

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13650**

The Fresno City Planning Commission, at its meeting on May 20, 2020, adopted the following resolution relating to Pre-zone Application No. P19-06286.

WHEREAS, Pre-zone Application No. P19-06286 has been filed with the City of Fresno by Harbour and Associates on behalf of Wilson Premier Homes, for approximately 79.12 acres of property located on the southwest corner of East Clinton and North Armstrong Avenues; and,

WHEREAS, Pre-zone Application No. P19-06286 proposes to pre-zone the subject property from the Fresno County AE-20 (*Exclusive 20-acre Agricultural District*) zone district to the RS-5/UGM (Residential Single Family/Urban Growth Management) (19.38) and RS-5/UGM/ANX (Residential Single Family/Urban Growth Management/Annexed Rural Transition Overlay) (59.74) zone district; and,

WHEREAS, on May 20, 2020, the Fresno City Planning Commission reviewed the subject pre-zone application in accordance with the policies of the Fresno General Plan and McLane Community Plan; and,

WHEREAS, during the May 20, 2020, hearing, the Commission received a staff report and related information, environmental documents and considered testimony regarding the requested pre-zoning change; and,

WHEREAS, the Commission conducted a public hearing to review the proposed pre-zone and considered the Planning and Development Department's report recommending approval of the proposed pre-zone application; and,

WHEREAS, the Fresno City Planning Commission considered the proposed pre-zone relative to the staff report and environmental assessment issued for the project; and,

WHEREAS, the Fresno City Planning Commission invited testimony with respect to the proposed pre-zone; and,

WHEREAS, one neighbor spoke in opposition to the proposed project and cited traffic concerns.

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 Pre-zone Application No. P19-06286 may have additional significant effects on the environment that were not identified in the Fresno General Plan Master Environmental Impact Report (MEIR) No. 2012111015; and hereby recommends approval to the City Council the Mitigated Negative Declaration prepared for

Environmental Assessment No. P19-06018/P19-06286/P20-00369/T-6241 dated May 15, 2020.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends approval to the City Council of Pre-zone Application No. P19-06286 to pre-zone the subject property from the Fresno County AE-20 (Exclusive 20-acre Agricultural District) zone district to the RS-5/UGM (Residential Single Family/Urban Growth Management) (19.38) and RS-5/UGM/ANX (Residential Single Family/Urban Growth Management/Annexed Rural Transition Overlay) (59.74) zone district, as described and depicted on the attached Exhibit "A".

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Hardie, seconded by Commissioner Vang

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

DATED: June 3, 2020



JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13650
Rezone Application No. P19-06286
Filed by Harbour and Associates on
behalf of Wilson Premier Homes
Action: Recommend Approval to the
City Council

Attachment: Exhibit A