

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13570**

The Fresno City Planning Commission at its regular meeting on February 20, 2019, adopted the following resolution relating to Plan Amendment and Rezone Application No. P18-00826.

WHEREAS, Plan Amendment/Rezone Application No. P18-00826 has been filed with the City of Fresno by Giorgio Russo of Ginder Development, on behalf of property owner Russ Nakata, Sequoia-Fresno Joint Venture & Sequoia II, LLC, for an 11.16-acre portion of a 22.81-acre undeveloped parcel identified as Assessor Parcel located northeast from the corner of East Nees Avenue and North First Street; and,

WHEREAS, Plan Amendment Application No. P18-00826 proposes to amend the Fresno General Plan and the Woodward Park Community Plan planned land use of the subject 11.16-acres from Commercial-Recreation to Residential Medium High Density (12-16 Dwelling Units/Acre); and,

WHEREAS, Rezone Application No. P18-00826 proposes to amend the Official Zone Map to reclassify the 11.16-acres from CRC/UGM/cz (Commercial-Recreation/Urban Growth Management/Conditions of Zoning) to RM-1/UGM (Residential Multi-Family, Medium High Density/Urban Growth Management/Conditions of Zoning) consistent with Plan Amendment Application No. P18-00116; and

WHEREAS, on February 20, 2019, the Fresno City Planning Commission conducted a noticed public hearing to review the proposed plan amendment and rezone and development permit; received public testimony and considered the Development and Resource Management Department's report recommending approval of the proposed plan amendment/rezone/development permit; and,

WHEREAS, at the hearing no one person spoke in opposition to the proposed plan amendment and rezone application; and,

WHEREAS, the Planning Commission reviewed the subject plan amendment and rezone application in accordance with the land use policies of the Fresno General Plan and the Woodward Park Community Plan; and,

WHEREAS, the Fresno City Planning Commission reviewed the environmental assessment prepared for the plan amendment/rezone/development permit; Environmental Assessment No. P18-00116/P18-02697, dated January 30, 2019, and was satisfied that the appropriate measures 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 Negative Declaration. An updated environmental assessment was prepared after the Planning Commission hearing and was dated March 21, 2019.

NOW, THEREFORE, BE IT RESOLVED that Fresno City Planning Commission finds in accordance with its own independent judgment that there is no substantial evidence in the record, that Plan Amendment Application No. P18-00826 and Rezone Application No. P18-00826 may have additional significant effects on the environment that were not

identified in the Fresno General Plan Master Environmental Impact Report SCH No. 2012111015 ("MEIR"), and that no new or additional mitigation measures or alternatives may be required. In addition, pursuant to Public Resources Code, Section 21157.6(b)(1), the Commission finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available. Accordingly, the Commission recommends Council adopt the negative declaration prepared for Environmental Assessment No. P18-00116/P18-02697.

BE IT FURTHER RESOLVED NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that the Environmental Assessment No. P18-00826/P18-02232, Plan Amendment Application No. P18-00826, and Rezone Application No. P18-00826, which proposes to amend the Fresno General Plan and Woodward Park Community Plan and to amend the Official Zone Map as depicted by the attached Exhibits "A" & "B" and described within the staff report to the Planning Commission dated February 20, 2019, be approved.

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

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

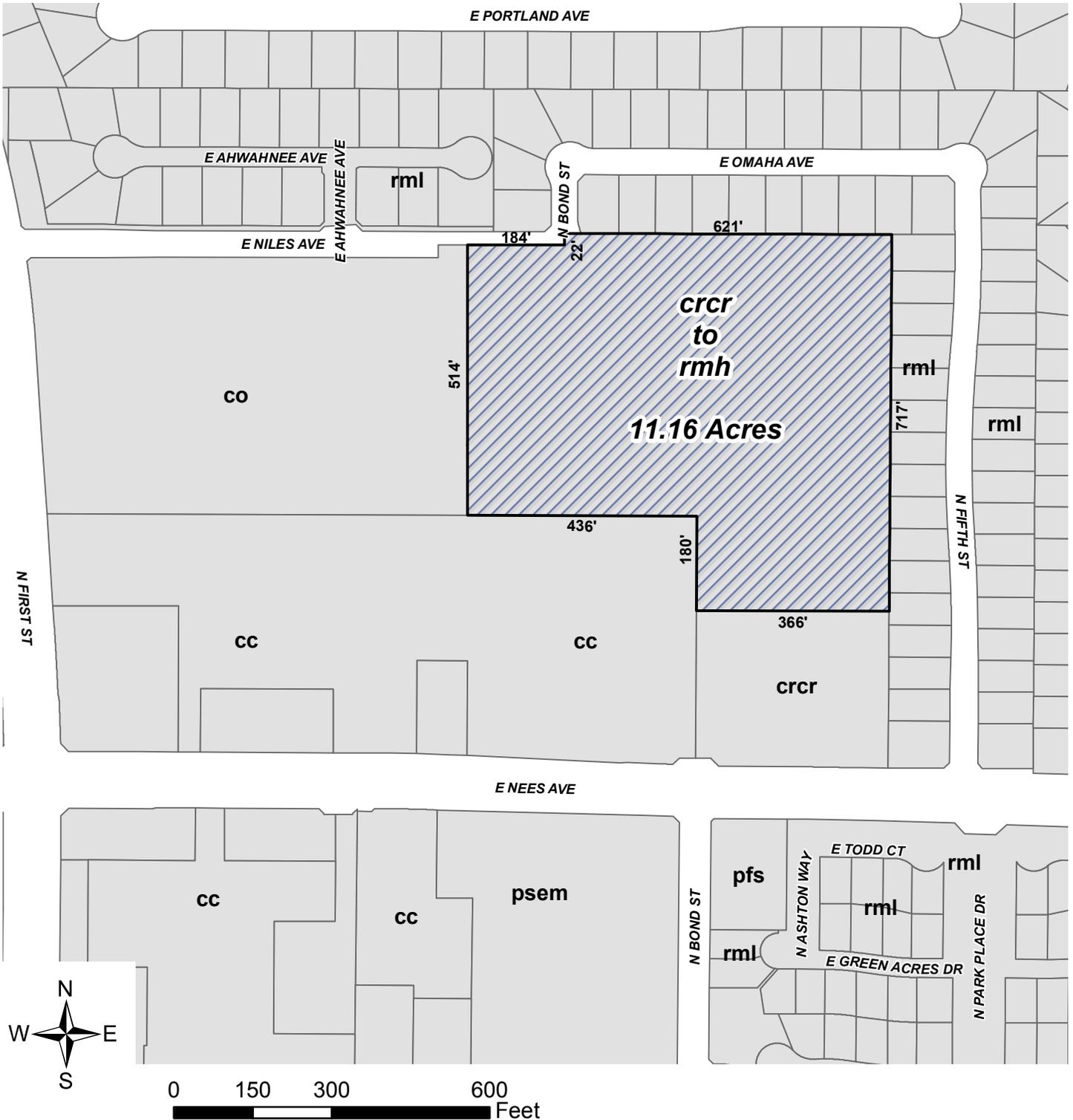
DATED: February 20, 2019



Jennifer K. Clark, AICP, Secretary
Fresno City Planning Commission

Resolution No. 13570
Plan Amendment Application No. P18-00826
Rezone Application No. P18-00826
Filed by Giorgio Russo on behalf of property
owner, Russ Nakata
Action: Recommend Approval

EXHIBIT A -PLAN AMENDMENT

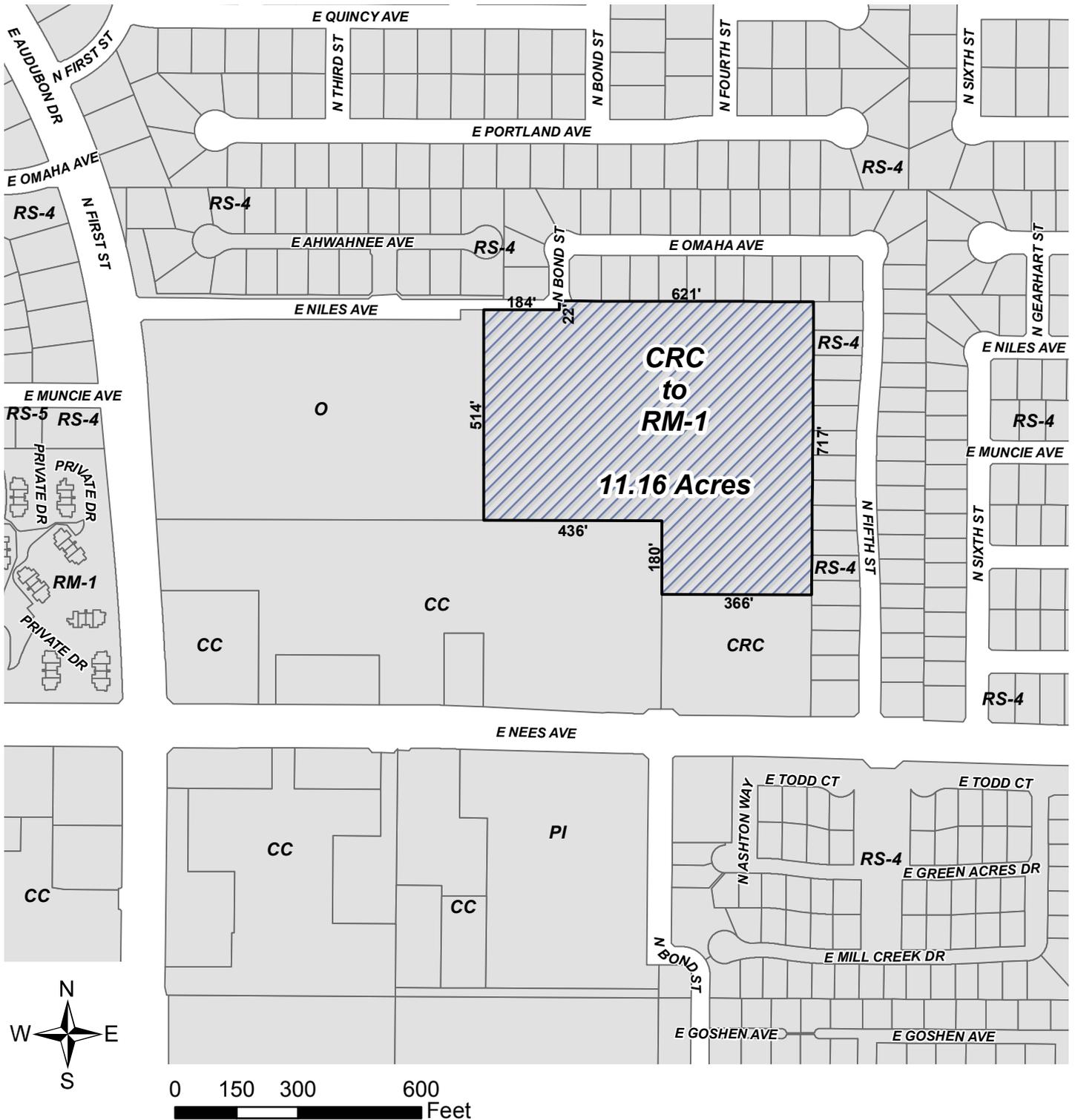


P18-00826
APN: 402-220-66 (Portion)
Address: 810 East Ness Avenue



Proposes to redesignate approximately 11.16 acres of property from the crcr (Commercial Recreation) land use to the rmh (Residential-Medium High Density, 12-16 Dwelling Units / Acre) land use.

EXHIBIT B -REZONE



P18-00826

APN: 402-220-66 (Portion)

Address: 810 East Ness Avenue



Proposes to rezone approximately 11.16 acres of property from the CRC (Commercial Recreation) zone district to the RM-1 (Residential Multi-Family, Medium High Density High) zone district.

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13571**

The Fresno City Planning Commission, at its meeting on February 20, 2019, adopted the following resolution relating to Development Permit Application No. P18-02232.

WHEREAS, Development Permit Application No. P18-02232 has been filed with the City of Fresno by Giorgio Russo of Ginder Development, on behalf of property owner Russ Nakata, Sequoia-Fresno Joint Venture & Sequoia II, LLC, for construction of a gated 164-unit multi-family luxury apartment complex on 10.25 acres located northeast of the East Nees Avenue and North Bond Street intersection; and,

WHEREAS, Development Permit Application No. P18-02232 seeks authorization to allow construction of the apartment complex consisting of sixteen (16) two story buildings with four units per building (mix of 1, 2 & 3 bedrooms); a two story clubhouse that includes twenty (20) one bedroom units; four (4) separate single-story buildings (fourplex) with 2 bedroom units with garage space for each unit; and twenty (20) separate single-story garage buildings providing 184 parking spaces. Site improvements include; the roadway extension of North Bond Street (private roadway), landscaping, walkways, decorative masonry walls and iron fencing/gates, patio and pool, and 54 guest parking spaces; and,

WHEREAS, on August 6, 2018, the District 6 Project Review Committee reviewed the conceptual site layout of the proposed apartment complex and recommended its approval; and,

WHEREAS, on February 20, 2019, the Fresno City Planning Commission reviewed the subject development permit application in accordance with the policies of the Fresno General Plan and Woodward Park Community Plan; and,

WHEREAS, the Commission conducted a public hearing to review the proposed development permit, received testimony from the applicant and the public, and considered the Development and Resource Management Department's report recommending approval of the proposed development permit subject to special permit conditions; and,

WHEREAS, at that same hearing the Commission reviewed the related Plan Amendment Application No. P18-00826 and Rezone Application No. P18-00826; and,

WHEREAS, the Fresno City Planning Commission considered the proposed development permit 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 development permit; and

WHEREAS, at the hearing one person spoke in support of the proposed apartment project; and,

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

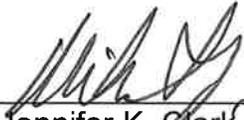
indicate that Development Permit Application No. P18-02232 may have a significant effect on the environment identified by the Negative Declaration which was prepared for Environmental Assessment No. P18-00826/P18-02232, dated January 30, 2019.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends City Council approval of Development Permit Application No. P18-02232 authorizing construction of the proposed luxury apartment complex consisting of sixteen (16) two story buildings with four units per building (mix of 1, 2 & 3 bedrooms); a two story clubhouse that includes twenty (20) one bedroom units; four (4) separate single-story buildings (fourplex) with 2 bedroom units with garage space for each unit; and twenty (20) separate single-story garage buildings providing 184 parking spaces. Site improvements include; the roadway extension of North Bond Street (private roadway), landscaping, walkways, decorative masonry walls and iron fencing/gates, patio and pool, and 54 guest parking spaces, subject to the Development and Resource Management Department Conditions of Approval dated February 20, 2019 and contingent upon City Council approval and effectuation of Plan Amendment Application No. P18-00826, Rezone Application No. P18-00826 and the related Environmental Assessment.

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

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

DATED: February 20, 2019


Assistant Director for
Jennifer K. Clark, AICP, Secretary
Fresno City Planning Commission

Resolution No. 13571
Development Permit No. P18-02232
Filed by Giorgio Russo on behalf of property
owner, Russ Nakata
Action: Recommend Approval