

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13429**

The Fresno City Planning Commission, at its regular meeting on November 16, 2016, adopted the following resolution relating to Rezone Application No. R-16-010.

WHEREAS, Rezone Application No. R-16-010 has been filed with the City of Fresno to rezone the subject property as described below:

REQUESTED ZONING: RM-2/UGM (*Residential Multi-Family, Urban Neighborhood/Urban Growth Management*) zone district

EXISTING ZONING: Fresno County (RR) (Rural Residential) zone district

APPLICANT: Joseph Guagliardo of Comprehensive Planning Associated, on behalf of Harpinder Singh Bhangoo

LOCATION: 3508 West Clinton Avenue; located on the north side of West Clinton Avenue between North Valentine and North Brawley Avenues in the unincorporated portion of the City of Fresno's Sphere of Influence boundary.

APNs: 442-060-33

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 in order to rezone the property to be consistent with the proposed Urban Neighborhood planned land use of the Fresno General Plan and the West Area Community Plan; and,

WHEREAS, the District 2 Plan Implementation Committee reviewed and approved the proposed project at their meeting on June 13, 2016; and,

WHEREAS, the Fresno City Planning Commission on November 16, 2016, conducted a public hearing to review the proposed rezone, received public testimony and considered the Development and Resource Management Department's report recommending approval of the proposed rezone; and,

WHEREAS, at the hearing two people expressed concerns regarding the project including increased traffic congestion and school crowding; 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 the rezone application may have a significant effect on the environment as identified by, and evaluated within, the Finding of Conformity prepared for Environmental Assessment No. R-16-010/D-16-081/V-16-009/ANX-16-004 dated October 14, 2016.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that the requested RM-2/UGM (*Residential Multi-Family, Urban Neighborhood/Urban Growth Management*) zone district be approved.

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

VOTING: Ayes - Reed, Garcia, Torrossian
 Noes - Catalano
 Not Voting - None
 Absent - Holt, Vasquez, Medina

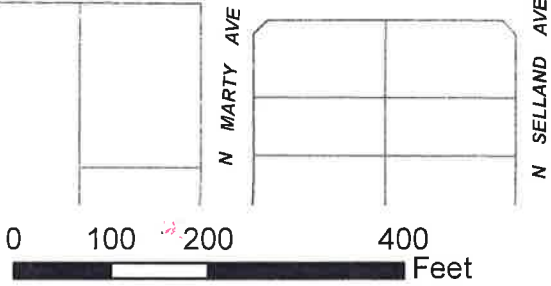
DATED: November 16, 2016



Jennifer K. Clark, Secretary
Fresno City Planning Commission

Resolution No. 13429
Rezone Application No. R-16-010
Filed by Joseph Guagliardo, on behalf of Harpinder
Singh Bhangoo
Action: Recommend Approval

Exhibit A



ANX-16-004, R-16-010
APN: 442-060-33
3508 West Clinton Avenue

--- City Limits

 RR (County) to RM-2/UGM (City) 4.64 Acres

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13430**

The Fresno City Planning Commission, at its regular meeting on November 16, 2016, adopted the following resolution relating to Development Permit Application No. D-16-081.

WHEREAS, Development Permit Application No. D-16-081 has been filed with the City of Fresno for the development of the subject property as described below:

PROJECT: Development Permit Application No. D-16-081 pertains to ±4.65 acres of property located on the north side of West Clinton Avenue between North Valentine and North Brawley Avenues in the unincorporated portion of the City of Fresno's Sphere of Influence boundary. Development Permit Application No. D-16-081 proposes the phased construction of an 80-unit multiple family residential development with associated on-site improvements.

APPLICANT: Joseph Guagliardo of Comprehensive Planning Associated, on behalf of Harpinder Singh Bhangoo

LOCATION: Approximately 4.65 acres of property located on the north side of West Clinton Avenue between North Valentine and North Brawley Avenues in the unincorporated portion of the City of Fresno's Sphere of Influence boundary

APN(s): 442-060-33

WHEREAS, the Fresno City Planning Commission on November 16, 2016, conducted a public hearing to consider Development Permit Application No. D-16-081 pursuant to the Development Department policy; and,

WHEREAS, the Fresno City Planning Commission received both a written report on November 16, 2016, and an oral presentation from the Development Department pertaining to the development permit application; and,

WHEREAS, the Fresno City Planning Commission invited testimony regarding the development permit application by two citizens, expressing concern with already high volumes of traffic and crowding in local school; and,

WHEREAS, the Fresno City Planning Commission received testimony from the applicant representatives and the City Traffic Engineer describing the proposed project and its impacts; and,

WHEREAS, the Fresno City Planning Commission hereby finds and determines that there is no substantial evidence in the record to indicate that Development Permit No. D-16-081 may have a significant effect on the environment; and,

WHEREAS, the Fresno City Planning Commission, as a result of its inspections, investigations, and studies made by itself and in its behalf, and of testimonies offered at said hearing, has established that approval of the special permit would be in accordance with applicable provisions of the Fresno Municipal Code including the findings of Section 15-5206 of the Fresno Municipal Code which can be made, including that the application is consistent with A) The applicable standards and requirement of this Code; B) the General Plan and any operative plan or policies the City has adopted; C) any applicable design guidelines adopted by the City Council; and, D) any approved Tentative Map, Conditional Use Permit, Variance, or other planning or zoning that the project required.

NOW, THEREFORE, BE IT RESOLVED that Development Permit No. D-16-081 is approved, subject to the following conditions, incorporated in said use permit file:

1. Development shall take place in accordance with the Conditions of Approval dated November 16, 2016.

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

VOTING: Ayes - Reed, Garcia, Torossian
 Noes - Catalano
 Not Voting - None
 Absent - Holt, Vasquez, Medina

DATED: November 16, 2016



Jennifer K. Clark, Director
Fresno City Planning Commission

Resolution No. 13430
Conditional Use Permit No. D-16-081
Filed by Joe Guagliardo
Action: Recommend Approval

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13431**

The Fresno City Planning Commission, at its regular meeting on November 16, 2016, adopted the following resolution relating to Variance Application No. V-16-009.

WHEREAS, Variance Application No. V-16-009 has been filed with the City of Fresno for the development of the subject property as described below:

PROJECT: Variance Application No. V-16-009 pertains to ±4.65 acres of property located on the north side of West Clinton Avenue between North Valentine and North Brawley Avenues in the unincorporated portion of the City of Fresno's Sphere of Influence boundary. Variance Application No. V-16-009 proposes a reduction of the required minimum frontage coverage for the construction of a multi-unit residential project from 50% to 21%.

APPLICANT: Joseph Guagliardo of Comprehensive Planning Associated, on behalf of Harpinder Singh Bhangoo

LOCATION: Approximately 4.65 acres of property located on the north side of West Clinton Avenue between North Valentine and North Brawley Avenues in the unincorporated portion of the City of Fresno's Sphere of Influence boundary

APN(s): 442-060-33

WHEREAS, the Fresno City Planning Commission on November 16, 2016, conducted a public hearing to consider Variance Application No. V-16-009 pursuant to the Development Department policy; and,

WHEREAS, the Fresno City Planning Commission received both a written report on November 16, 2016, and an oral presentation from the Development Department pertaining to the variance application; and,

WHEREAS, the Fresno City Planning Commission invited testimony regarding the variance application; and,

WHEREAS, the Fresno City Planning Commission received testimony from the applicant representative describing the need for the proposed variance; and,

WHEREAS, the Fresno City Planning Commission hereby finds and determines that there is no substantial evidence in the record to indicate that Variance Application No. V-16-009 may have a significant effect on the environment; and,

WHEREAS, the Fresno City Planning Commission, as a result of its inspections, investigations, and studies made by itself and in its behalf, and of testimonies offered at said hearing, has established that approval of the special permit would be in accordance with applicable provisions of the Fresno Municipal Code including the findings of Section 15-5506 of the Fresno Municipal Code which can be made, including the following:

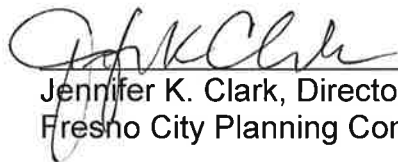
- a. *There are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to property in the vicinity and identical zoning classification, and that the granting of a Variance will not constitute a granting of a special privilege inconsistent with the limitations on the property in the vicinity and identical zone classifications;*
- b. *The granting of the application is necessary to prevent a physical hardship which is not of the applicant's own actions or the actions of a predecessor in interest;*
- c. *The granting of the application will not be detrimental or injurious to property or improvements in the vicinity, and will not be detrimental to the public health, safety, general welfare, or convenience, nor the preservation and conservation of open space lands; and*
- d. *The granting of the Variance will be consistent with the general purposes and objectives of this Code, any applicable operative plan, and of the General Plan.*

NOW, THEREFORE, BE IT RESOLVED that Variance Application D-16-081 is hereby approved.

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

VOTING: Ayes - Reed, Garcia, Torossian
 Noes - Catalano
 Not Voting - None
 Absent - Holt, Vasquez, Medina

DATED: November 16, 2016



Jennifer K. Clark, Director
Fresno City Planning Commission

Resolution No. 13431
Variance Application No. V-16-009
Filed by Joe Guagliardo
Action: Recommend Approval

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13432**

The Fresno City Planning Commission, at its regular meeting on November 16, 2016, adopted the following resolution relating to Annexation Application No. ANX-16-004.

WHEREAS, Annexation Application No. ANX-16-004 has been filed with the City of Fresno by Joe Guagliardo, pertaining to approximately 4.65 acres of property located on the north side of West Clinton Avenue between North Valentine and North Brawley Avenues in the unincorporated portion of the City of Fresno's Sphere of Influence boundary; and,

WHEREAS, Annexation Application No. ANX-16-004 proposes to initiate annexation proceedings to request a change of organization ("Clinton-Valentine No. 4 Reorganization") resulting in an annexation to the City of Fresno and detachment from the North Central Fire Protection District and the Kings River Conservation District, of certain property consisting of an approximately 4.65 acre site and hereinafter called the "subject territory;" and,

WHEREAS, LAFCO requires that the subject territory be pre-zoned consistent with the City of Fresno General Plan ("General Plan") prior to the initiation of annexation proceeding; and,

WHEREAS, it has been determined that rezoning the subject territory with the RM-2/UGM (*Residential Multi-Family, Urban Neighborhood/Urban Growth Management*) zone district zone district is consistent with the Fresno General Plan; and,

WHEREAS, the annexation will be made pursuant to Part 3 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 contained in Division 3 of Title 5 commencing with Section 56000 of the California Government Code; and,

WHEREAS, a description of the boundaries of the subject territory is set forth in Exhibit A; and,

WHEREAS, this proposal is within the established sphere of influence of the City of Fresno; and,

WHEREAS, the proposed reorganization is uninhabited under the definition of Section 56046 of the California Government Code; and,

WHEREAS, municipal services for the subject territory will be provided in a manner described in the Service Delivery Plan pursuant to the requirements set forth in Government Code Section 56653; and,

WHEREAS, the proposed annexation complies with the terms and standards of the 2003 Memorandum of Understanding ("2003 MOU") between the City of Fresno and the County of Fresno approved January 6, 2003; and,

WHEREAS, this proposed reorganization will result in logical growth, the provision of municipal services, and the application of appropriate development standards and controls within the City of Fresno, and implements the Council's policy to unify the metropolitan area; and,

WHEREAS, on November 16, 2016, the Fresno City Planning Commission conducted a public hearing to review the proposed Annexation Application, as well as the proposed pre-zoning of the subject property in accordance with Rezone Application No. R-16-010 and considered the associated Finding of Conformity to the Fresno General Plan Master Environmental Impact Report (MEIR No. 21012111015) prepared for Environmental Assessment No. No. R-16-010/D-16-081/V-16-009/ANX-16-004 dated October 14, 2016, received public testimony and considered the Development and Resource Management Department's report recommending approval of the proposed annexation application and environmental assessment; and,

WHEREAS, the Fresno City Planning Commission has reviewed the environmental assessment prepared for the proposed project, Environmental Assessment No. R-16-010/D-16-081/V-16-009/ANX-16-004 dated October 14, 2016, 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 Finding of Conformity; and,

WHEREAS, the Planning Commission reviewed the subject annexation application in accordance with the land use policies of the Fresno General Plan and West Area Community Plan.

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission hereby finds and determines in accordance with its own independent judgment that there is no substantial evidence in the record to indicate that Annexation Application No. ANX-16-004 may have a significant effect on the environment as identified by, and evaluated within, the Finding of Conformity to the Fresno General Plan Master Environmental Impact Report (MEIR No. 21012111015) prepared for Environmental Assessment No. No. R-16-010/D-16-081/V-16-009/ANX-16-004 dated October 14, 2016.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Annexation Application No. ANX-16-004, which proposes to initiate annexation proceedings to request a change of organization ("Clinton-Valentine No. 4 Reorganization") resulting in an annexation to the City of Fresno and detachment from the North Central Fire Protection District and the Kings River Conservation District, of the "subject territory;" as depicted by the attached Exhibit "A" and described within staff report to the Planning Commission dated November 16, 2016, be approved.

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

VOTING: Ayes - Reed, Garcia, Torossian
 Noes - Catalano
 Not Voting - None
 Absent - Medina, Holt, Vasquez

DATED: November 16, 2016

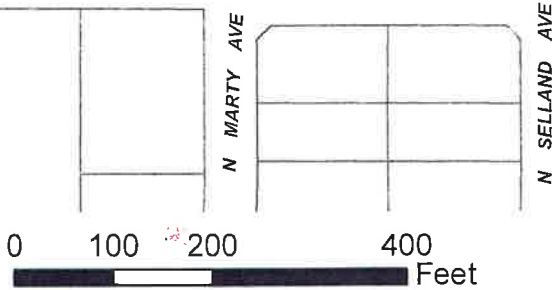


Jennifer K. Clark, Director
Fresno City Planning Commission

Resolution No. 13432
Annexation Application No. ANX-16-004
Filed by Joseph Guagliardo
Action: Recommend Approval

Attachment: Exhibit A

Exhibit A



ANX-16-004, R-16-010
APN: 442-060-33
3508 West Clinton Avenue

--- City Limits

 RR (County) to RM-2/UGM (City) 4.64 Acres