

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13680**

The Fresno City Planning Commission, at its meeting on September 16, 2020, adopted the following resolution relating to Rezone Application No. P20-00577.

WHEREAS, Rezone Application No. P20-00577 has been filed with the City of Fresno by Bonique Emerson of Precision Civil Engineering, Inc., on behalf of Premier Valley Land Group, for ±22 acres of property located on the southeast corner of East Belmont and North Armstrong Avenues; and,

WHEREAS, Rezone Application No. P20-00577 proposes to rezone the subject property from the RS-3/UGM (*Single-Family Residential, Low Density/Urban Growth Management*) zone district to the RS-5 (*Single-Family Residential, Medium Density/Urban Growth Management*) zone district; and,

WHEREAS, on September 16, 2020, the Fresno City Planning Commission reviewed the subject rezone application in accordance with the policies of the Fresno General Plan and Roosevelt Community Plan; and,

WHEREAS, during the September 16, 2020, 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 Fresno City Planning Commission considered the proposed rezone 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 rezone; and,

WHEREAS, no members of the public spoke in opposition of the project and three 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 Rezone Application No. P20-00577 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. P20-00577/P20-00845/T-6299 dated June 26, 2020, for the proposed project.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends approval to the City Council of Rezone Application No. P20-00577 to rezone the subject property from the RS-3/UGM (*Single-Family Residential, Low Density/Urban Growth Management*) zone district to the RS-5/UGM (*Residential Single-Family, Medium Density/Urban Growth Management*) 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 Sodhi-Layne, seconded by Commissioner Diaz.

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

DATED: September 16, 2020



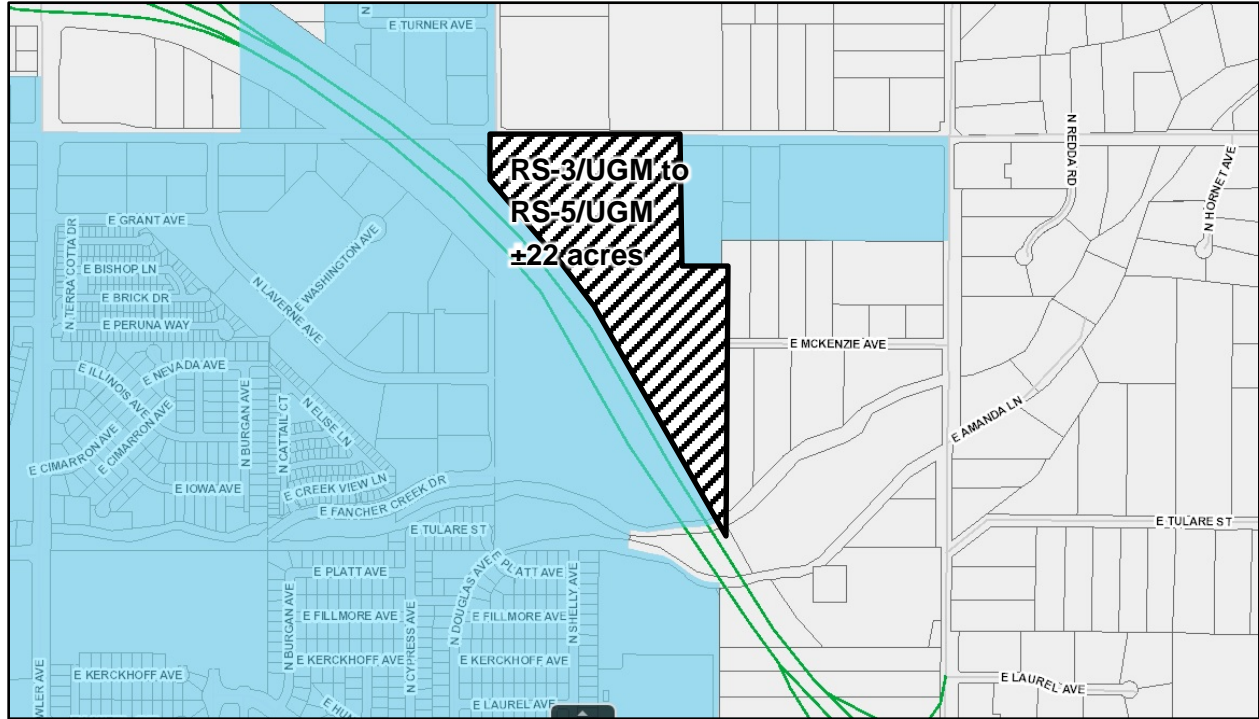
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DANIEL ZACK, Secretary  
Fresno City Planning Commission

Resolution No. 13680  
Rezone Application No. P20-00577  
Filed by Bonique Emerson of Precision  
Civil Engineering, Inc., on behalf of  
Premier Valley Land Group  
Action: Recommend Approval to the  
City Council

Attachment: Exhibit A


### Exhibit A



Rezone Application No. P20-00577  
APNs: 313-270-45



 City Limits

 Proposes to rezone ±22 acres of property from the RS-3/UGM (*Single-Family Residential, Low Density/Urban Growth Management*) zone district to the RS-5/UGM (*Single-Family Residential, Medium Density/Urban Growth Management*) zone district.