

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13448**

The Fresno City Planning Commission, at its regular meeting on April 19, 2017 adopted the following resolution relating to Rezone Application No. R-16-020 and Environmental Assessment No. R-16-020/C-16-062/T-6160.

WHEREAS, Rezone Application No. R-16-020 has been filed with the City of Fresno to rezone the subject property as described below:

REQUESTED ZONING: RS-5/PD (*Residential Single Family, Medium Density/Planned Development*)

EXISTING ZONING: RS-5 (*Residential Single Family, Medium Density*)

APPLICANT: Jeffrey T. Roberts of Granville Homes, on behalf of AFREI, LLC

LOCATION: Approximately 1.13 acres of property located at the northeast corner of West San Jose and North Colonial Avenues;

APN(s): 417-140-21

DESCRIPTION OF
PROPERTY TO BE REZONED: As depicted on the attached Exhibit "A".

WHEREAS, the above-named applicant is requesting to rezone the approximately 1.13 acre portion of the subject property from RS-5 (*Residential Single Family, Medium Density*) zone district to RS-5/PD (*Residential Single Family, Medium Density/Planned Development*) zone district; and,

WHEREAS, the Fresno City Planning Commission on March 15, 2017, referred the item back to staff; and,

WHEREAS, the Fresno City Planning Commission

WHEREAS, during the April 19, 2017 hearing, the Commission received a staff report and related information, environmental documents and considered testimony regarding the requested zoning change; and,

WHEREAS, during the April 19, 2017 hearing, 16 members of the public spoke and 17 letters in opposition of the proposed project were received.

WHEREAS, the Fresno City Planning Commission on April 19, 2017, reviewed the subject rezone application and related environmental assessment in accordance with the policies of the Fresno General Plan and the Bullard Community Plan; 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 Rezone

Application No. R-16-020 may have additional significant effects on the environment that were not identified in the Fresno General Plan Master Environmental Impact Report (MEIR) SCH No. 2012111015; and hereby adopts the Finding of Conformity prepared for Environmental Assessment No. R-16-020/C-16-062/T-6160 dated March 3, 2017, for the proposed project.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that the requested RS-5/PD (*Residential Single Family, Medium Density/Planned Development*) zone district for the subject property 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 Garcia.

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

DATED: April 19, 2017

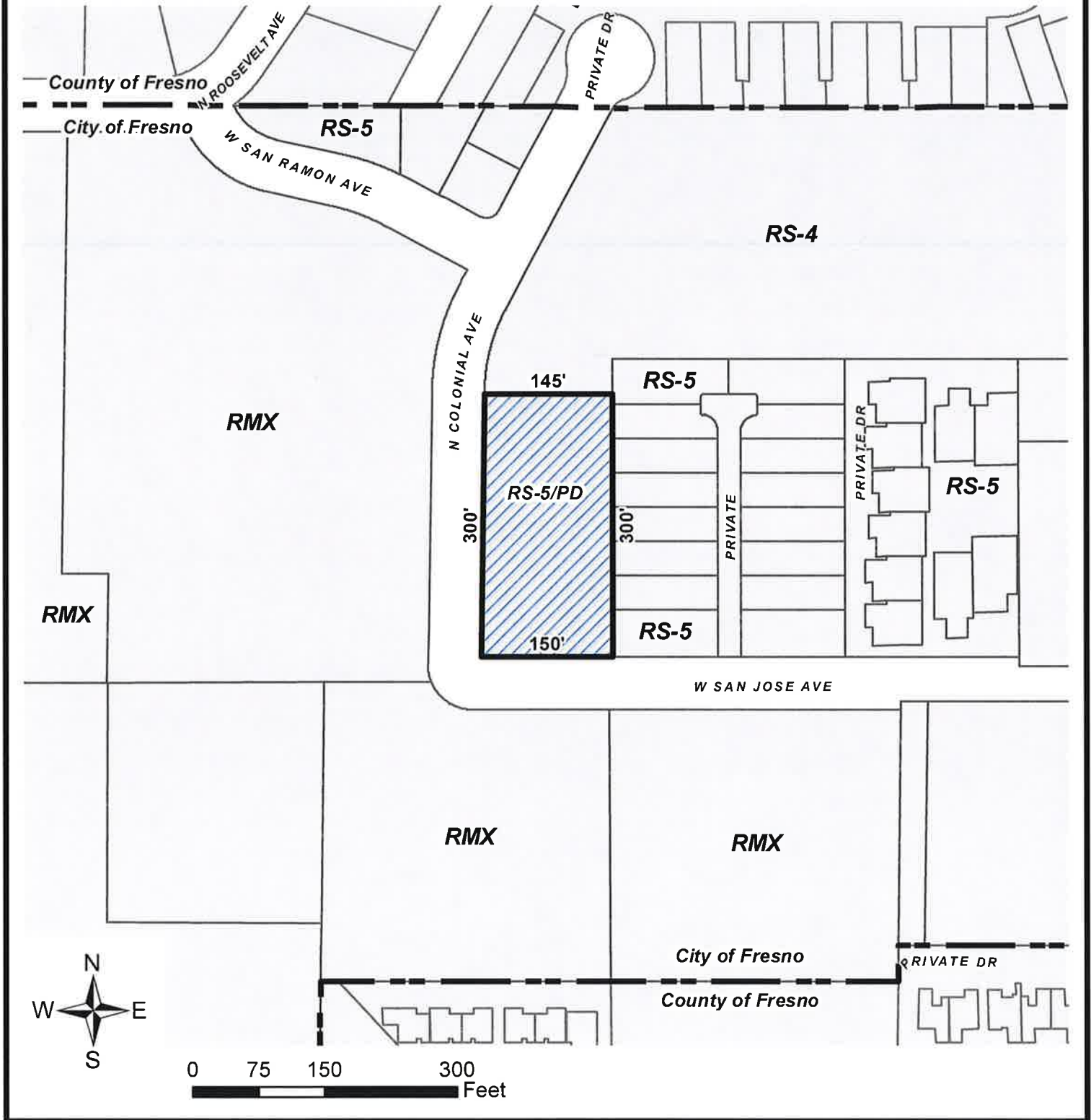


Jennifer Clark, Secretary
Fresno City Planning Commission


Resolution No. 13448
Rezone Application No. R-16-020
Filed by Jeffrey T. Roberts of Granville Homes, on
behalf of AFREI, LLC.
Action: Recommend Approval

Attachment: Exhibit A

EXHIBIT A



R-16-020
APN: 417-140-21
614 W San Jose Ave

- ■ City Limits
-  From RS-5 to RS-5 /PD

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13449**

The Fresno City Planning Commission, at its regular meeting on April 19, 2017, adopted the following resolution relating to Conditional Use Permit Application No. C-16-062.

WHEREAS, Conditional Use Permit Application No. C-16-062 has been filed with the City of Fresno by Jeffrey T. Roberts of Granville Homes, on behalf of AFREI, INC., pertaining to approximately 1.13 acres of property located at the northeast corner of North Colonial and West San Jose Avenues; and,

WHEREAS, the Fresno City Planning Commission on March 15, 2017, continued the subject meeting to April 19, 2017, at the request of the planning commission; and,

WHEREAS, during the April 19, 2017 hearing, the Commission received a staff report and related information, environmental documents and considered testimony regarding the conditional use permit; and,

WHEREAS, during the April 19, 2017 hearing, 16 members of the public spoke in opposition of the proposed project.

WHEREAS, the Fresno City Planning Commission on April 19, 2017, reviewed the subject conditional use permit in accordance with the policies of the Fresno General Plan and the Bullard Community Plan; and,

NOW, THEREFORE, BE IT RESOLVED the Fresno City Planning Commission has reviewed the environmental assessment prepared for the proposed project, Environmental Assessment No. R-16-020/C-16-062/T-6160 dated March 3, 2017; and,

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby finds and determines that there is evidence in the record to indicate that Conditional Use Permit Application No. C-16-062 does not meet the required findings to approve.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Conditional Use Permit Application No. C-16-062, which proposes a planned development with modified development standards as depicted by the attached Exhibit "A" and described within staff report to the Planning Commission dated April 19, 2017, be denied.

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

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

Planning Commission Resolution No. 13449
Conditional Use Permit Application No. C-16-062
April 19, 2017
Page 2

DATED: April 19, 2017



Jennifer Clark, Secretary
Fresno City Planning Commission

Resolution No. 13449
Conditional Use Permit Application No. C-16-062
Filed by Jeffrey T. Roberts of Granville Homes, on
behalf of AFREI, LLC.
Action: Recommend Denial

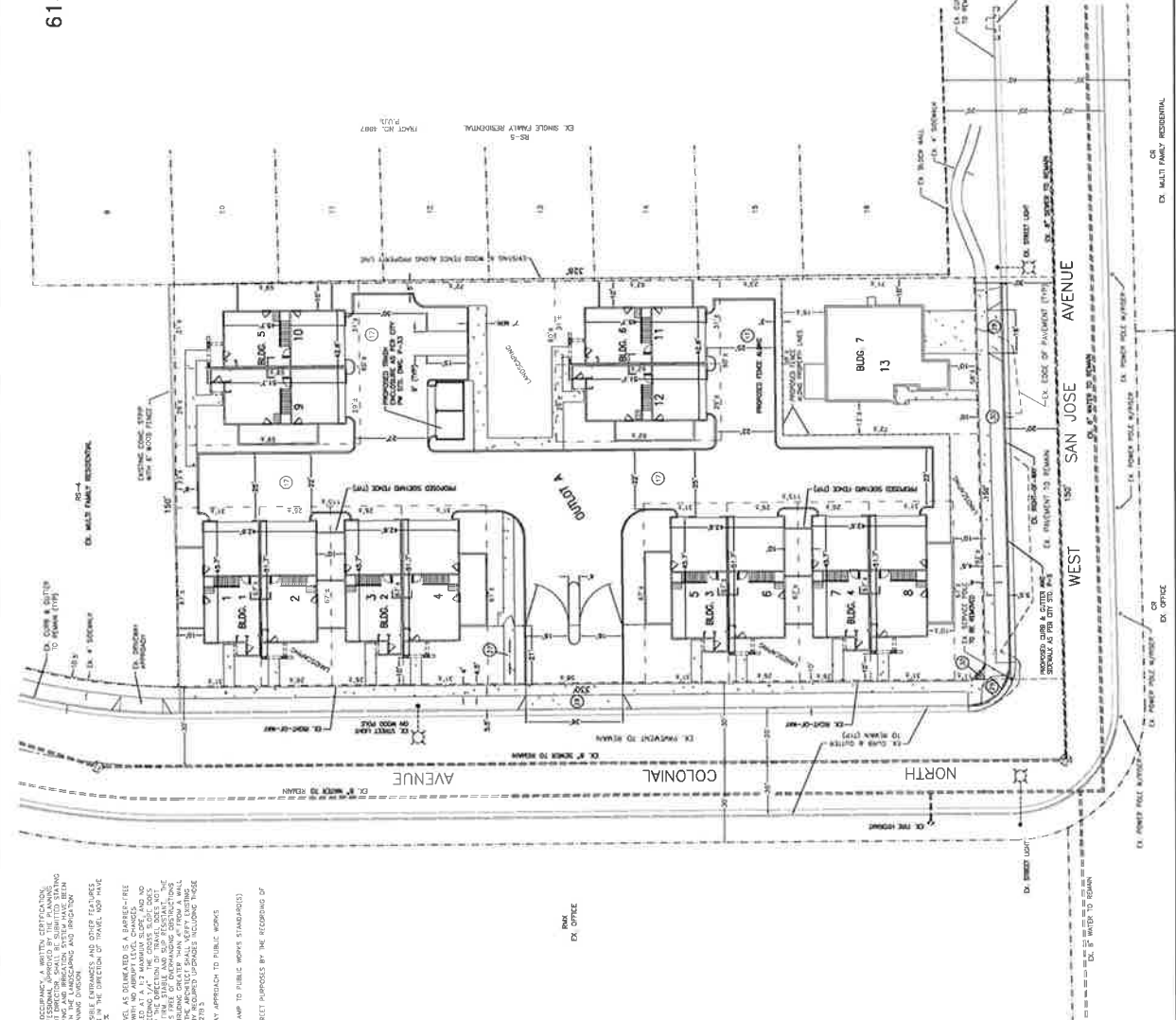
Attachment: Exhibit A

SITE PLAN
614 WEST SAN JOSE AVENUE
 APN 417-140-21
 TRACT NO. 6160
 C-16-062



- LEGEND:**
- - - EXISTING PROPERTY LINE
 - - - EXISTING CURB & GUTTER TO REMAIN
 - - - PROPOSED 8" CURB
 - - - PROPOSED IMPAVMENT LINE

- NOTE:**
1. EXISTING PLANNED LAND USE: MEDIUM LOW DENSITY RESIDENTIAL.
 2. EXISTING ZONING: RS-5.
 3. PROPOSED ZONING: RS-5.
 4. PROJECT SITE AREA: 10,200 SQ. FT. (231.7 ACRES).
 5. LOT COVERAGE: 63.3%.



- NOTES:**
1. CONTACT SLOPE WASTE WORKS FOR APPROACH TO ESTABLISH ACCESS AND APPROVED AS REQUIRED AS COVERING OF EXISTING ASPHALT.
 2. THE SANITARY SEWER, WATER, GAS AND AIR DUCTS AND OVERHEADS SHALL BE INSTALLED AND PROTECTED AS REQUIRED. THE SANITARY SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN JOSE SPECIFICATIONS AND SHALL BE INSTALLED WITH A MINIMUM COVER OF 48" UNLESS OTHERWISE SPECIFIED.
 3. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" UNLESS OTHERWISE SPECIFIED.
 4. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" UNLESS OTHERWISE SPECIFIED.
 5. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" UNLESS OTHERWISE SPECIFIED.
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 21. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" UNLESS OTHERWISE SPECIFIED.
 22. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" UNLESS OTHERWISE SPECIFIED.
 23. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" UNLESS OTHERWISE SPECIFIED.
 24. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" UNLESS OTHERWISE SPECIFIED.

GARY C. GIANNETTA
 CIVIL ENGINEER
 LICENSE NO. 50889
 DATE: 10/25/18

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13450**

The Fresno City Planning Commission at its regular meeting on April 19, 2017, adopted the following resolution pursuant to the Subdivision Map Act of the Government Code of the State of California and the Municipal Code of the City of Fresno.

WHEREAS, Vesting Tentative Tract Map No. 6160 has been filed with the City of Fresno by Jeffrey T. Roberts of Granville Homes, on behalf of AFREI, INC., and proposes to subdivide the subject property into a 13-lot single –family residential planned development with an outlot on approximately 1.13 acres of property located at the northeast corner of North Colonial and West San Jose Avenues; and,

WHEREAS, the Fresno City Planning Commission on March 15, 2017, continued the subject meeting to April 19, 2017, at the request of the planning commission; and,

WHEREAS, the Fresno City Planning Commission on April 19, 2017, received a staff report and related information, environmental documents and considered testimony regarding the requested subdivision; and,

WHEREAS, during the April 19, 2017 hearing, 16 members of the public spoke and 17 letters in opposition of the proposed project were received.

WHEREAS, the Fresno City Planning Commission on April 19, 2017, reviewed the subject application in accordance with the policies of the Fresno General Plan and the Bullard Community Plan; and,

NOW, THEREFORE, BE IT RESOLVED the Fresno City Planning Commission has reviewed the environmental assessment prepared for the proposed project, Environmental Assessment No. R-16-020/C-16-062/T-6160 dated March 3, 2017; and

BE IT FURTHER RESOLVED that the Fresno City Planning Commission finds that approval of Vesting Tentative Tract Map No. 6160 is not consistent with the adopted Fresno General Plan, Bullard Community Plan, and the findings required pursuant to Section 66410 et. seq. of the California Government Code.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Vesting Tentative Tract Map No. T-6160, which proposes a 13-lot single-family residential planned development with an outlot, as depicted by the attached Exhibit “A” and described within staff report to the Planning Commission dated April 19, 2017, be denied.

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

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

Planning Commission Resolution No. 13450
Vesting Tentative Tract Map No. T-6160
April 19, 2017
Page 2

Absent - Bray

DATED: April 19, 2017



Jennifer Clark, Secretary
Fresno City Planning Commission

Resolution No. 13450
Vesting Tentative Tract Map No. T-6160
Filed by Jeffrey T. Roberts of Granville Homes, on
behalf of AFREI, LLC.
Action: Recommend Denial

Attachment: Exhibit A

TENTATIVE TRACT NO. 6160

A PLANNED UNIT DEVELOPMENT
A VESTING MAP

VICINITY MAP



N.T.S.

IMPROVEMENTS TO BE INSTALLED:

- STREETS - PRIVATE
- SEWER - CITY OF FRESNO STANDARDS
- WATER & GAS - CITY OF FRESNO STANDARDS
- SIDEWALK - CITY OF FRESNO STANDARDS
- STREET LIGHTS - CITY OF FRESNO STANDARDS
- DRAINAGE - FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
- GAS & ELECTRICITY - PACIFIC GAS & ELECTRIC
- TELEPHONE - AT&T
- CABLE TELEVISION - COMCAST



SCALE: 1" = 40'

DEDICATIONS:

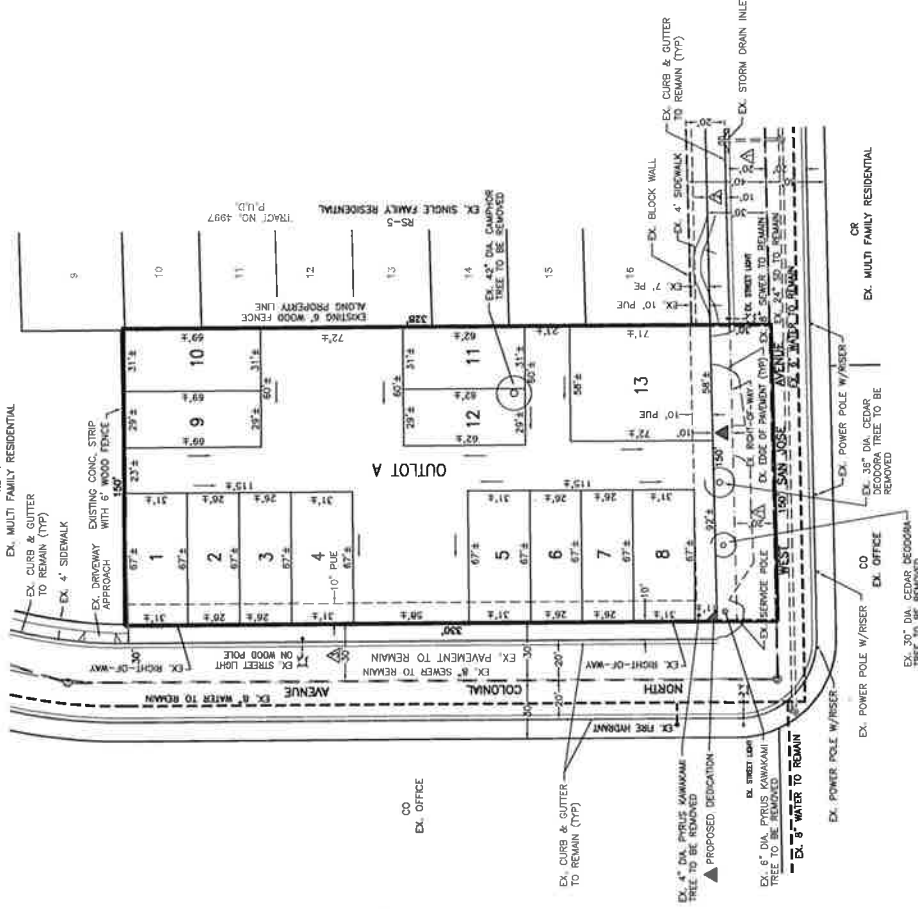
- ▲ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AS PER THE MAP OF CALIFORNIA POULTRY FARM, RECORDED IN BOOK 2, PAGE 62 OF RECORD OF SURVEYS, F.C.R.
- ▲ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AS PER THE MAP OF TRACT NO. 4997, RECORDED IN VOLUME 66, PAGES 31 & 32 OF P.O.S. 1, FOR PUBLIC STREET PURPOSES AS PER DEED OF EASEMENT RECORDED APRIL 18, 1967 IN BOOK 5430, PAGE 586 OF DEEDS, F.C.R.
- ▲ TO BE DEDICATED FOR PUBLIC STREET PURPOSES BY THE RECORDING OF THE FINAL MAP OF TRACT NO. 6160.

LEGEND:

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- MAP BOUNDARY LINE

NOTE:

- APN 417-140-21
- GROSS AREA = 4.13 ACRES
NET AREA = 1.03 ACRES
- EXISTING USE = VACANT
PROPOSED USE = SINGLE FAMILY RESIDENTIAL
- EXISTING ZONING = RS-5
- PROPOSED ZONING = RS-5
- THERE ARE NO WELLS, SEPTIC TANKS OR LEACH FIELDS
- THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES. (6 LOTS)
- OUTLOT A IS FOR COMMON AREA, WALKWAYS, SHADY PARKING AREAS, TRASH ENCLOSURES, OPEN SPACE, PUBLIC UTILITIES, RELATED FACILITIES AND DRAINAGE PURPOSES.
- THERE ARE FIVE TREES WITHIN THIS SUBDIVISION TO BE REMOVED.
- THE EXISTING PROPERTY IS VACANT. THERE ARE NO EXISTING ABOVE GROUND USES OR STRUCTURES ON THE SUBJECT PROPERTY.
- THERE IS LESS THAN A 6" DIFFERENCE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.



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1396 W. HERNDON AVE.
SUITE 101
FRESNO, CA 93711
(559) 436-0800

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