

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13646**

The Fresno City Planning Commission, at its meeting on May 20, 2020, adopted the following resolution relating to Pre-zone Application No. P19-02237.

WHEREAS, Pre-zone Application No. P19-02237 has been filed with the City of Fresno by Precision Civil Engineering, Inc., on behalf of Edward Fanucchi, for approximately 235 acres of property located on the north and south sides of West Dakota Avenue between North Polk and North Bryan Avenues; and,

WHEREAS, Pre-zone Application No. P18-02237 proposes to pre-zone the subject property from the Fresno County RR (*Rural Residential*) zone district to the RS-3/UGM/ANX (*Single Family Residential, Low Density/Urban Growth Management/Annexed Rural Residential Transitional Overlay*), RS-5/UGM (*Residential Single Family, Urban Growth Management*), RS-5/UGM/ANX (*Residential Single Family, Medium Density/Urban Growth Management/Annexed Rural Residential Transitional Overlay*), RM-2/UGM/ANX (*Residential Multi-Family, Urban Neighborhood Density/Urban Growth Management/Annexed Rural Residential Transitional Overlay*) and OS/UGM/ANX (*Open Space/Urban Growth Management/Annexed Rural Residential Transitional Overlay*) zone districts; 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, two members of the public spoke in opposition of the project and no members of the public spoke in favor of the 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. P19-02237 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. T-6234/P19-02237/P19-02239 dated March 13, 2020, for the proposed project.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends approval to the City Council of Pre-zone Application No. P19-02237 to pre-zone the subject property from the Fresno County RR (*Rural Residential*) zone district to the RS-3/UGM/ANX (*Single Family Residential, Low Density/Urban Growth Management/Annexed Rural Residential Transitional Overlay*), RS-5/UGM (*Residential Single Family, Urban Growth Management*), RS-5/UGM/ANX (*Residential Single Family, Medium Density/Urban Growth Management/Annexed Rural Residential Transitional Overlay*), RM-2/UGM/ANX (*Residential Multi-Family, Urban Neighborhood Density/Urban Growth Management/Annexed Rural Residential Transitional Overlay*) and OS/UGM/ANX (*Open Space/Urban Growth Management/Annexed Rural Residential Transitional Overlay*) zone districts, 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 Diaz.

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

DATED: May 20, 2020

  
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DAN ZACH, Secretary  
Fresno City Planning Commission

Resolution No. 13646  
Rezone Application No. P19-02237  
Filed by Precision Civil Engineering,  
Inc., on behalf of Edward Fanucchi  
Action: Recommend Approval to the  
City Council

Attachment: Exhibit A