

Exhibit O

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13563**

The Fresno City Planning Commission, at its regular meeting on December 19, 2018, adopted the following resolution relating to Plan Amendment Application No. A-18-001.

WHEREAS, Plan Amendment Application No. A-18-001 has been filed with the City of Fresno by Yamabe and Horn Engineering, on behalf of Lennar Homes, and pertains to approximately 26.92 acres of property located on the northwest corner of West Shaw and North Grantland Avenues; and,

WHEREAS, Plan Amendment Application No. A-18-001 proposes to amend the Fresno General Plan and the West Area Community Plan to change the planned land use designations for the subject property from Community Commercial (±12.66 acres) and Urban Neighborhood (±14.26 acres) to Medium Density Residential (±26.92 acres); and,

WHEREAS, on December 19, 2018, 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. ANX-18-002/A-18-001/R-18-002/T-6198 dated May 11, 2018, with Addendum dated December 19, 2018, 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. ANX-18-002/A-18-001/R-18-002/T-6198 dated May 11, 2018, with Addendum dated December 19, 2018, 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 West Area 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-18-001 will not have a significant effect on the environment. 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 CEQA Section 21157.5(a)(2) and CEQA Guidelines Section 15178(b)(1) and (2). Accordingly, the Commission recommends the Council adopt the Mitigated Negative Declaration for

Environmental Assessment No. ANX-18-002/A-18-001/R-18-002/T-6198 dated May 11, 2018, with Addendum dated December 19, 2018.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Plan Amendment Application No. A-18-001, which proposes to amend the Fresno General Plan and the West Area Community Plan, as depicted by the attached Exhibit "A" and described within staff report to the Planning Commission dated December 19, 2018, be approved.

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

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

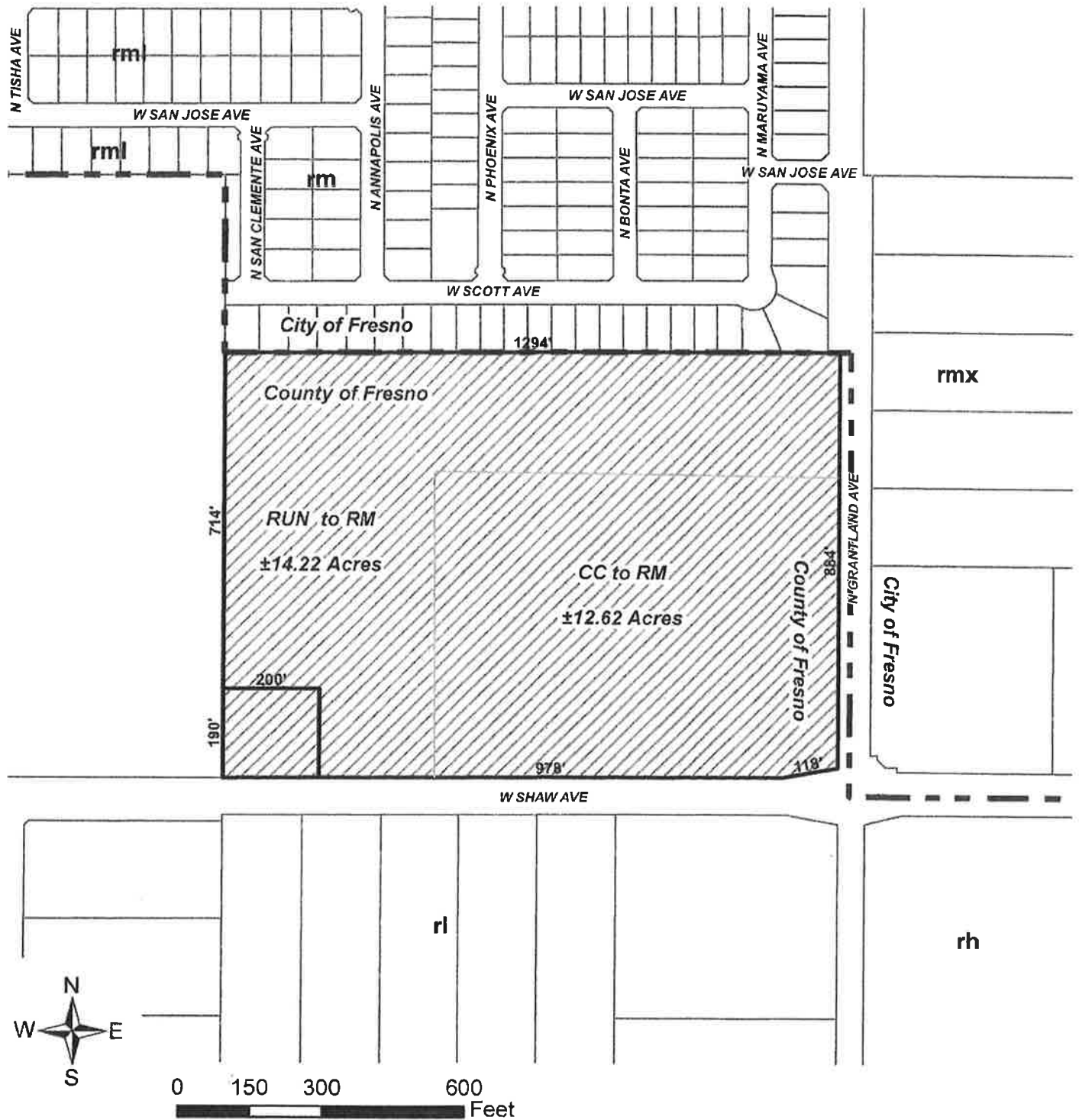
DATED: December 19, 2018

Jennifer Clark, Secretary
Fresno City Planning Commission

Resolution No. 13563
Plan Amendment Application No. A-18-001
Filed by Yamabe and Horn Engineering, on behalf of
Lennar Homes
Action: Recommend Approval to the City Council

Attachment: Exhibit A

Exhibit A



A-18-001
 APN: 505-050-12 & 13
 7122 W Shaw Ave.

--- City Limits

 Proposes to amend the Fresno General Plan from the Community Commercial and the Urban Neighborhood to the Medium Density Residential planned land use designation (26.84 Acres).