

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13423**

The Fresno City Planning Commission, at its regular meeting on November 2, 2016, adopted the following resolution relating to Rezone Application No. R-16-008.

WHEREAS, Rezone Application No. R-16-008 has been filed with the City of Fresno to rezone the subject property as described below:

REQUESTED ZONING: City of Fresno PI/UGM (*Public and Institutional/Urban Growth Management*) zone district

EXISTING ZONING: Fresno County AE-20 (*Agriculture Exclusive, 20 acres*) zone district

APPLICANT: Glenn Knapp, professional engineer with the City of Fresno Water Division, filed, on behalf of the City of Fresno Department of Public Utilities

LOCATION: 3508 West Clinton Avenue; located on the north side of West Clinton Avenue between North Valentine and North Brawley Avenues in the unincorporated portion of the City of Fresno's Sphere of Influence boundary.

APNs: 310-083-03, 04

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 Public Facility planned land use of the Fresno General Plan and the McLane Community Plan; and,

WHEREAS, the Fresno City Planning Commission on November 2, 2016, 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; and,

WHEREAS, at the hearing no one spoke in opposition to the project; and,

WHEREAS, the Commission considered related addendum dated October 6, 2016 to the Amended Negative Declaration for Environmental Assessment No. C-14-041 which was filed with the Fresno County Clerk's office on August 14, 2015 regarding the environmental assessment

and rezone application, and recommended to the Council of the City of Fresno approval, of the subject environmental assessment and rezone application to amend the City's Zoning Ordinance on real property described herein below from the Fresno County AE-20 (*Agriculture Exclusive, 20 acres*) zone district to the City of Fresno PI/UGM (*Public and Institutional/Urban Growth Management*) zone district zone district; 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 the rezone application may have a significant effect on the environment as identified by, and evaluated within the addendum dated October 6, 2016 to the Amended Negative Declaration for Environmental Assessment No. C-14-041 which was filed with the Fresno County Clerk's office on August 14, 2015; and,

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that the requested City of Fresno PI/UGM (*Public and Institutional/Urban Growth Management*) zone district be approved.

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

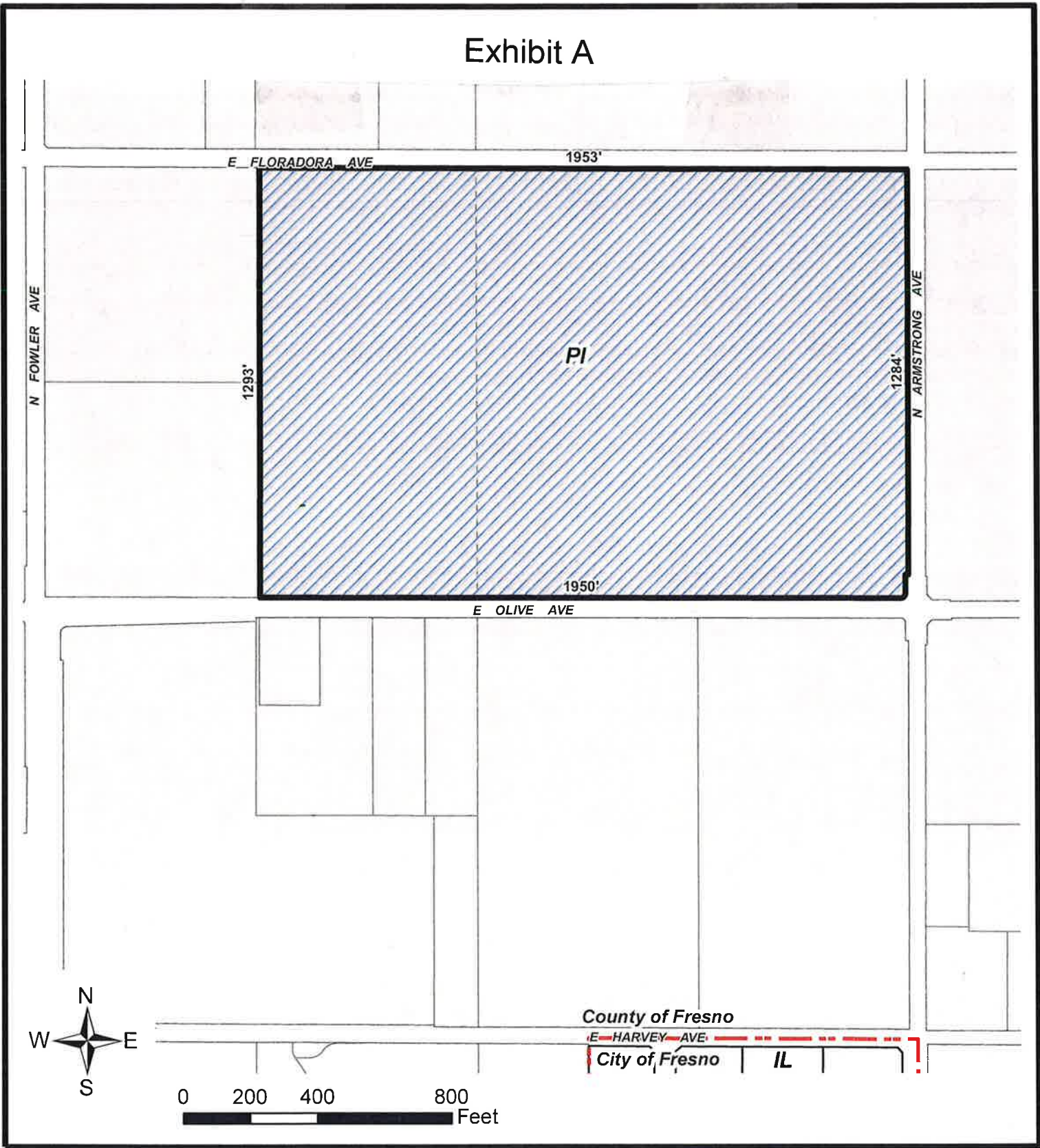
VOTING:           Ayes -   Reed, Garcia, Torrossian, Catalano, Holt, Vasquez, Medina  
                      Noes -   None  
                      Not Voting - None  
                      Absent -  None

DATED: November 2, 2016

  
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Jennifer K. Clark, Secretary  
Fresno City Planning Commission

Resolution No. 13423  
Rezone Application No. R-16-008  
Filed by Glenn Knapp  
Action: Recommend Approval

# Exhibit A



**ANX-16-002, R-16-008**

**APN: 310-083-03, 04**

**6395 East Floradora Avenue**



AE-20 (Fresno County) to PI/UGM (City of Fresno), 57.82 Acres



City Limits

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13424**

The Fresno City Planning Commission, at its regular meeting on November 2, 2016, adopted the following resolution relating to Annexation Application No. ANX-16-002.

WHEREAS, Annexation Application No. ANX-16-002 has been filed with the City of Fresno by Glenn Knapp, pertaining to approximately 57 acres of property located on the west side of North Armstrong Avenue between East Floradora and East Olive Avenues in the unincorporated portion of the City of Fresno's Sphere of Influence boundary; and,

WHEREAS, Annexation Application No. ANX-16-002 proposes to initiate annexation proceedings to request a change of organization ("Clinton-Valentine No. 4 Reorganization") resulting in an annexation to the City of Fresno and detachment from the Fresno County Fire Protection District and the Kings River Conservation District, of certain property consisting of an approximately 57 acre site and hereinafter called the "subject territory;" and,

WHEREAS, LAFCO requires that the subject territory be pre-zoned consistent with the City of Fresno General Plan ("General Plan") prior to the initiation of annexation proceeding; and,

WHEREAS, it has been determined that pre-zoning the subject territory with the City of Fresno PI/UGM (*Public and Institutional/Urban Growth Management*) zone district zone district is consistent with the Fresno General Plan; and,

WHEREAS, the annexation will be made pursuant to Part 3 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 contained in Division 3 of Title 5 commencing with Section 56000 of the California Government Code; and,

WHEREAS, a description of the boundaries of the subject territory is set forth in Exhibit A; and,

WHEREAS, this proposal is within the established sphere of influence of the City of Fresno; and,

WHEREAS, the proposed reorganization is uninhabited under the definition of Section 56046 of the California Government Code; and,

WHEREAS, municipal services for the subject territory will be provided in a manner described in the Service Delivery Plan pursuant to the requirements set forth in Government Code Section 56653; and,

WHEREAS, the proposed annexation complies with the terms and standards of the 2003 Memorandum of Understanding ("2003 MOU") between the City of Fresno and the County of Fresno approved January 6, 2003; and,

WHEREAS, this proposed reorganization will result in logical growth, the provision of municipal services, and the application of appropriate development standards and controls within the City of Fresno, and implements the Council's policy to unify the metropolitan area; and,

WHEREAS, on November 2, 2016, the Fresno City Planning Commission conducted a public hearing to review the proposed Annexation Application, as well as the proposed pre-

zoning of the subject property in accordance with Rezone Application No. R-16-008 and considered the related addendum dated October 6, 2016 to the Amended Negative Declaration for Environmental Assessment No. C-14-041 which was filed with the Fresno County Clerk's office on August 14, received public testimony and considered the Development and Resource Management Department's report recommending approval of the proposed annexation application and environmental assessment; and,

WHEREAS, the Fresno City Planning Commission has reviewed the environmental assessment prepared for the proposed project, addendum to the Amended Negative Declaration for Environmental Assessment No. C-14-041 which was filed with the Fresno County Clerk's office on August 14, 2015, and is satisfied that 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, and hereby concurs with the issuance of the aforementioned addendum; and,

WHEREAS, the Planning Commission reviewed the subject annexation application in accordance with the land use policies of the Fresno General Plan and McLane Community Plan.

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission hereby finds and determines in accordance with its own independent judgment that there is no substantial evidence in the record to indicate that Annexation Application No. ANX-16-002 may have a significant effect on the environment as identified by, and evaluated within, the addendum to the Amended Negative Declaration for Environmental Assessment No. C-14-041 which was filed with the Fresno County Clerk's office on August 14, 2015.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Annexation Application No. ANX-16-002, which proposes to initiate annexation proceedings to request a change of organization ("Clinton-Valentine No. 4 Reorganization") resulting in an annexation to the City of Fresno and detachment from the North Central Fire Protection District and the Kings River Conservation District, of the "subject territory;" as depicted by the attached Exhibit "A" and described within staff report to the Planning Commission dated November 2, 2016, be approved.

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Planning Commission Resolution No. 13424  
Annexation Application No. ANX-16-002  
November 2, 2016  
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The foregoing Resolution was adopted by the Fresno City Planning Commission, upon a motion by Commissioner Reed, seconded by Commissioner Holt.

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

DATED: November 2, 2016



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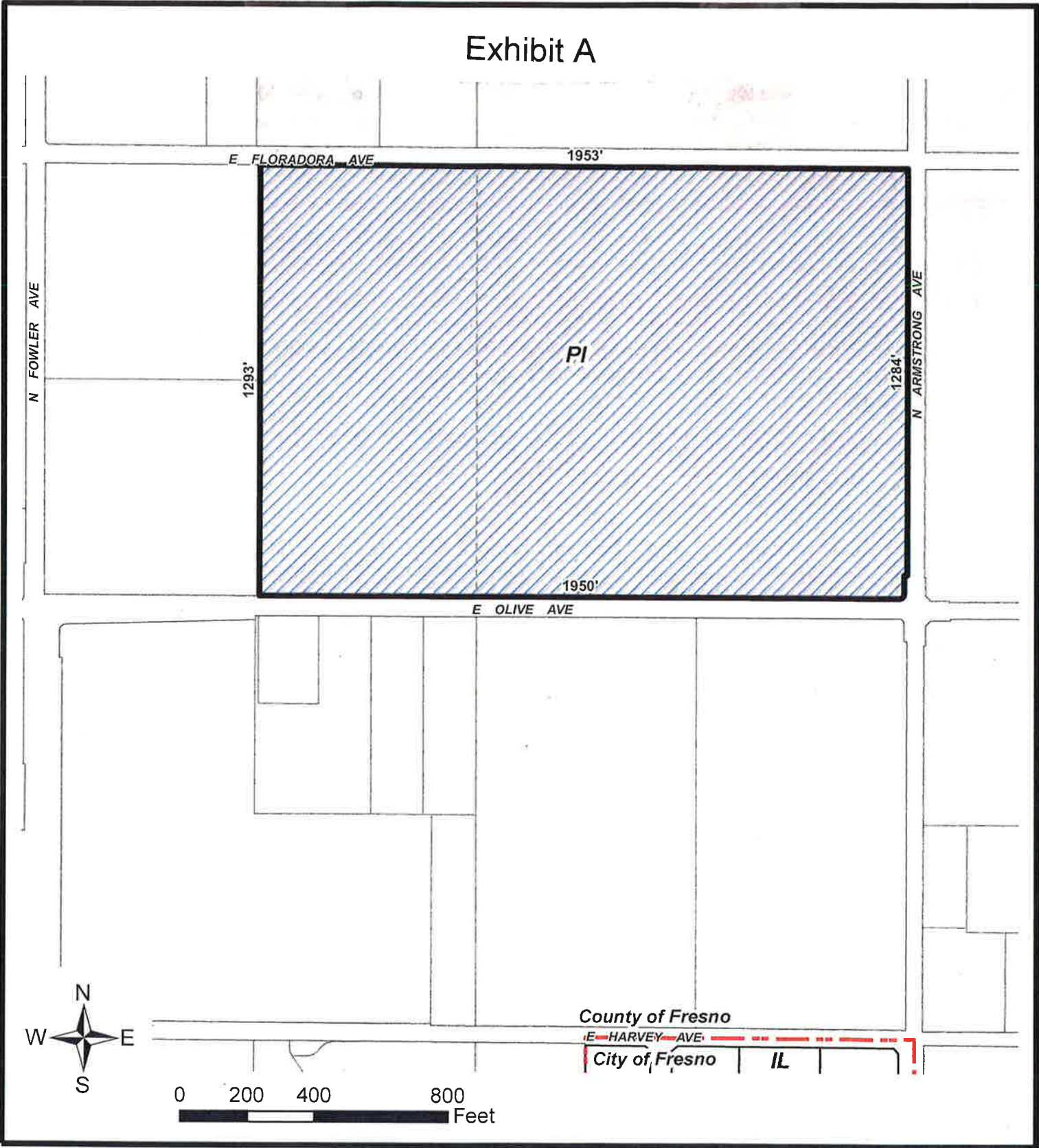
Jennifer K. Clark, Director  
Fresno City Planning Commission

Resolution No. 13424  
Annexation Application No. ANX-16-002  
Filed by Glenn Knapp  
Action: Recommend Approval

Attachment: Exhibit A



# Exhibit A



**ANX-16-002, R-16-008**

**APN: 310-083-03, 04**

**6395 East Floradora Avenue**



AE-20 (Fresno County) to PI/UGM (City of Fresno), 57.82 Acres

--- City Limits