

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13654**

The Fresno City Planning Commission, at its meeting on May 20, 2020 adopted the following resolution relating to Pre-zone Application No. P18-01089.

WHEREAS, Pre-zone Application No. P18-01089 has been filed with the City of Fresno by Jeffrey Roberts of Assemi Group, on behalf of Granville Homes, for ±26.92 acres of property located on the southeast corner of the West Dakota Avenue alignment and North Grantland Avenue; and,

WHEREAS, Pre-zone Application No. P18-01089 proposes to pre-zone the subject property from the Fresno County RR (*Rural Residential*) zone district to the RS-4/UGM (*Residential Single-Family, Medium Low Density/Urban Growth Management*) zone district; and,

WHEREAS, on May 20, 2020, the Fresno City Planning Commission reviewed the subject pre-zone application in accordance with the policies of the Fresno General Plan and West Area Community Plan; and,

WHEREAS, during the May 20, 2020, hearing, the Commission received a staff report and related information, environmental documents and considered testimony regarding the requested pre-zoning change; and,

WHEREAS, the Commission conducted a public hearing to review the proposed pre-zone and considered the Planning and Development Department's report recommending approval of the proposed pre-zone application; and,

WHEREAS, the Fresno City Planning Commission considered the proposed pre-zone 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 pre-zone; and,

WHEREAS, no neighbors spoke in opposition to or support for the proposed project.

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 Pre-zone Application No. P18-01089 may have additional significant effects on the environment that were not identified in the Fresno General Plan Master Environmental Impact Report (MEIR) No. 2012111015; and hereby recommends approval to the City Council the Mitigated Negative Declaration prepared for Environmental Assessment No. P18-01089/T-6237 dated May 15, 2020 for the proposed project.

PLANNING COMMISSION RESOLUTION No. 13654
Pre-zone Application No. P18-01089
May 20, 2020
Page 2

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends approval to the City Council of Pre-zone Application No. P18-01089 to pre-zone the subject property from the Fresno County RR (*Rural Residential*) zone district to the RS-4/UGM (*Residential Single-Family, Medium Low Density/Urban Growth Management*) zone district, as described and depicted on the attached Exhibit "A".

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, Criner, Diaz, McKenzie, Sodhi-Layne (vice chair), Bray (chair)
 Noes - None
 Not Voting - None
 Absent - None

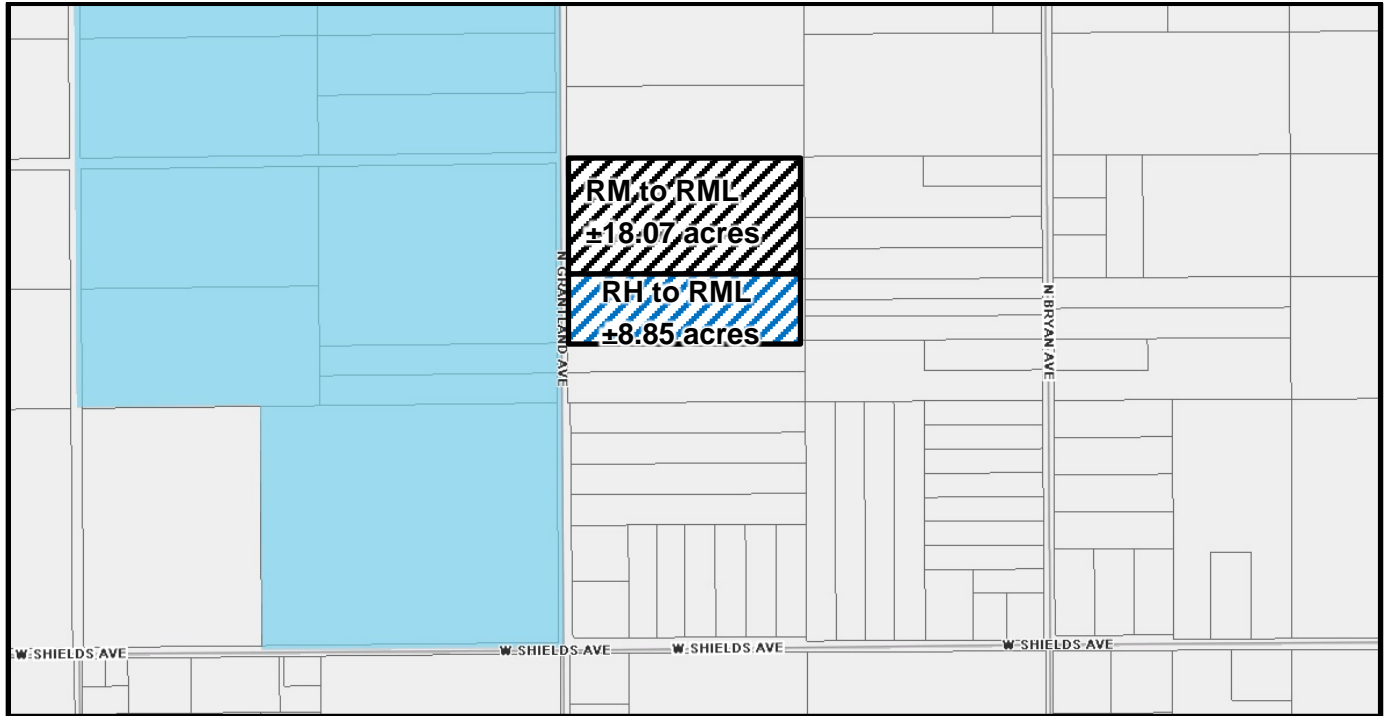
DATED: May 20, 2020


DANIEL ZACK, Secretary
Fresno City Planning Commission

Resolution No. 13654
Pre-zone Application No. P18-01089
Filed by Jeffrey Roberts of Assemi Group, on behalf of Granville Homes
Action: Recommend Approval to the City Council




Attachment: Exhibit A

Exhibit A



P18-01089
APNs: 512-141-33, 46, 47



-  City Limits
-  Proposes to amend the Fresno General Plan from the Medium Density Residential to the Medium Low Density Residential planned land use designation (±18.07 acres).
-  Proposes to amend the Fresno General Plan from the High Density Residential to the Medium Low Density Residential planned land use designation (±8.85 acres).