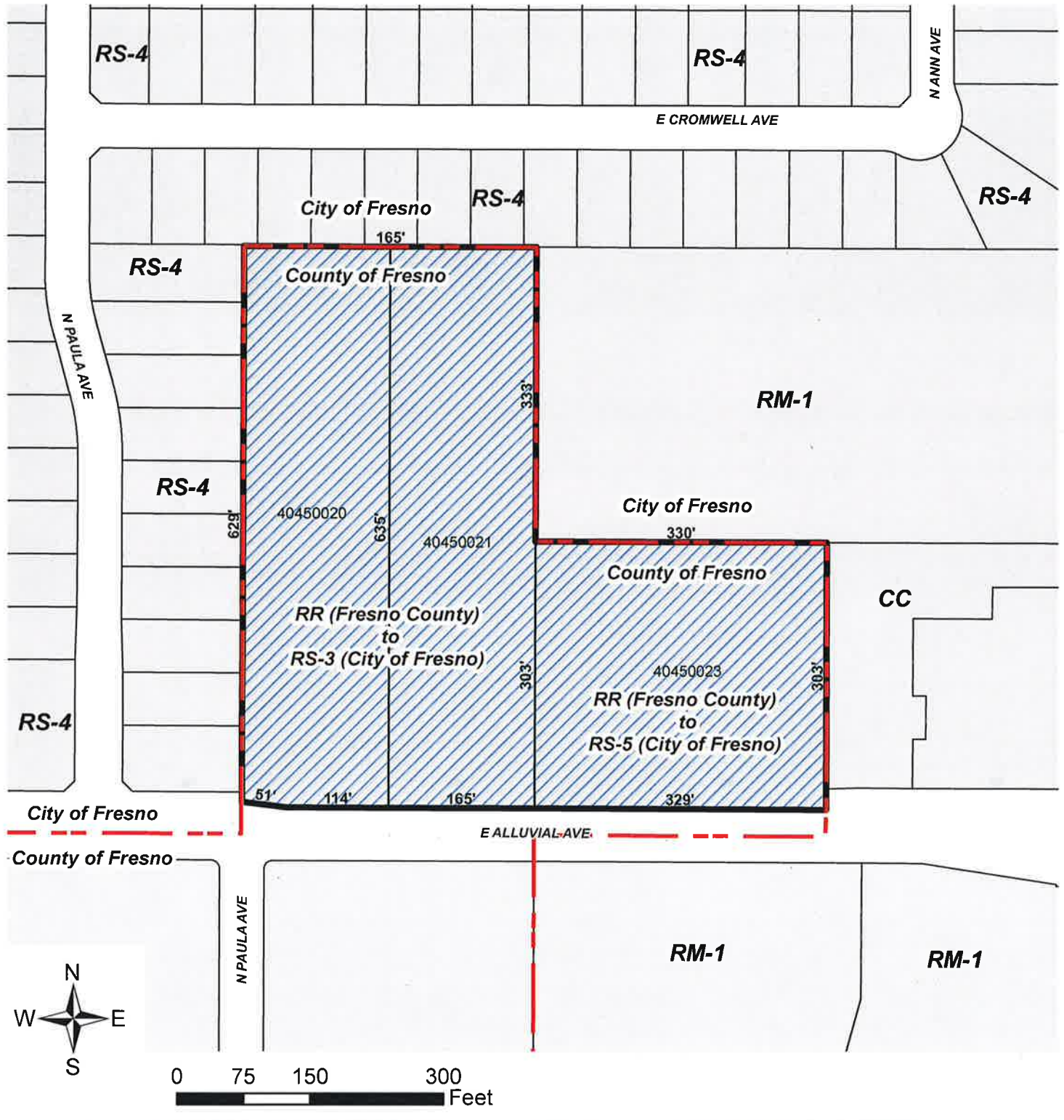
DATED: April 18, 2018

  
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Mike Sanchez, Assistant Director  
Fresno City Planning Commission

Resolution No. 13531  
Rezone Application No. R-17-008  
Filed by Bill Robinson  
Action: Recommend Approval

Attachment: Exhibit A

# EXHIBIT A



**R-17-008**  
**APN: 404-500-20, 21, and 23 (7.10 Acres)**  
**2792 E Alluvial Avenue**

- - - City Limits
- From Fresno County RR (Rural Residential Neighborhood Beautification) zone district to the City of Fresno RS-3 - Residential Single-Family, Low Density and RS-5 (Residential Single Family, Medium Density) zone districts.