

## Exhibit K

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
FRESNO, CALIFORNIA, AMENDING THE FRESNO  
GENERAL PLAN AND THE WEST AREA COMMUNITY  
PLAN

WHEREAS, on December 18, 2014, by Resolution No. 2014-226, the City Council adopted the Fresno General Plan and, by Resolution No. 2014-225, certified Master Environmental Impact Report SCH No. 2012111015 ("MEIR") which evaluated the potentially significant adverse environmental impacts of urban development within the City of Fresno's designated urban boundary line and sphere of influence; and

WHEREAS, Gary Giannetta on behalf of GVM Holdings, Inc., filed Plan Amendment Application No. P19-00417 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 (±11.97 acres) to Medium Density Residential (±11.97 acres); and

WHEREAS, the environmental assessment conducted for the proposed plan amendment resulted in the preparation of an Environmental Impact Report (Final EIR SCH No. 2020039061), prepared pursuant to the requirements of CEQA dated June 2020 and the Addendum to EIR SCH No. 2020039061 dated June 2, 2021; and

WHEREAS, on December 2, 2020, the Fresno City Planning Commission held a public hearing to consider Plan Amendment Application No. P19-00417 and Final EIR SCH No. 2020039061; and

1 of 4

Date Adopted:  
Date Approved:  
Effective Date:

City Attorney Approval: 

Resolution No.

WHEREAS, the Fresno City Planning Commission took action, as evidenced in Planning Commission Resolution No. 13701, to recommend approval of Plan Amendment Application No. P19-00417, which proposed to amend the Fresno General Plan and the West Area Community Plan from Community Commercial (±11.97 acres) to Medium Density Residential (±11.97 acres), and the modification of Exhibits MT-1 and MT-2 of the Fresno General Plan; and,

WHEREAS, on January 28, 2021, the Fresno City Council held a public hearing to consider a portion of Plan Amendment Application No. P19-00417. The Council amended Exhibits MT-1 and MT-2 of the Fresno General Plan as shown on attached Exhibit "A"; and,

WHEREAS, on December 9, 2021, the Fresno City Council held a public hearing to consider a 7.33 acre portion of Plan Amendment Application No. P19-00417, as shown on attached Exhibit "B" and received both oral testimony and written information presented at the hearing.

NOW, THEREFORE, BE IT RESOLVED by the Council 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 Council finds in accordance with its own independent judgment that FEIR SCH No. 2020039061 was properly certified pursuant to the requirements of CEQA Guidelines Section 15090 including all required written findings pursuant to CEQA Guidelines Section 15091, through Resolution No. 2021-027, and that the Addendum to EIR SCH No. 2020039061 dated June 2, 2021, is appropriate.

2. The Council finds the adoption of the proposed 7.33 acre portion of Plan Amendment Application No. P19-00417 as recommended by the Planning Commission is in the best interest of the City of Fresno.

3. The Council of the City of Fresno hereby adopts the 7.33 acre portion of Plan Amendment Application No. P19-00417 amending the Fresno General Plan and the West Area Community Plan to change the planned land use designations for the subject property from Community Commercial ( $\pm 7.33$  acres) to Medium Density Residential ( $\pm 7.33$  acres), as depicted by Exhibit "B" attached hereto and incorporated herein by reference.

4. This resolution shall be effective upon final approval.

\* \* \* \* \*

STATE OF CALIFORNIA )  
COUNTY OF FRESNO ) ss.  
CITY OF FRESNO )

I, TODD STERMER, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the 9th day of December 2021.

AYES :  
NOES :  
ABSENT :  
ABSTAIN :

TODD STERMER  
City Clerk

By: \_\_\_\_\_  
Deputy Date

APPROVED AS TO FORM:  
DOUGLAS T. SLOAN  
City Attorney

By \_\_\_\_\_  
Mary Raterman-Doidge Date  
Senior Deputy City Attorney

Attachments: Exhibit A  
Exhibit B

## Exhibit A



RESOLUTION NO. 2021-028

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
FRESNO, CALIFORNIA, AMENDING THE FRESNO  
GENERAL PLAN

WHEREAS, on December 18, 2014, by Resolution No. 2014-226, the City Council adopted the Fresno General Plan and, by Resolution No. 2014-225, certified Master Environmental Impact Report SCH No. 2012111015 ("MEIR") which evaluated the potentially significant adverse environmental impacts of urban development within the City of Fresno's designated urban boundary line and sphere of influence; and

WHEREAS, Gary Giannetta on behalf of GVM Holdings, Inc., has filed an application 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 ( $\pm 11$  acres) to Medium Density Residential ( $\pm 11$  acres), and to amend a street layout and trail alignment by modifying Exhibits MT-1 and MT-2 of the Fresno General Plan; and

WHEREAS, the environmental assessment conducted for the proposed plan amendment resulted in the preparation of an Environmental Impact Report (Final EIR SCH No. 2020039061), prepared pursuant to the requirements of CEQA dated June 2020; and

WHEREAS, on December 2, 2020, the Fresno City Planning Commission held a public hearing to consider Plan Amendment Application No. P19-00417 and Final EIR SCH No. 2020039061; and



WHEREAS, the Fresno City Planning Commission took action, as evidenced in Planning Commission Resolution No. 13701, to recommend approval of Plan Amendment Application No. P19-00417, which proposes to amend the Fresno General Plan and the West Area Community Plan from Community Commercial (±11 acres) to Medium Density Residential (±11 acres) and to amend a street layout and trail alignment by modifying Exhibits MT-1 and MT-2 of the Fresno General Plan; and

WHEREAS, the applicant has requested to move forward with only an amendment to the street layout and trail alignment by modifying Exhibits MT-1 and MT-2 of the Fresno General Plan as shown in Exhibit "A"; and

WHEREAS, on January 28, 2021, the Fresno City Council held a public hearing to consider Plan Amendment Application No. P19-00417 and received both oral testimony and written information presented at the hearing regarding Plan Amendment Application No. P19-00417.

NOW, THEREFORE, BE IT RESOLVED by the Council 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 Council finds in accordance with its own independent judgment that FEIR SCH No. 2020039061 has been properly certified pursuant to the requirements of CEQA Guidelines Section 15090 including all required written findings pursuant to CEQA Guidelines Section 15091.

2. The Council finds the adoption of the proposed plan amendment as recommended by the Planning Commission and requested by the applicant is in the best interest of the City of Fresno.





3. The Council of the City of Fresno hereby adopts Plan Amendment Application No. P19-00417 amending the Fresno General Plan to modify Exhibits MT-1 and MT-2 of the Fresno General Plan, as depicted by Exhibit "A" attached hereto and incorporated herein by reference.

\* \* \* \* \*



STATE OF CALIFORNIA )  
COUNTY OF FRESNO ) ss.  
CITY OF FRESNO )

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing Resolution was adopted by the Council of the City of Fresno, California, at a regular meeting held on the 28th day of January 2021, by the following vote:

AYES : Arias, Esparza, Karbassi, Maxwell, Soria, Chavez  
NOES : None  
ABSENT : Bredefeld  
ABSTAIN : None

YVONNE SPENCE, MMC CRM  
City Clerk

By Yvonne Spence 2/12/21  
Deputy Date

APPROVED AS TO FORM:  
DOUGLAS T. SLOAN  
City Attorney

By [Signature] 2/11/21  
Mary Raterman-Doidge Date  
Senior Deputy City Attorney

Attachment: Exhibit A



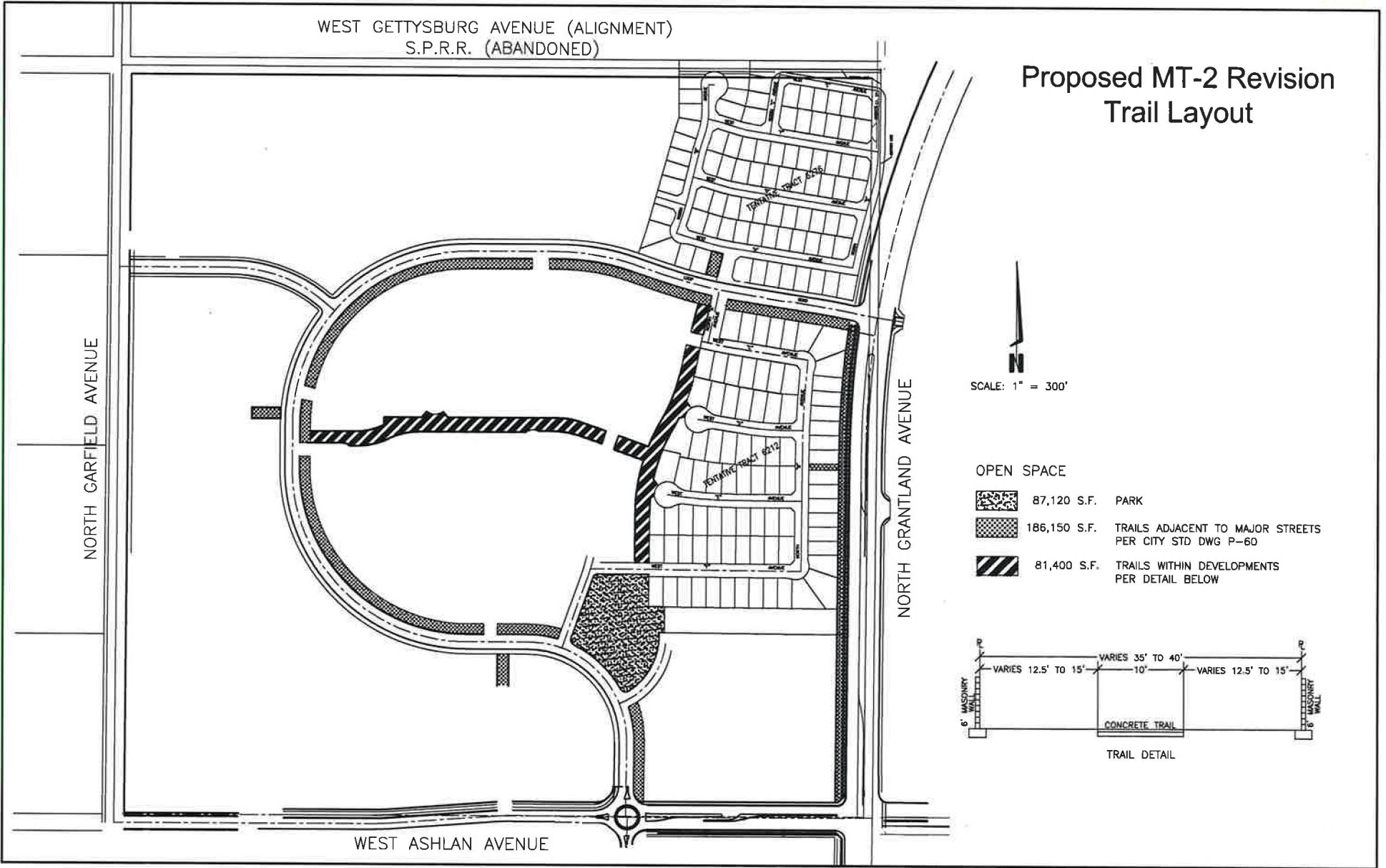
Exhibit A








WEST GETTYSBURG AVENUE (ALIGNMENT)  
S.P.R.R. (ABANDONED)

# Proposed MT-2 Revision Trail Layout



SCALE: 1" = 300'

### OPEN SPACE

-  87,120 S.F. PARK
-  186,150 S.F. TRAILS ADJACENT TO MAJOR STREETS PER CITY STD DWG P-60
-  81,400 S.F. TRAILS WITHIN DEVELOPMENTS PER DETAIL BELOW

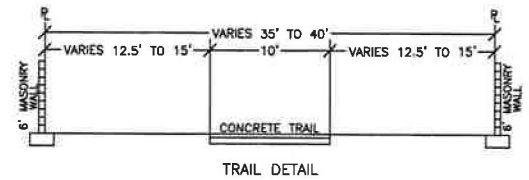


Exhibit B

WEST GETTYSBURG AVENUE (ALIGNMENT)  
S.P.R.R. (ABANDONED)

# PARC WEST LAND USE DESIGNATION

RESIDENTIAL SINGLE-FAMILY, MEDIUM DENSITY

RESIDENTIAL SINGLE-FAMILY, MEDIUM DENSITY

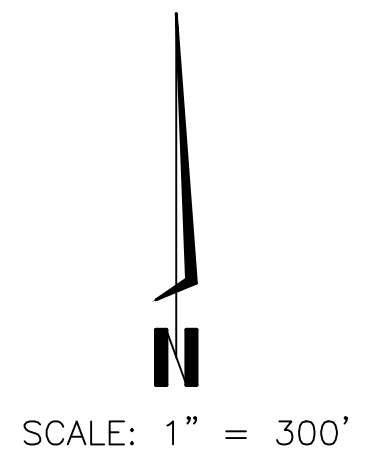
RESIDENTIAL SINGLE-FAMILY,  
MEDIUM DENSITY

RESIDENTIAL SINGLE-FAMILY, MEDIUM DENSITY

RESIDENTIAL SINGLE-FAMILY, MEDIUM DENSITY

COMMERCIAL COMMUNITY  
TO  
RESIDENTIAL SINGLE-FAMILY,  
MEDIUM DENSITY  
7.33 ACRES

COMMERCIAL COMMUNITY  
4.64 ACRES



## LAND USE CHANGE

RESIDENTIAL SINGLE-FAMILY, MEDIUM DENSITY  
AND COMMERCIAL COMMUNITY TO  
RESIDENTIAL SINGLE-FAMILY, MEDIUM DENSITY

NORTH GARFIELD AVENUE

COLLECTOR STREET

LOCAL COLLECTOR STREET

COLLECTOR STREET

COLLECTOR STREET

COLLECTOR STREET

COLLECTOR STREET

LOCAL STREET

LOCAL STREET

COLLECTOR STREET

WEST ASHLAN AVENUE

COLLECTOR STREET

SUPPER ARTERIAL STREET

NORTH GRANTLAND AVENUE