

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13596**

The Fresno City Planning Commission, at its regular meeting on August 7, 2019, adopted the following resolution relating to Plan Amendment Application No. P18-03582.

WHEREAS, Plan Amendment Application No. P18-03582 was a City-initiated Plan Amendment pursuant to Fresno Municipal Code Section 15-5803 and pertains to approximately ± 40 acres of property located approximately 1,200 feet south of West Jensen Avenue and 1,800 feet west of South Cornelia Avenue; and,

WHEREAS, Plan Amendment Application No. P18-03582 proposes to amend the Fresno General Plan for the subject property from the Public Facilities planned land use designation to the Heavy Industrial planned land use designation; and,

WHEREAS, on August 7, 2019, the Fresno City Planning Commission conducted a public hearing to review the proposed Plan Amendment, considered the associated Final Environmental Impact Report SCH No. 2018111043, received public testimony and considered the Planning and Development Department's report recommending approval of the proposed plan amendment and environmental assessment; and,

WHEREAS, the Fresno City Planning Commission has reviewed the environmental assessment prepared for this plan amendment, Final EIR SCH No. 2018111043, dated July 2019, and is satisfied that for impacts that can be mitigated to a level of less than significant, the appropriate measures of development will adequately reduce or alleviate any potential adverse impacts either generated from the proposal, or impacting the proposal from an off-site source; the Commission concurs with the statement of overriding considerations prepared for impacts that have been identified as significant and unavoidable; and hereby concurs with the certification of the Final EIR; and,

WHEREAS, the Planning Commission reviewed the subject plan amendment application in accordance with the land use policies of the Fresno General Plan; and

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

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Fresno, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

1. The Commission finds in accordance with its own independent judgment that Plan Amendment Application No. P18-0-3582 is in the best interests of the City of Fresno. It has been further determined that the environmental assessment for Plan Amendment Application No. P18-03582 resulted in the preparation of Environmental Impact Report SCH No. 2018111043, dated July 2019. In addition, the Commission finds that FEIR SCH No. 2018111043 has been prepared pursuant the requirements of the California Environmental Quality Act (CEQA) Guidelines, including all required written findings pursuant to CEQA Guidelines Section 15091. Accordingly, the Commission

recommends the Council certify Final EIR SCH No. 2018111043, pursuant to CEQA Guidelines Section 15090.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Plan Amendment Application No. P18-03582, which proposes to amend the Fresno General Plan as depicted by the attached Exhibit "A" and described within the staff report to the Planning Commission dated August 7, 2019, be approved.

///

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

VOTING:       Ayes - Vang, Torossian, Bray, Hardie, Sodhi-Layne, McKenzie  
              Noes - None  
              Not Voting - N/A  
              Absent - N/A

DATED: August 7, 2019



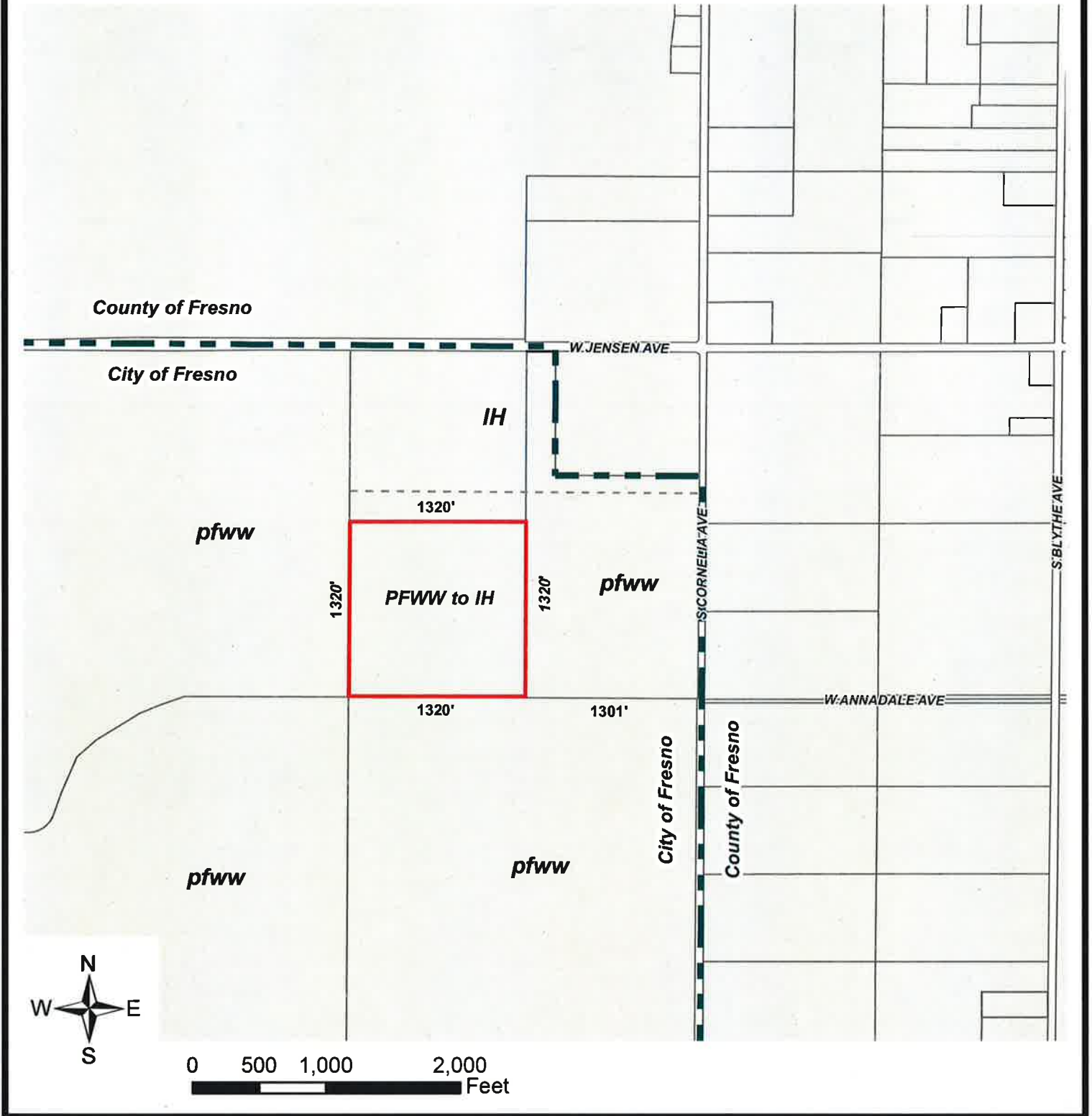
---

Mike Sanchez, Secretary  
Fresno City Planning Commission

Resolution No. 13596  
Plan Amendment Application No. P18-03582  
Filed by City-initiated Plan Amendment.  
Action: Recommend Approval (to the City Council)

Attachment: Exhibit A

# Exhibit A - Planned Land Use



**Plan Amendment Application No. P18-03582**

**APN: Portion of 327-030-41T**

**5449 West Jensen Ave**

 City Limits

 From Public Facilities Waste Water to Employment - Heavy Industrial - 40.0 Acres

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13597**

The Fresno City Planning Commission, at its regular meeting on August 7, 2019, adopted the following resolution relating to Rezone Application No. P18-03582.

WHEREAS, Rezone Application No. P18-03582 has been filed with the City of Fresno as part of a City-initiated rezone for the subject property as described below:

REQUESTED ZONING: IH (*Heavy Industrial*) zone district

EXISTING ZONING: PI/UGM (*Public and Institutional/Urban Growth Management*) zone district

APPLICANT: City-initiated pursuant to Fresno Municipal Code Section 15-5803

LOCATION: 5449 West Jensen Avenue; Located approximately 1200 feet south and 1800 feet west of the intersection of West Jensen Avenue and South Cornelia Avenue in the City of Fresno, California

APNs: 327-030-41T and 327-030-38T

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 on the above property in order to rezone the property to be consistent with the proposed Heavy Industrial planned land use of the Fresno General Plan; and,

WHEREAS, the Fresno City Planning Commission on August 7, 2019, conducted a public hearing to review the proposed rezone, received public testimony and considered the Development and Resource Management Department's report recommending approval of the proposed rezone;

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, at the hearing one member of the public spoke in support, and none spoke in opposition to the proposed rezone application; and,

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission hereby finds and determines that the environmental assessment for Rezone Application No. P18-03582 resulted in the preparation of Environmental Impact Report SCH No. 2018111043 dated July 2019. In addition, the Commission finds that FEIR SCH No. 2018111043 has been prepared pursuant the requirements of the California Environmental Quality Act (CEQA) Guidelines, including all required written findings pursuant to CEQA Guidelines Section 15091. The Commission is satisfied that for impacts that can be mitigated to a level of less than significant, the appropriate measures of development will adequately reduce or alleviate any potential adverse impacts either generated from the proposal, or impacting the proposal from an off-site source; the Commission concurs with the statement of overriding considerations prepared for

impacts that have been identified as significant and unavoidable; and accordingly, the Commission recommends the Council certify Final EIR SCH No. 2018111043, pursuant to CEQA Guidelines Section 15090.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that the requested IH (*Heavy Industrial*) zone district be approved as depicted by the attached Exhibit "A" and described within the staff report to the Planning Commission dated August 7, 2019.

///  
The foregoing Resolution was adopted by the Fresno City Planning Commission, upon a motion by Commissioner Vang, seconded by Commissioner Torossian.

VOTING:           Ayes - Vang, Torossian, Hardie, Sodhi-Layne, McKenzie, Bray  
                      Noes - None  
                      Not Voting - N/A  
                      Absent - N/A

DATED: August 7, 2019



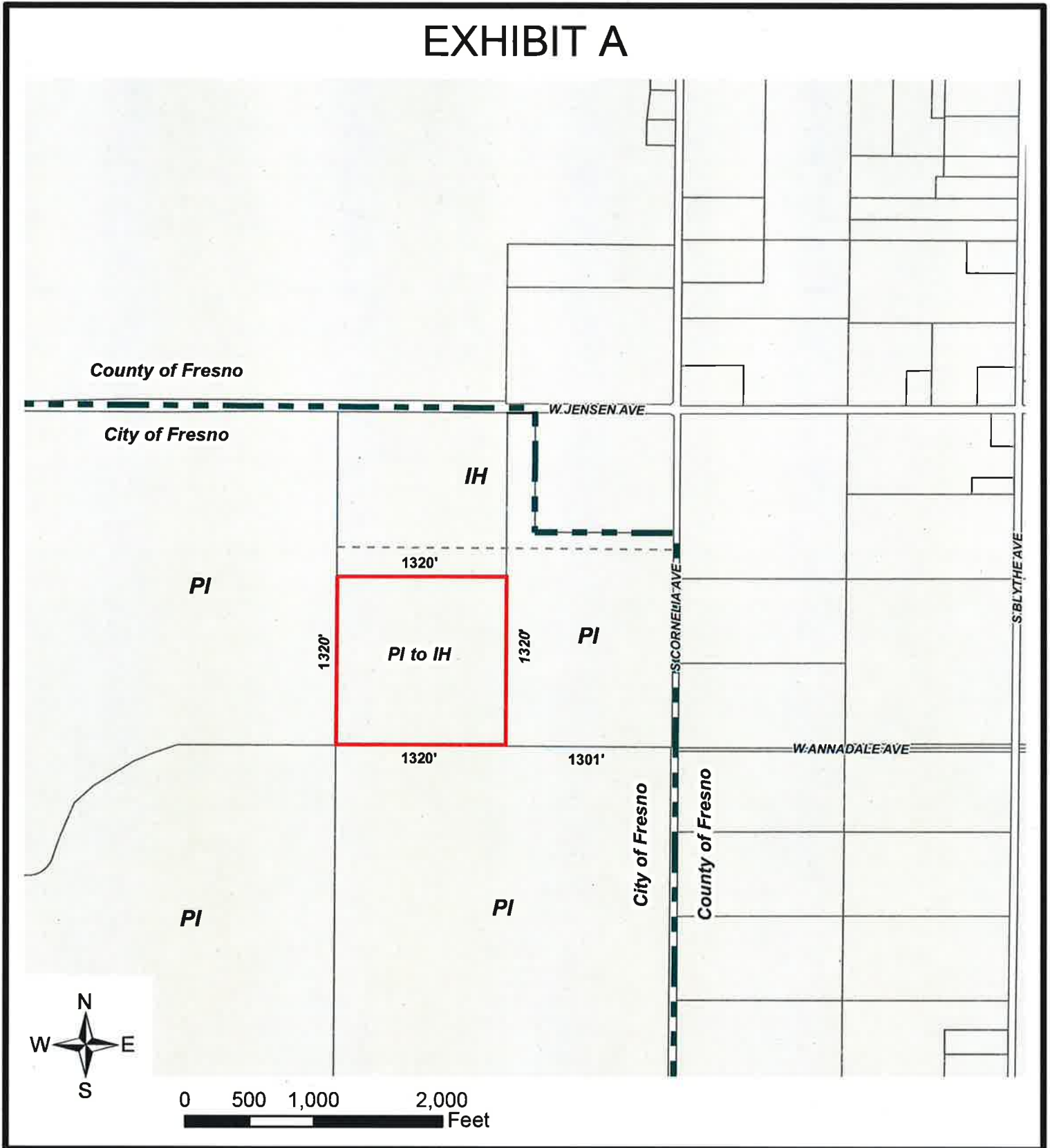
---

Mike Sanchez, Secretary  
Fresno City Planning Commission

Resolution No. 13597  
Rezone Application No. P18-03582  
Filed by City-initiated Rezone.  
Action: Recommend Approval (to the City Council)


Attachment: Exhibit A

# EXHIBIT A



**P18-03582**  
**APN: Portions of 327-030-41T, 38T**  
**5449 West Jensen Ave**

 City Limits

 From Public and Institutional (PI) to Heavy Industrial (IH) - 40.0 Acres

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13598**

The Fresno City Planning Commission, at its regular meeting on August 7, 2019, adopted the following resolution relating to Conditional Use Permit Application No. P18-03583.

WHEREAS, Conditional Use Permit Application No. P18-03583 has been filed by the City of Fresno, and pertains to property located to the south and west of the intersection of Jensen and Cornelia Avenues in the City of Fresno; and,

WHEREAS, Conditional Use Permit Application No. P18-03583 requests authorization to construct a new rendering facility on vacant property; and,

WHEREAS, pursuant to Section 15-5303 of the Fresno Municipal Code, the Fresno City Planning Commission conducted a public hearing on August 7, 2019 to review the proposed Conditional Use Permit and consider Environmental Impact Report SCH No. 2018111043, received public testimony and considered the Planning and Development Department's report recommending approval to the City Council of the proposed Conditional Use Permit, including conditions of approval, dated August 7, 2019; and,

WHEREAS, the Fresno City Planning Commission has reviewed the environmental assessment prepared for this Conditional Use Permit, Environmental Impact Report SCH No. 2018111043 dated July 2019; and,

WHEREAS, the Planning and Development Department staff prepared a report and recommended the Planning Commission approve Conditional Use Permit Application No. P18-03583, subject to compliance with the Conditions of Approval, dated August 7, 2019; and,

WHEREAS, one person from the public spoke in support of the project, and no one from the public spoke in opposition of the project.

NOW, THEREFORE, BE IT RESOLVED, that the Fresno City Planning Commission finds that, the environmental assessment for Conditional Use Permit Application No. P18-03583 resulted in the preparation of Environmental Impact Report SCH No. 2018111043 dated July 2019. In addition, the Commission finds that FEIR SCH No. 2018111043 has been prepared pursuant the requirements of the California Environmental Quality Act (CEQA) Guidelines, including all required written findings pursuant to CEQA Guidelines Section 15091. The Commission is satisfied that for impacts that can be mitigated to a level of less than significant, the appropriate measures of development will adequately reduce or alleviate any potential adverse impacts either generated from the proposal, or impacting the proposal from an off-site source; the Commission concurs with the statement of overriding considerations prepared for impacts that have been identified as significant and unavoidable; and accordingly, the Commission recommends the Council certify Final EIR SCH No. 2018111043, pursuant to CEQA Guidelines Section 15090..

BE IT FURTHER RESOLVED that the Fresno City Planning Commission finds that approval of Conditional Use Permit Application No. P18-03583 is consistent with the Fresno General Plan.

BE IT FURTHER RESOLVED that, after receiving the staff report and testimony, the Fresno City Planning Commission has determined that the findings necessary to grant this conditional use permit, have been met, in accordance with Section 15-5306 of the Fresno Municipal Code and as noted in the accompanying report to the Planning Commission dated August 7, 2019; and hereby recommends to the City Council that Conditional Use Permit Application No. P18-03583, subject to

Planning Commission Resolution No. 13598  
Conditional Use Permit Application No. P18-03583  
August 7, 2019  
Page 2

the Planning and Development Department Conditions of Approval dated August 7, 2019, be approved.

///

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

VOTING:           Ayes - Vang, Torossian, Bray, Hardie, Sodhi-Layne, McKenzie  
                      Noes - None  
                      Not Voting - N/A  
                      Absent - N/A

DATED: August 7, 2019

  
\_\_\_\_\_  
Mike Sanchez, Secretary  
Fresno City Planning Commission

Resolution No. 13598  
Conditional Use Permit Application No. P18-03583  
Filed by the City of Fresno  
Action: Recommend Approval (to the City Council)



**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13599**

The Fresno City Planning Commission, at its regular meeting on August 7, 2019, adopted the following resolution relating to Disposition Agreement and Development Agreement between the City of Fresno and Darling Ingredients Inc., pertaining to relocation and the transfer and development of real property to the south and west of the intersection of Jensen and Cornelia Avenues.

WHEREAS, the Fresno City Planning commission has reviewed the Disposition Agreement and Development Agreement ("Agreement") between the City of Fresno and Darling Ingredients Inc., pertaining to relocation and the transfer and development of real property on the southwest corner of Jensen and Cornelia Avenues, and is satisfied with the Agreement; and,

WHEREAS, the Planning Commission reviewed the subject Agreement in accordance with Section 15-6006 of the FMC and finds that the Agreement meets the criteria established by Section 15-6006.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Fresno, based upon the testimony and information presented at the hearing and upon review and consideration of the documentation provided, as follows:

1. The Commission finds in accordance with its own independent judgment that the Disposition Agreement and Development Agreement has been reviewed in accordance with the Fresno Municipal Code and that the findings in Section 15-6006 of the FMC have been made. Accordingly, the Commission recommends the Council adopt the Disposition Agreement and Development Agreement between the City of Fresno and Darling Ingredients Inc., pertaining to relocation and the transfer and development of real property on the southwest corner of Jensen and Cornelia Avenues.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that the Disposition Agreement and Development Agreement, as depicted by the attached Exhibit "A" and described within the staff report to the Planning Commission dated October 18, 2017, be approved.

///

///

///

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

VOTING:           Ayes - Vang, Torossian, Hardie, Sodhi-Layne, McKenzie, Bray  
                      Noes - None  
                      Not Voting - N/A  
                      Absent - N/A

DATED: August 7, 2019

  
\_\_\_\_\_  
Mike Sanchez, Secretary  
Fresno City Planning Commission

Resolution No. 13599  
Disposition Agreement and Development Agreement  
Filed by City of Fresno.  
Action: Recommend Approval (to the City Council)

Attachment: Exhibit A