

## Exhibit I

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13901**

The Fresno City Planning Commission, at its regular meeting on June 18, 2025, adopted the following resolution relating to Rezone Application No. P24-04357.

WHEREAS, Rezone Application No. P24-04357 has been filed with the City of Fresno as part of a rezone, to amend existing conditions of zoning, for the subject property as described below:

**REQUESTED ZONING:** ± 155 acres of property from the RS-5/UGM/cz (Single-Family Residential, Medium Density/Urban Growth Management/conditions of zoning) zone district to the RS-5/UGM/cz (Single-Family Residential, Medium Density/Urban Growth Management/conditions of zoning) zone district and ± 4.64 acres of property from the CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) zone district to the CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) zone district

**EXISTING ZONING:** RS-5/UGM/cz (Single-Family Residential, Medium Density/Urban Growth Management/conditions of zoning) and CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning)

**APPLICANT:** Granville Homes

**LOCATION:** West side of North Grantland Avenue between West Ashlan and West Gettysburg Avenues

**DESCRIPTION OF  
PROPERTY TO BE**

**REZONED:** As described and depicted on the attached Exhibit "A".

WHEREAS, the above-named applicant is requesting a zoning change, specifically an update to existing conditions of zoning, on the above property; and,

WHEREAS, the Council District 1 Project Review Committee on May 8, 2025, recommended approval of the proposed rezone application by a vote of 3-0; and,

WHEREAS, the Fresno City Planning Commission on June 18, 2025, conducted a public hearing to review the proposed rezone, received/invited public testimony and considered the Planning and Development Department's report recommending approval of the proposed rezone; and,

WHEREAS, the Planning Commission reviewed the subject rezone application in accordance with Section 15-5812 of the FMC and finds that the rezone meets the criteria established by Section 15-5812; and,

WHEREAS, no members of the public spoke in favor of, or in opposition to, the project; and,

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission hereby finds and determines that the environmental assessment for Rezone Application No. P24-04357

resulted in the preparation of an Addendum dated April 15, 2025, to the Final Environmental Impact Report (EIR) State Clearinghouse (SCH) No. 2020039061. In addition, the Commission finds that Addendum dated April 15, 2025, has been prepared pursuant the requirements of the California Environmental Quality Act (CEQA) Guidelines. The Commission has further determined that all applicable mitigation measures of EIR SCH No. 2020039061 have been applied to the project, together with project specific mitigation measures, as necessary to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts and irreversible significant effects beyond those identified by EIR SCH No. 2020039061 as provided by CEQA Section 15178(a); and accordingly, the Commission recommends the Council adopt the addendum dated April 15, 2025, to the Final Environmental Impact Report (EIR) State Clearinghouse (SCH) No. 2020039061, pursuant to CEQA Guidelines Section 15164(a).

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that the requested zoning, specifically an update to existing conditions of zoning, as noted above be approved as depicted by the attached Exhibit "A" and described within the staff report to the Planning Commission dated June 18, 2025.

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

VOTING:      Ayes - Shergill, Diaz, Bray (Vice Chair), Calandra, Criner  
                  Noes - None  
Not Voting (recusal) - Lyday  
Absent - Vang (Chair)

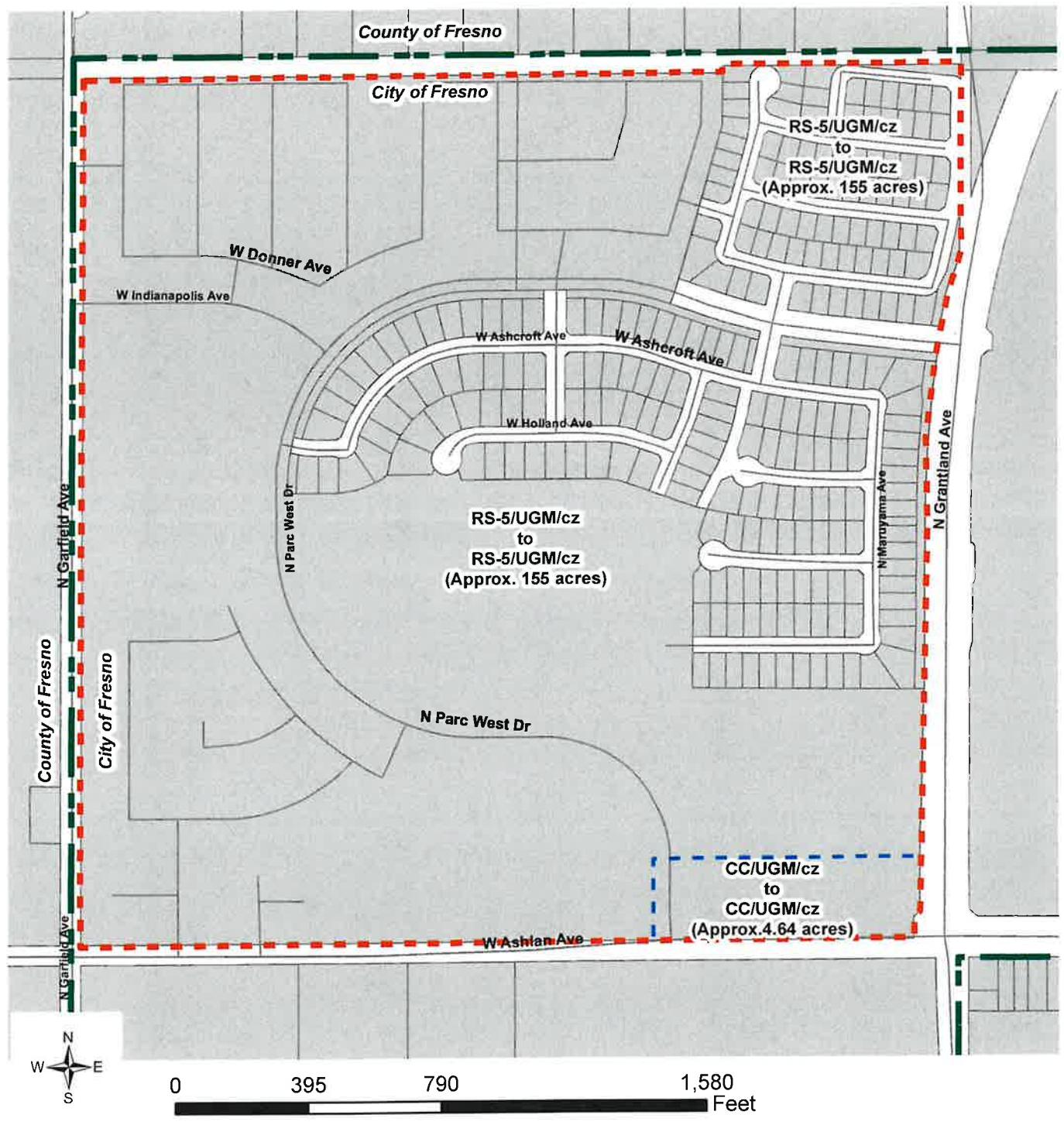
DATED: June 18, 2025

  
Jennifer K. Clark, Secretary  
Fresno City Planning Commission

Resolution No. 13901  
Rezone Application No. P24-04357  
Filed by Granville Homes  
Action: Recommend Approval

Attachment: Exhibit A

# Exhibit A Proposed Rezone



P24-04357

Intersection of N. Veterans Boulevard, W. Gettysburg, W. Ashlan and N. Garfield Avenues

City Limits

Proposes to rezone approximately 155 acres to RS-5/UGM/cz Zone District to the RS-5/UGM/cz

Proposes to rezone approximately 4.64 acres from the CC/UGM/cz Zone District to the CC/UGM/cz zone district