

**Exhibit Q - Planning Commission Resolutions No.  
13804, 13805, and 13806**

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13804**

The Fresno City Planning Commission, at its regular meeting on July 19, 2023, adopted the following resolution relating to Plan Amendment Application No. P22-04389.

WHEREAS, Plan Amendment Application No. P22-04389 was filed with the City of Fresno by Scott Vincent of the Vincent Company Architects, Inc, on behalf of Robert D Duley of Duley Robert D & Debbie R Trustees, for ±4.39 acres of property located on the east side of North Armstrong Avenue, between East Clinton and East Shields Avenues; and,

WHEREAS, Plan Amendment Application No. P22-04389 proposes to amend the Fresno General Plan and McLane Community Plan to change the planned land use designation for the subject property from Low Density Residential (±4.39 acres) to Medium High Density Residential (±4.39 acres),

WHEREAS, on July 19, 2023, the Fresno City Planning Commission (Commission) reviewed the subject plan amendment application in accordance with the policies of the Fresno General Plan and McLane Community Plan; and,

WHEREAS, during the July 19, 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 7 Project Review Committee is currently inactive; and,

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

WHEREAS, two (2) members of the public spoke in 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. P22-04389 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. P22-04389/P22-02376 dated June 16, 2023, and,

BE IT FURTHER RESOLVED that the Commission hereby recommends approval to the City Council of Plan Amendment Application No. P22-04389 to amend the Fresno General Plan to change the planned land use designation for the subject property from Low Density Residential ( $\pm 4.39$  acres) to Medium High Density Residential ( $\pm 4.39$  acres) 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 Diaz, seconded by Commissioner Lyday.

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

DATED: July 19, 2023

 for

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JENNIFER K. CLARK, Secretary  
Fresno City Planning Commission

Resolution No. 13804  
Plan Amendment Application No. P22-04389 Filed by Scott Vincent of the Vincent Company Architects, Inc, on behalf of Robert D Duley of Duley Robert D & Debbie R Trustees.  
Action: Recommend Approval to the City Council

Attachment: Exhibit A

# Proposed Planned Land Use Map



P22-04389

APN: 310-250-13

Bounded by Clinton (south) and Armstrong (west).



Proposes to rezone approximately 4.39 acres from rl (Low Density Residential) land use designation to rmh (Medium High Density Residential) land use designation.

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13805**

The Fresno City Planning Commission, at its regular meeting on July 19, 2023, adopted the following resolution relating to Rezone Application No. P22-04389.

WHEREAS, Rezone Application No. P22-04389 was filed with the City of Fresno by Scott Vincent of the Vincent Company Architects, Inc, on behalf of Robert D Duley of Duley Robert D & Debbie R Trustees, for ±4.39 acres of property located on the east side of North Armstrong Avenue, between East Clinton and East Shields Avenues; and,

WHEREAS, Rezone Application No. P22-04389 proposes to rezone the subject property from the RS-1 (Residential Single Family, Extremely Low Density) zone district to the RM-1 (Residential Multi-Family, Medium High Density) zone district; and,

WHEREAS, on July 19, 2023, the Fresno City Planning Commission (Commission) reviewed the subject rezone application in accordance with the policies of the Fresno General Plan and McLane Community Plan and,

WHEREAS, during the July 19, 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 7 Project Review Committee is currently inactive; and,

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

WHEREAS, two (2) members of the public spoke in 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. P22-04389 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. P22-04389/P22-02376 dated June 16, 2023, and,

BE IT FURTHER RESOLVED that the Commission hereby recommends approval to the City Council of Rezone Application No. P22-04389 to rezone the subject property from the RS-1 (Residential Single Family, Extremely Low Density) zone district to the RM-1 (Residential Multi-Family, Medium High Density) 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 Diaz, seconded by Commissioner Lyday.

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

DATED: July 19, 2023

 for

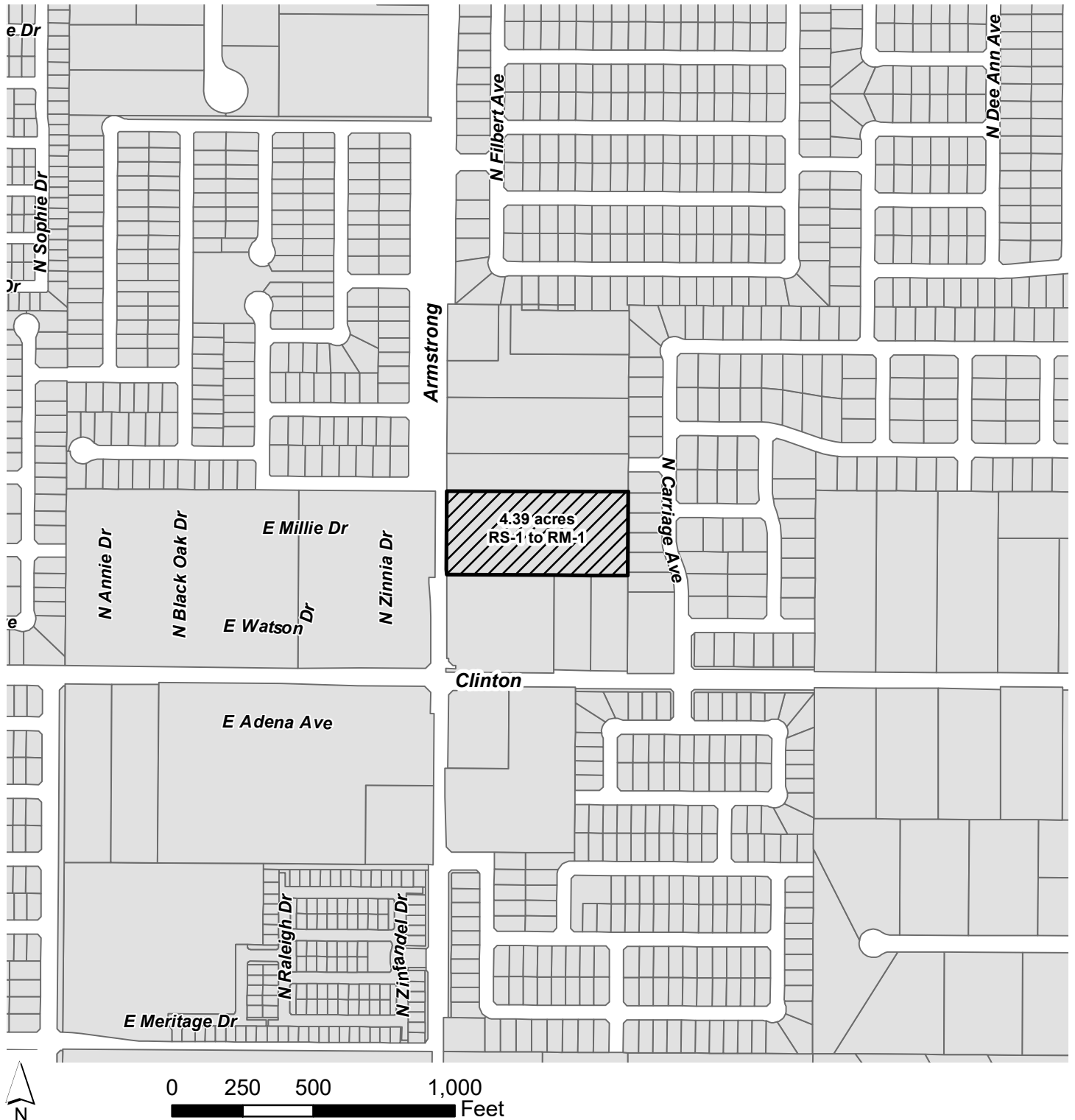
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JENNIFER K. CLARK, Secretary  
Fresno City Planning Commission

Resolution No. 13805  
Rezone Application No. P22-01086 Filed  
by Scott Vincent of the Vincent Company  
Architects, Inc, on behalf of Robert D  
Duley of Duley Robert D & Debbie R  
Trustees.  
Action: Recommend Approval to the City  
Council

Attachment: Exhibit A

# Rezone Exhibit A



P22-04389

APN: 310-250-13

Bounded by Clinton (south) and Armstrong (west).



Requesting to rezone 4.39 acres from RS-1 (Residential Single-Family, Extremely Low Density) to RM-1 (Residential Multi-Family, Medium High Density).

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13806**

The Fresno City Planning Commission, at its regular meeting on July 19, 2023, adopted the following resolution relating to Development Permit Application No. P22-02376.

WHEREAS, Development Permit Application No. P22-02376 was filed with the City of Fresno by Scott Vincent of the Vincent Company Architects, Inc, on behalf of Robert D Duley of Duley Robert D & Debbie R Trustees, for ±4.39 acres of property located on the east side of North Armstrong Avenue, between East Clinton and East Shields Avenues; and,

WHEREAS, Development Permit Application No. P22-02376 proposes to construct a 64-unit residential multi-family housing development on the ±4.39 acre property; and,

WHEREAS, on July 19, 2023, the Fresno City Planning Commission (Commission) reviewed the subject development permit application in accordance with the policies of the Fresno General Plan and McLane Community Plan, and,

WHEREAS, during the July 19, 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 August 10, 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 7 Project Review Committee is currently inactive; and,

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

WHEREAS, two (2) members of the public spoke in 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. P22-02376 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. P22-04389/P22-02376 dated June 16, 2023, and,

BE IT FURTHER RESOLVED that the Commission hereby recommends approval to the City Council of Development Permit Application No. P22-02376, subject to the Planning and Development Department Conditions of Approval dated August 10, 2023.

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

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

DATED: July 19, 2023

 for

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JENNIFER K. CLARK, Secretary  
Fresno City Planning Commission

Resolution No. 13806  
Development Permit Application No.  
P22-02376 Filed by Scott Vincent of the  
Vincent Company Architects, Inc, on  
behalf of Robert D Duley of Duley Robert  
D & Debbie R Trustees.  
Action: Recommend Approval to the City  
Council