

**Exhibit O – Planning Commission Resolutions No. 13796, 13797, and  
13798**

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13796**

The Fresno City Planning Commission, at its regular meeting on April 5, 2023, adopted the following resolution relating to Plan Amendment Application No. P22-01086.

WHEREAS, Plan Amendment Application No. P22-01086 was filed with the City of Fresno by Ubaldo Garcia of Villa Di Ubaldo of Fresno Newbury LP, on behalf of John Ashley, for ±2.20 acres of property located on the west side of North Chestnut Avenue, between East Shepherd and East Teague Avenues; and,

WHEREAS, Plan Amendment Application No. P22-01086 proposes to amend the Fresno General Plan and Woodward Park Community Plan to change the planned land use designation for the subject property from Residential – Medium Low Density to Residential – Medium High Density; and,

WHEREAS, on April 5, 2023, the Fresno City Planning Commission (Commission) reviewed the subject plan amendment application in accordance with the policies of the Fresno General Plan and Woodward Park Community Plan; and,

WHEREAS, during the April 5, 2023 hearing, the Commission received a staff report and related information, environmental documents and considered testimony regarding the requested planned land use change; and,

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

WHEREAS, the Commission considered the proposed plan amendment relative to the staff report and environmental assessment prepared for the project; and,

WHEREAS, the Council District 6 Project Review Committee on February 6, 2023, failed to make a recommendation on the project; and,

WHEREAS, the Commission invited testimony with respect to the proposed plan amendment; and,

WHEREAS, no member of the public spoke in support or opposition of the proposed plan amendment; and,

NOW, THEREFORE, BE IT RESOLVED that the Commission hereby finds and determines that there is no substantial evidence in the record to indicate that Plan Amendment Application No. P22-01086 will have a significant effect on the environment. It has been further determined that all applicable 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. P22-01086/P21-06232 dated March 28, 2023, and,

BE IT FURTHER RESOLVED that the Commission hereby recommends approval to the City Council of Plan Amendment Application No. P22-01086 to amend the Fresno General Plan to change the planned land use designation for the subject property from Residential – Medium Low Density to Residential – Medium High Density 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 Hardie (Vice Chair), seconded by Commissioner Diaz.

VOTING: Ayes - Hardie (Vice Chair), Diaz, Bray, Lyday, Wagner, Vang (Chair)  
Noes - None  
Not Voting - None  
Absent - Criner

DATED: April 5, 2023

  
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JENNIFER K. CLARK, Secretary  
Fresno City Planning Commission

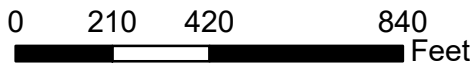
Resolution No. 13796  
Plan Amendment Application No. P22-01086 Filed by Ubaldo Garcia of Villa Di Ubaldo, on behalf of John Ashley of Fresno Newbury LP.  
Action: Recommend Approval to the City Council

Attachment: Exhibit A

# Exhibit A - Proposed Planned Land Use Map



2.20 acres  
rml to rmh



P22-01086

APN: 40353228

Bounded by N Chestnut (East), between E Shepherd (North) & E Teague (South).



Proposes to rezone approximately 2.20 acres from rml (Residential - Medium Low Density) land use designation to rmh (Residential - Medium High Density) land use designation.

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13797**

The Fresno City Planning Commission, at its regular meeting on April 5, 2023, adopted the following resolution relating to Rezone Application No. P22-01086.

WHEREAS, Rezone Application No. P22-01086 was filed with the City of Fresno by Ubaldo Garcia of Villa Di Ubaldo, on behalf of John Ashley of Fresno Newbury LP, for ±2.20 acres of property located on the west side of North Chestnut Avenue, between East Shepherd and East Teague Avenues; and,

WHEREAS, Rezone Application No. P22-01086 proposes to rezone the subject property from the RS-4/UGM (Residential Single Family, Medium Low Density/Urban Growth Management) zone district to the RM-1/UGM (Residential Multi-Family, Medium High Density/Urban Growth Management) zone district; and,

WHEREAS, on April 5, 2023, the Fresno City Planning Commission (Commission) reviewed the subject rezone application in accordance with the policies of the Fresno General Plan and Woodward Park Community Plan and,

WHEREAS, during the April 5, 2023 hearing, the Commission received a staff report and related information, environmental documents and considered testimony regarding the requested rezoning change; and,

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

WHEREAS, the Commission considered the proposed rezone relative to the staff report and environmental assessment prepared for the project; and,

WHEREAS, the Council District 6 Project Review Committee on February 6, 2023, failed to make a recommendation on the project; and,

WHEREAS, the Commission invited testimony with respect to the proposed rezone; and,

WHEREAS, no members of the public spoke in support or opposition of the proposed rezone; and,

NOW, THEREFORE, BE IT RESOLVED that the Commission hereby finds and determines that there is no substantial evidence in the record to indicate that Rezone Application No. P22-01086 will have a significant effect on the environment. It has been further determined that all applicable 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

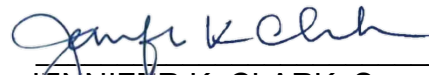
based upon the evidence in the record that the project will not have a significant impact on the environment and that the filing of a mitigated negative declaration is appropriate in accordance with the provisions of CEQA Section 21157.5(a)(2) and CEQA Guidelines Section 15178(b)(1) and (2). Accordingly, the Commission recommends the Council adopt the Mitigated Negative Declaration for Environmental Assessment No. P22-01086/P21-06232 dated March 28, 2023, and,

BE IT FURTHER RESOLVED that the Commission hereby recommends approval to the City Council of Rezone Application No. P22-01086 to rezone the subject property from the RS-4/UGM (Residential Single Family, Medium Low Density/Urban Growth Management) zone district to the RM-1/UGM (Residential Multi-Family, Medium High 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 Hardie (Vice Chair), seconded by Commissioner Diaz.

VOTING: Ayes - Hardie (Vice Chair), Diaz, Bray, Lyday, Wagner, Vang (Chair)  
Noes - None  
Not Voting - None  
Absent - Criner

DATED: April 5, 2023

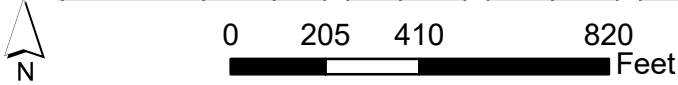


JENNIFER K. CLARK, Secretary  
Fresno City Planning Commission

Resolution No. 13797  
Rezone Application No. P22-01086 Filed  
by Ubaldo Garcia of Villa Di Ubaldo, on  
behalf of John Ashley of Fresno Newbury  
LP.  
Action: Recommend Approval to the City  
Council

Attachment: Exhibit A

# Exhibit A - Rezone Map



P22-01086  
 APN:40353228

Bounded by N Chestnut (East), between E Shepherd (North) & E Teague (South).



Proposes to rezone approximately 2.20 acres from RS-4/UGM (Residential Single-Family, Medium Low Density) zoning designation to RM-1/UGM (Residential Multi-Family, Medium High Density) zoning designation.

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13798**

The Fresno City Planning Commission, at its regular meeting on April 5, 2023, adopted the following resolution relating to Development Permit Application No. P21-06232.

WHEREAS, Development Permit Application No. P21-06232 was filed with the City of Fresno by Ubaldo Garcia of Villa Di Ubaldo, on behalf of John Ashley of Fresno Newbury LP, for ±2.20 acres of property located on the west side of North Chestnut Avenue, between East Shepherd and East Teague Avenues; and,

WHEREAS, Development Permit Application No. P21-06232 proposes to construct a 32-unit residential multi-family housing development on the ±2.20 acre property; and,

WHEREAS, on April 5, 2023, the Fresno City Planning Commission (Commission) reviewed the subject development permit application in accordance with the policies of the Fresno General Plan and Woodward Park Community Plan, and,

WHEREAS, during the April 5, 2023 hearing, the Commission received a staff report and related information, environmental documents and considered testimony regarding the requested planned land use change; and,

WHEREAS, the Planning and Development Department staff recommended approval of the proposed project, subject to the conditions of approval contained in the staff report dated April 5, 2023.

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

WHEREAS, the Commission considered the proposed Development Permit relative to the staff report and environmental assessment prepared for the project; and,

WHEREAS, the Council District 6 Project Review Committee on February 6, 2023, failed to make a recommendation on the project; and,

WHEREAS, the Commission invited testimony with respect to the proposed development permit; and,

WHEREAS, no members of the public spoke in support or opposition of the proposed development permit; and,

NOW, THEREFORE, BE IT RESOLVED that the Commission hereby finds and determines that there is no substantial evidence in the record to indicate that Development Permit Application No. P21-06232 will have a significant effect on the environment. It has been further determined that all applicable mitigation measures



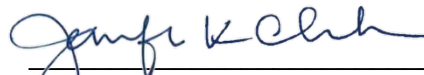
have been incorporated to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts and irreversible significant effects. Therefore, it has been determined based upon the evidence in the record that the project will not have a significant impact on the environment 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. P22-01086/P21-06232 dated March 28, 2023, and,

BE IT FURTHER RESOLVED that the Commission hereby recommends approval to the City Council of Development Permit Application No. P21-06232, subject to the Planning and Development Department Conditions of Approval dated April 5, 2023.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Hardie (Vice Chair), seconded by Commissioner Diaz.

VOTING: Ayes - Hardie (Vice Chair), Diaz, Bray, Lyday, Wagner, Vang (Chair)  
Noes - None  
Not Voting - None  
Absent - Criner

DATED: April 5, 2023



JENNIFER K. CLARK, Secretary  
Fresno City Planning Commission

Resolution No. 13798  
Development Permit Application No.  
P21-06232 Filed by Ubaldo Garcia of  
Villa Di Ubaldo, on behalf of John Ashley  
of Fresno Newbury LP.  
Action: Recommend Approval to the City  
Council