

Exhibit Q

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13729**

The Fresno City Planning Commission, at its regular meeting on November 17, 2021, adopted the following resolution relating to Rezone Application No. P21-01875.

WHEREAS, Rezone Application No. P21-01875 has been filed with the City of Fresno as part of a rezone for the subject property as described below:

REQUESTED ZONING: ± 35.59 acres of property from the RS-5/UGM/cz (Single Family Residential, Medium Density/Urban Growth Management/conditions of zoning) zone district to RS-3/UGM/cz (Single-Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district, ± 0.93 acres of property from the RM-1/UGM/cz (Multi-Family Residential, Medium High Density/Urban Growth Management/conditions of zoning) zone district to RM-2/UGM/cz (Multi-Family Residential, Urban Neighborhood/Urban Growth Management/conditions of zoning) zone district, ± 7.23 acres of property from the RM-1/UGM/cz (Multi Family Residential, Medium High Density/Urban Growth Management/conditions of zoning) zone district to RS-5/UGM/cz (Single Family Residential, Medium Density/Urban Growth Management/conditions of zoning) zone district, ± 0.79 acre of property from the RM-1/UGM/cz (Multi Family Residential, Medium High Density/Urban Growth Management/conditions of zoning) zone district to RS-4/UGM/cz (Single Family Residential, Medium Low Density/Urban Growth Management/conditions of zoning) zone district, ± 2.68 acres of property from the RM-1/UGM/cz (Multi-Family Residential, Medium High Density/Urban Growth Management/conditions of zoning) zone district to CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) zone district, ± 2.07 acres of property from the PR/UGM/cz (Parks and Recreation/Urban Growth Management/conditions of zoning) zone district to RS-4/UGM/cz (Single Family Residential, Medium Low Density/Urban Growth Management/conditions of zoning) zone district, ± 1.17 acres of property from the CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) zone district to RS-3/UGM/cz (Single Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district, ± 8.17 acres of property from the CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) zone district to RM-2/UGM/cz (Multi-Family Residential, Urban Neighborhood/Urban Growth Management/conditions of zoning) zone district, ± 2.68 acres of property from the CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) zone district to RS-4/UGM/cz (Single Family Residential, Medium Low Density /Urban Growth Management/conditions of zoning) zone district, and ± 4.53 acres of property from the GC/UGM/cz (General Commercial/Urban Growth Management/conditions of zoning) zone district to RS-3/UGM/cz (Single Family Residential, Low Density /Urban Growth Management/conditions of zoning) zone district

EXISTING ZONING: Various zone districts

APPLICANT: Jeff Roberts on behalf of CRD East, Inc.

LOCATION: Generally located between North Friant Road, East Copper Avenue, North Willow Avenue and the East Silaxo Road

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; and,

WHEREAS, the Council District 6 Project Review Committee on June 7, 2021, recommended approval of the proposed rezone application by a vote of 6-0; and,

WHEREAS, the Fresno City Planning Commission on November 17, 2021, conducted a public hearing to review the proposed rezone, received public testimony and considered the Planning and Development Department's report recommending approval of the proposed rezone; and,

WHEREAS, the Planning Commission reviewed the subject rezone application in accordance with Section 15-5812 of the FMC and finds that the rezone meets the criteria established by Section 15-5812; and,

WHEREAS, no one spoke in opposition to the project; and,

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission hereby finds and determines that the environmental assessment for Rezone Application No. P21-01875 resulted in the preparation of Environmental Impact Report SCH No. 2000021003 dated November 2021. In addition, the Commission finds that FSEIR SCH No. 2000021003 has been prepared pursuant the requirements of the California Environmental Quality Act (CEQA) Guidelines, including all required written findings pursuant to CEQA Guidelines Section 15091. The Commission is satisfied that for impacts that can be mitigated to a level of less than significant, 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; the Commission concurs with the statement of overriding considerations prepared for impacts that have been identified as significant and unavoidable; and accordingly, the Commission recommends the Council certify Final SEIR SCH No. 2000021003, pursuant to CEQA Guidelines Section 15090.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that the requested zoning as noted above be approved as depicted by the attached Exhibit "A" and described within the staff report to the Planning Commission dated November 17, 2021.

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Rezone Application No. P21-01875
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The foregoing Resolution was adopted by the Fresno City Planning Commission, upon a motion by Commissioner Hardie (Vice Chair), seconded by Commissioner Diaz.

VOTING: Ayes - Hardie (Vice Chair), Diaz, Fuentes, Wagner, Vang (Chair)
 Noes - None
 Not Voting - None
 Absent - Criner

DATED: November 17, 2021



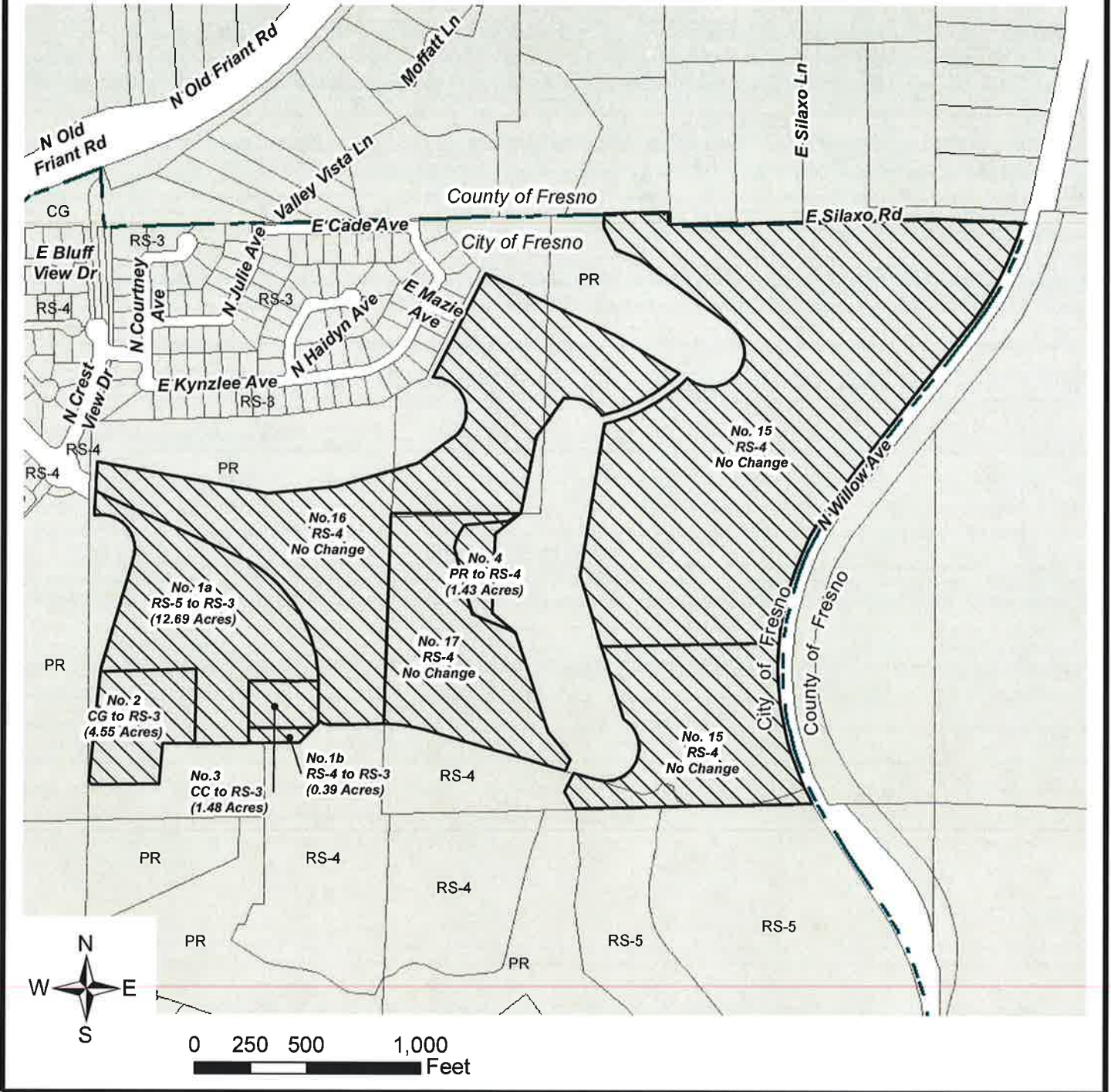
Jennifer K. Clark, Secretary
Fresno City Planning Commission

Resolution No. 13729
Rezone Application No. P21-01875
Filed by Jeff Roberts on behalf of CRD East, Inc.
Action: Recommend Approval


Attachment: Exhibit A

Exhibit A

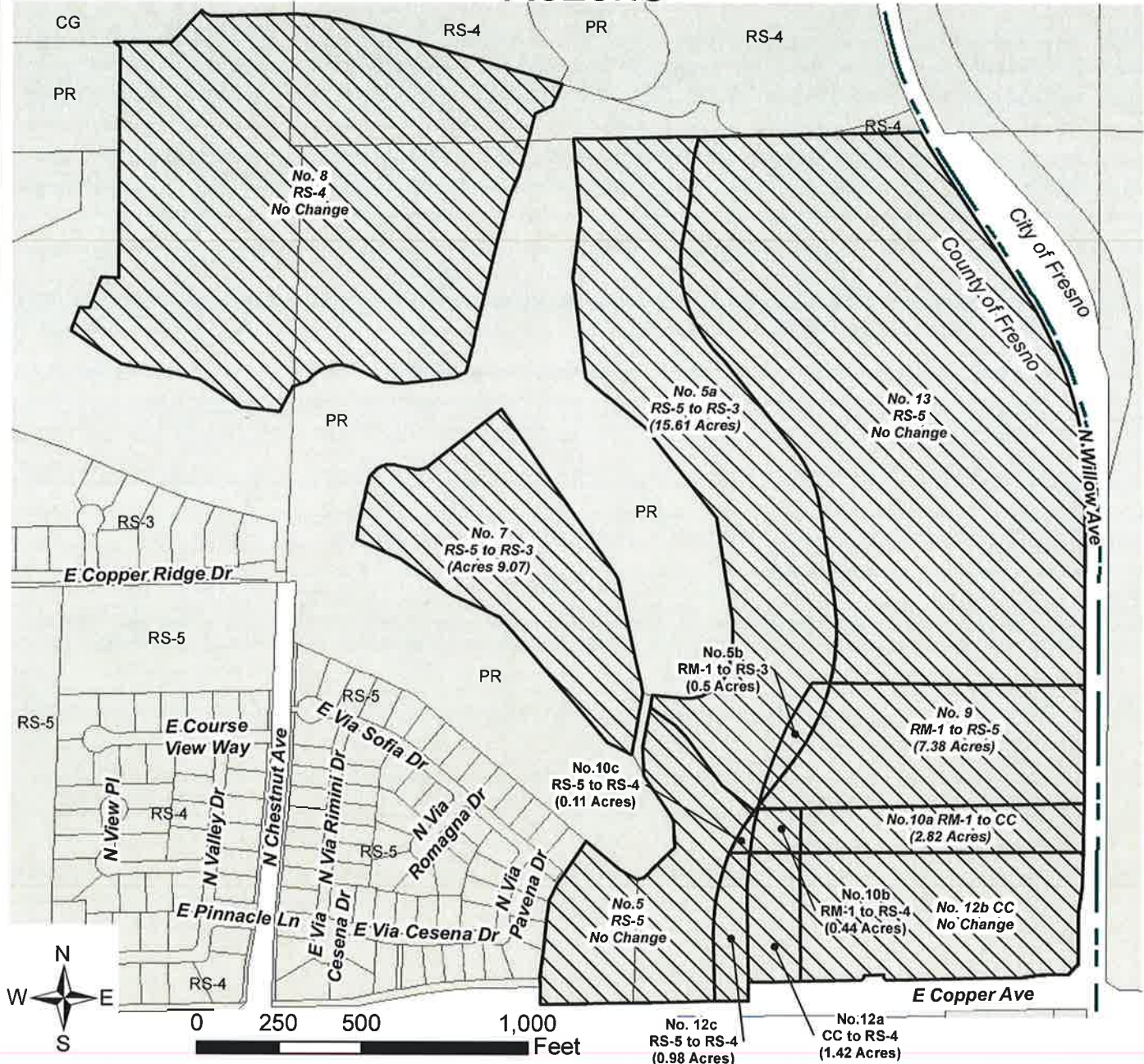
Rezone



P21-01875 Copper River Southwest of E. Silaxon and N. Willow Avenues

-  1a) From RS-5/UGM/cz (Single Family Residential, Medium Density/Urban Growth Management/conditions of zoning) zone district to RS-3/UGM/cz (Single Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district.
- 1b) From RS-4/UGM/cz (Single Family Residential, Medium Low Density/Urban Growth Management/conditions of zoning) zone district to RS-3/UGM/cz (Single Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district.
- 2) From CG/UGM/cz (Commercial General/Urban Growth Management/conditions of zoning) zone district to RS-3/UGM/cz (Single Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district.
- 3) From CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) zone district to RS-3/UGM/cz (Single Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district.
- 4) From PR(Parks and Recreation) zone district to RS-4/UGM/cz (Single Family Residential, Medium Low Density/Urban Growth Management/conditions of zoning) zone district.

Rezone

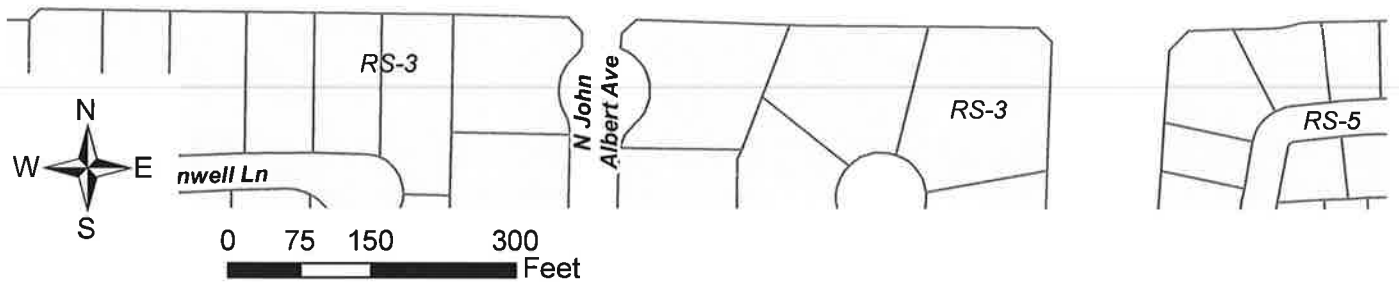
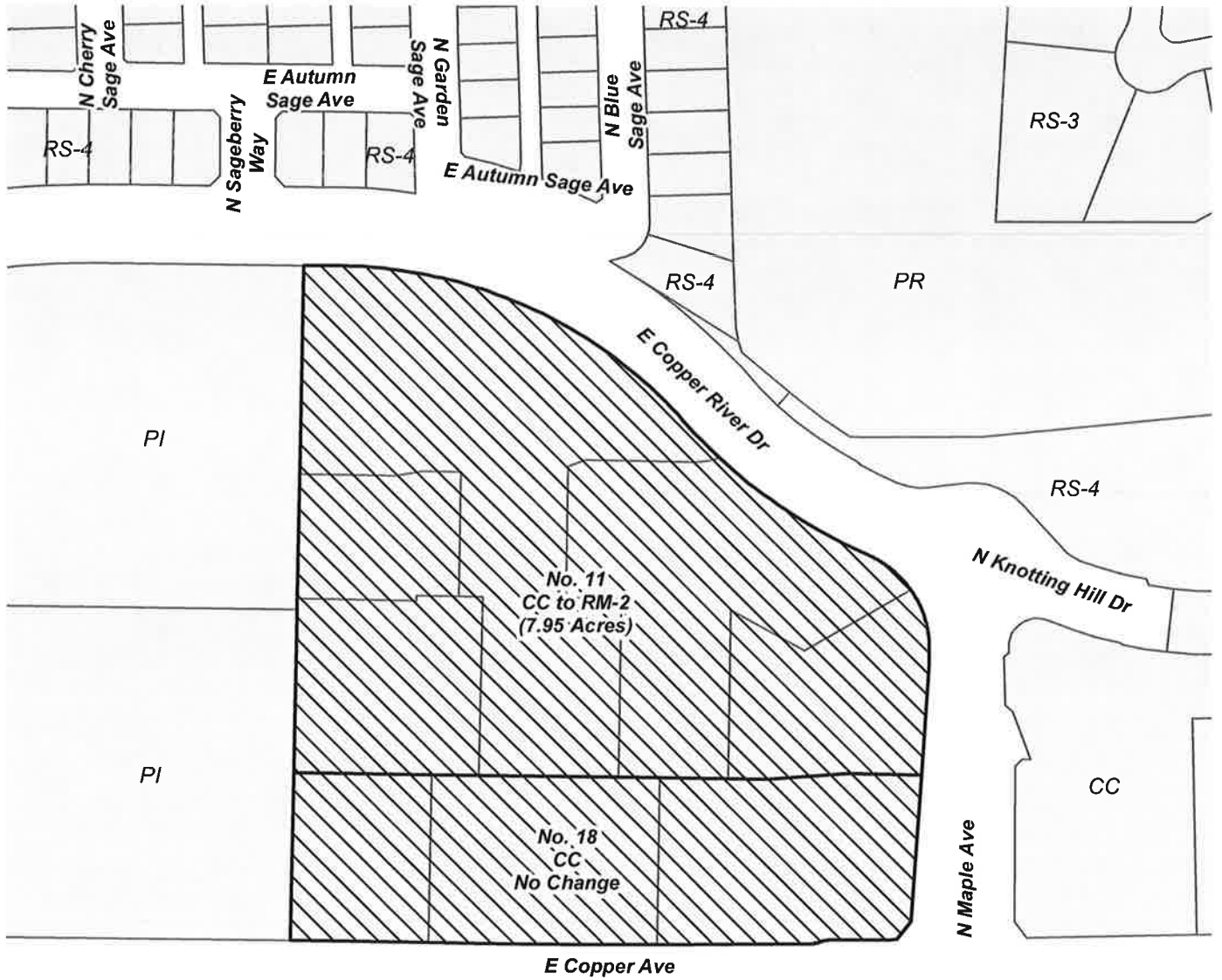


P21-01875 Copper River Northwest of E. Copper and N. Willow Avenues




- 5a) From the RS-5/UGM/cz (Single Family Residential, Medium Density/Urban Growth Management/conditions of zoning) zone district to RS-3/UGM/cz (Single Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district.
- 5b) From the RM-1/UGM/cz (Multi-Family Residential, Medium High Density/Urban Growth Management/conditions of zoning) zone district to RS-3/UGM/cz (Single Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district.
- 7) From the RS-5/UGM/cz (Single Family Residential, Medium Density/Urban Growth Management/conditions of zoning) zone district to RS-3/UGM/cz (Single Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district.
- 9) From the RM-1/UGM/cz (Multi-Family Residential, Medium High Density/Urban Growth Management/conditions of zoning) zone district to RS-5/UGM/cz (Single Family Residential, Medium Density/Urban Growth Management/conditions of zoning) zone district.
- 10a) From the RM-1/UGM/cz (Multi-Family Residential, Medium High Density/Urban Growth Management/conditions of zoning) zone district to CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) zone district.
- 10b) From the RM-1/UGM/cz (Multi-Family Residential, Medium High Density/Urban Growth Management/conditions of zoning) zone district to the RS-4/UGM/cz (Single Family Residential, Medium Low Density/Urban Growth Management/conditions of zoning) zone district.
- 10c) From the RS-5/UGM/cz (Multi-Family Residential, Medium Density/Urban Growth Management/conditions of zoning) zone district to the RS-4/UGM/cz (Single Family Residential, Medium Low Density/Urban Growth Management/conditions of zoning) zone district.
- 12a) From the CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) zone district to RS-4/UGM/cz (Single Family Residential, Medium Low Density /Urban Growth Management/conditions of zoning) zone district.
- 12c) From the RS-5/UGM/cz (Multi-Family Residential, Medium Density/Urban Growth Management/conditions of zoning) zone district to RS-4/UGM/cz (Single Family Residential, Medium Low Density /Urban Growth Management/conditions of zoning) zone district.

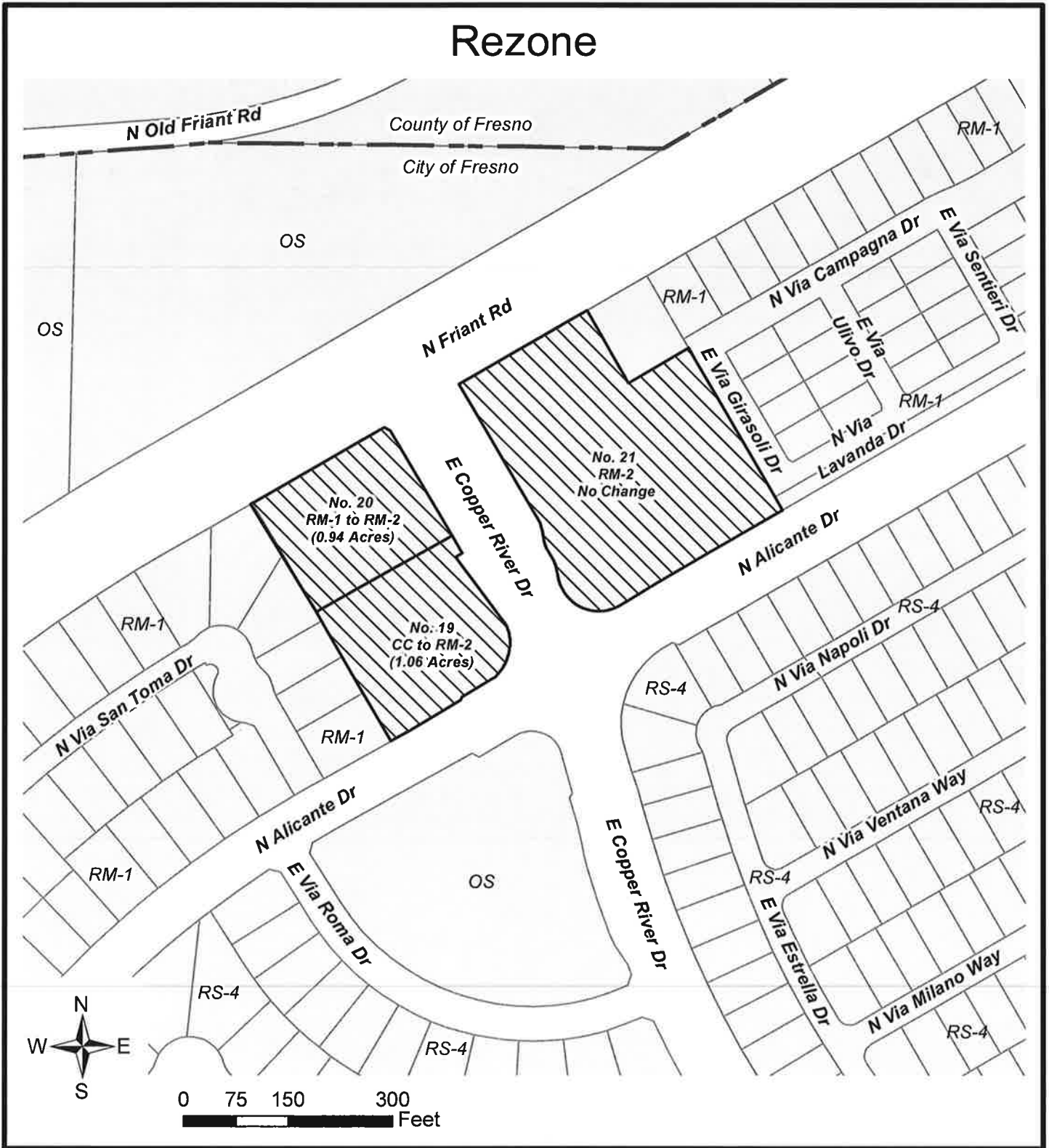
Rezone



**P21-01875 Copper River
Northwest of E. Copper and N. Maple Avenues**




 11) From CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) zone district to RM-2/UGM/cz (Multi-Family Residential, Urban Neighborhood/Urban Growth Management/conditions of zoning) zone district.

Rezone



P21-01875 Copper River

Properties along E. Copper River Drive between E. Friant and N. Allcante Drives

-  19) From CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) zone district to RM-2/UGM/cz (Multi-Family Residential, Urban Neighborhood/Urban Growth Management/conditions of zoning) zone district.
-  20) From RM-1/UGM/cz (Multi-Family Residential, Medium High Density/Urban Growth Management/conditions of zoning) zone district to RM-2/UGM/cz (Multi-Family Residential, Urban Neighborhood/Urban Growth Management/conditions of zoning) zone district.
-  City Limits