

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13592**

The Fresno City Planning Commission, at its regular meeting on July 17, 2019, adopted the following resolution relating to Plan Amendment Application No. P19-01470.

WHEREAS, Plan Amendment Application No. P19-01470 has been filed with the City of Fresno by Morton and Pitalo Engineering, on behalf of Lennar Homes, and pertains to approximately 24.03 acres of property located on the south side of East Copper Avenue, between North Chestnut and North Willow Avenues; and,

WHEREAS, Plan Amendment Application No. P19-01470 proposes to amend the Fresno General Plan and the Woodward Park Community Plan to change the planned land use designations for the subject property from Residential, Medium Density ( $\pm 15.82$  acres) and Employment, Business Park ( $\pm 8.21$  acres) to Residential, Medium High Density ( $\pm 18.85$  acres) and Corridor/Center Mixed-Use ( $\pm 5.18$ ); and,

WHEREAS, on July 17, 2019, 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. P19-01469 dated July 5, 2019, received public testimony and considered the Planning and Development 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. P19-01469 dated July 5, 2019, 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 Woodward Park 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. P19-01470 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. P19-01469 dated July 5, 2019.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends approval to the City Council of Plan Amendment Application No. P19-01470, which proposes to amend the Fresno General Plan and the Woodward Community Plan, as depicted by the attached Exhibit "A" and described within staff report to the Planning Commission dated July 17, 2019, be approved.

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

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

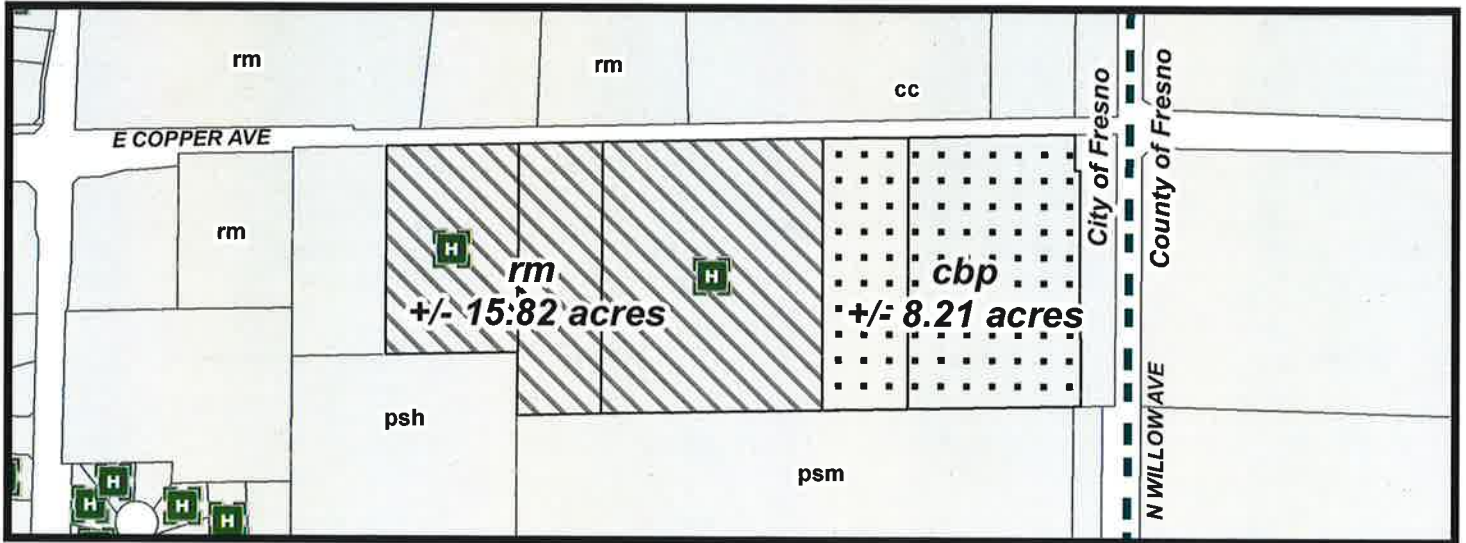
DATED: July 17, 2019

  
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Jennifer Clark, Secretary  
Fresno City Planning Commission

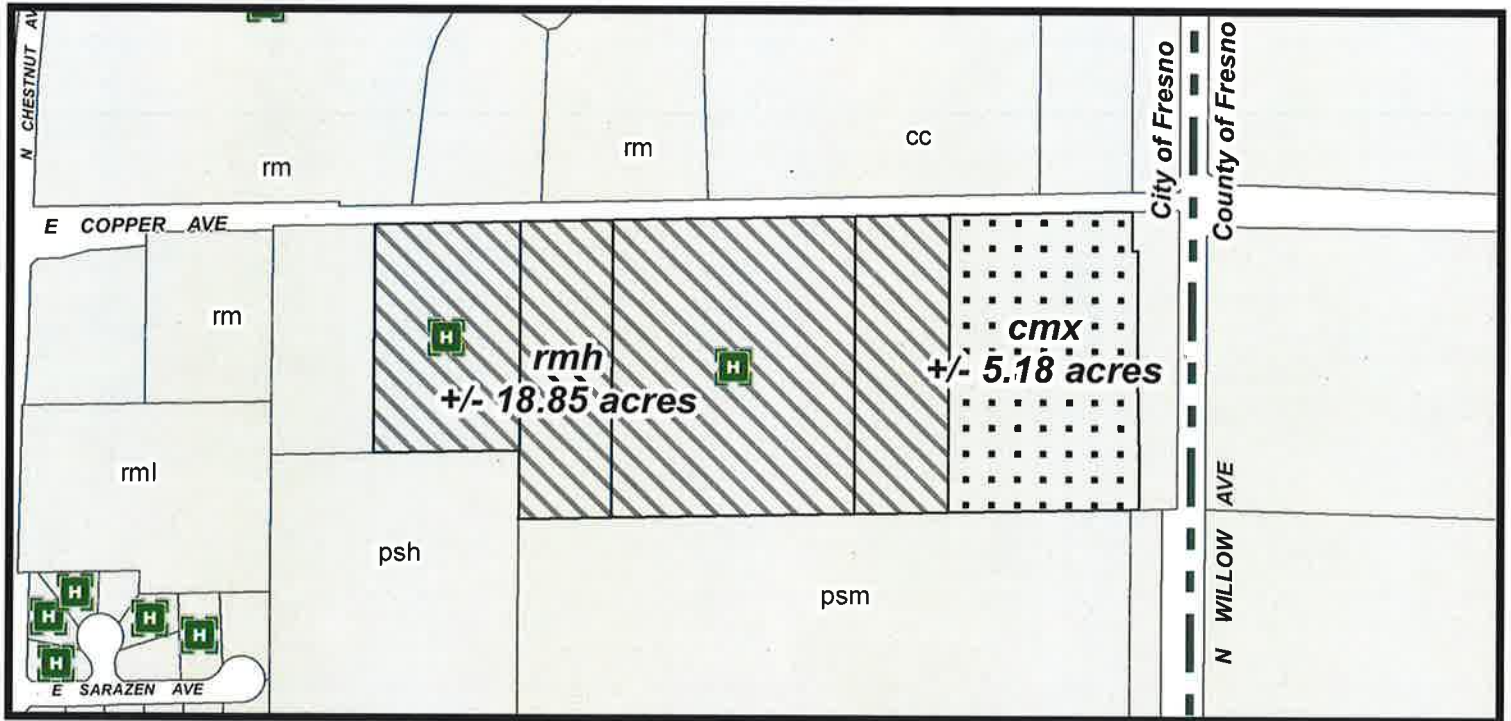
Resolution No. 13592  
Plan Amendment Application No. P19-01470  
Filed by Morton and Pitalo Engineering, on behalf of  
Lennar Homes  
Action: Recommend Approval to the City Council

Attachment: Exhibit A

# EXHIBIT A - Plan Amendment



**EXISTING**



**PROPOSED**



VTTM 6249 (P19-01469)  
 APNS: 578-010-035, 578-010-023S, 578-010-024S and 578-010-047S

--- City Limits      Housing Element Site 2013-2023 RHNA

Proposes to change the planned land use designations for the subject property from rm (Residential, Medium Density) (+/-15.82 acres) and cbp (Employment, Business Park) (+/-8.21 acres) to rmh (Residential, Medium High Density) (+/-18.85 acres) and cmx (Corridor/Center Mixed-Use) (+/-5.18).