

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13512**

The Fresno City Planning Commission, at its regular meeting on December 20, 2017, adopted the following resolution relating to Plan Amendment Application No. A-16-017.

WHEREAS, Plan Amendment Application No. A-16-017 has been filed with the City of Fresno by Giorgio Russo of Ginder Development, pertaining to approximately 2.41 acres of a 7.1 acre property located on the northwest corner of North Blythe and West Herndon Avenues; and,

WHEREAS, Plan Amendment Application No. A-16-017 proposes to amend the Fresno General Plan and Bullard Community Plan to change the planned land use designation for the subject property from the Commercial - Community planned land use designation to the Commercial - General land use designation; and,

WHEREAS, the Fresno City Planning Commission on November 15, 2017, continued the subject meeting to December 20, 2017, at the request of legal counsel for the Sierra Sky Park Property Owners Association; and,

WHEREAS, on December 20, 2017, the Fresno City Planning Commission conducted a public hearing to review the proposed Plan Amendment, consider the associated Mitigated Negative Declaration prepared for Environmental Assessment No. A-16-017/R-16-018/C-17-059, dated December 1, 2017, including the attached Addendum prepared in accordance with Section 15073.5 of the California Environmental Quality Act (CEQA) Guidelines dated December 15, 2017, received public testimony and considered the Development and Resource Management 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 the proposed project, Environmental Assessment No. A-16-017/R-16-018/C-17-059, dated December 1, 2017, including the attached Addendum prepared in accordance with Section 15073.5 of the California Environmental Quality Act (CEQA) Guidelines dated December 15, 2017, 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 a Mitigated Negative Declaration; and,

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

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 although Plan Amendment Application No. A-16-017 could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. It has been further determined that all applicable project specific 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. A-16-017/R-16-018, dated December 1, 2017.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Plan Amendment Application No. A-16-017, which proposes to amend the Fresno General Plan and Bullard Community Plan as depicted by the attached Exhibit "A" and described within staff report to the Planning Commission dated December 20, 2017, be approved.

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

VOTING: Ayes - Garcia, Sodhi-Layne, Vasquez, McKenzie, Vang, Bray, Torrosian
 Noes - None
 Not Voting - None
 Absent - None

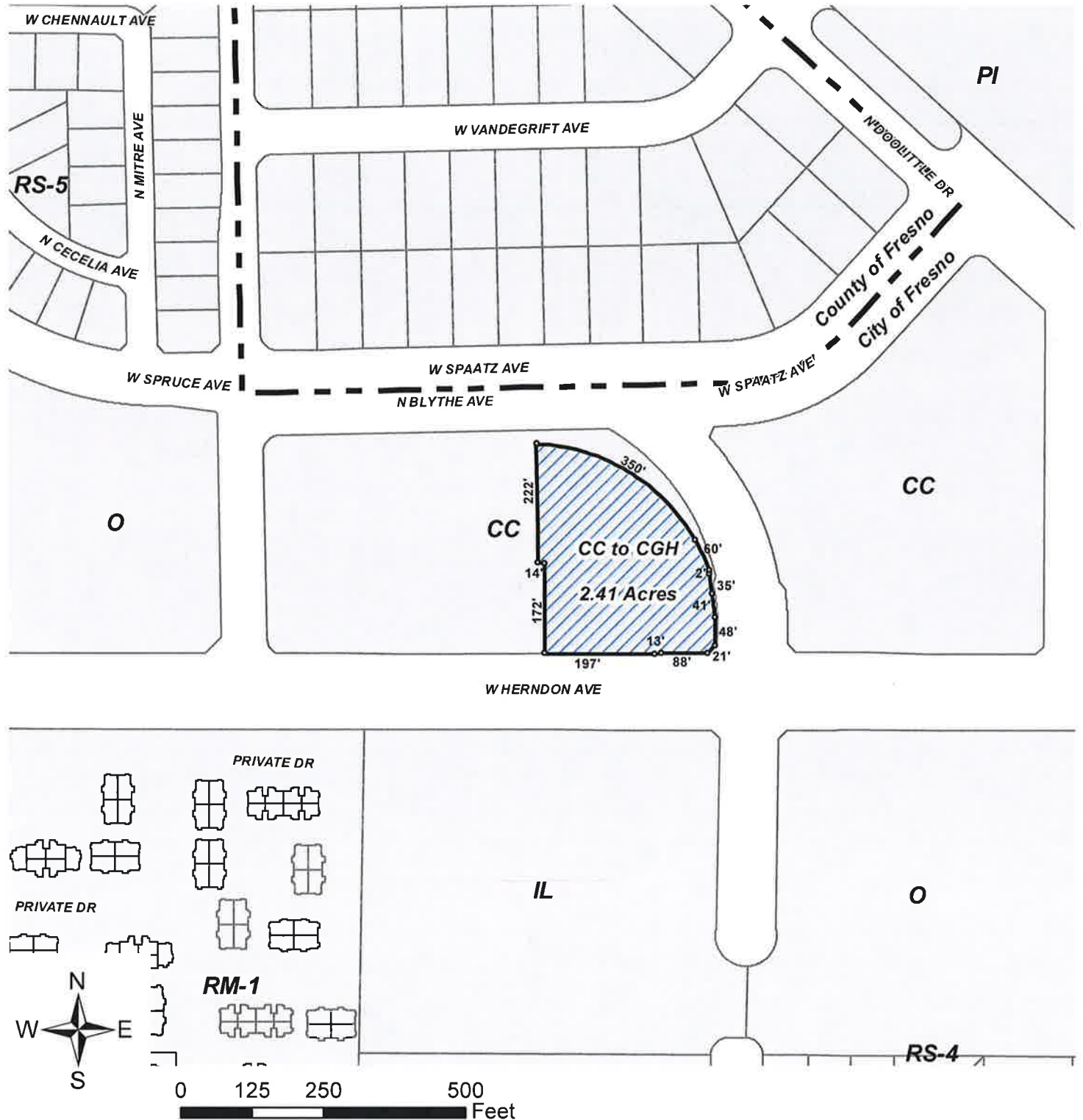
DATED: December 20, 2017



Mike Sanchez, Secretary
Fresno City Planning Commission

Resolution No. 13512
Plan Amendment Application No. A-16-017
Filed by Giorgio Russo of Ginder Development
Action: Recommend Approval

EXHIBIT A



A-16-017
APN: 501-043-06
7035 N Blythe Avenue

--- City Limits

 From Community Commercial to General Commercial (2.41 acres)

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13513**

The Fresno City Planning Commission, at its regular meeting on December 20, 2017, adopted the following resolution relating to Rezone Application No. R-16-018.

WHEREAS, Rezone Application No. R-16-018 has been filed with the City of Fresno to rezone the subject property as described below:

REQUESTED ZONING: CG (*Commercial - General*);

EXISTING ZONING: CC (*Commercial - Community*);

APPLICANT: Giorgio Russo of Ginder Development

LOCATION: 7035 N. Blythe

Approximately 2.41 acres of a 7.1 acre property on the northwest corner of North Blythe and West Herndon Avenues

APN(s): 501-043-06

DESCRIPTION
OF PROPERTY

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

WHEREAS, the above-named applicant is requesting to rezone 2.41 acres of the approximately 7.1 acre property from the CC (*Commercial - Community*) to the CG (*Commercial - General*) zone district; and,

WHEREAS, the Fresno City Planning Commission on November 15, 2017, continued the subject meeting to December 20, 2017, at the request of legal counsel for the Sierra Sky Park Property Owners Association; and,

WHEREAS, the Fresno City Planning Commission on December 20, 2017, reviewed the subject rezone application in accordance with the policies of the Fresno General Plan and the Bullard Community Plan; and,

WHEREAS, during the December 20, 2017 hearing, the Commission received a staff report and related information, environmental documents and considered testimony regarding the requested zoning change; and,

WHEREAS, during the December 20, 2017 hearing, no members of the public spoke in opposition of the proposed project.

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 although Rezone Application No. R-16-018 could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. It has been further determined that all applicable project specific 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. A-16-017/R-16-018/C-17-059 dated December 1, 2017, including the attached Addendum prepared in accordance with Section 15073.5 of the California Environmental Quality Act (CEQA) Guidelines dated December 15, 2017.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that the requested CG (*Commercial - General*) zone district for the subject property be approved.

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

VOTING: Ayes - Garcia, Sodhi-Layne, Vasquez, McKenzie, Vang, Bray, Torrosian
 Noes - None
 Not Voting - None
 Absent - None

DATED: December 20, 2017

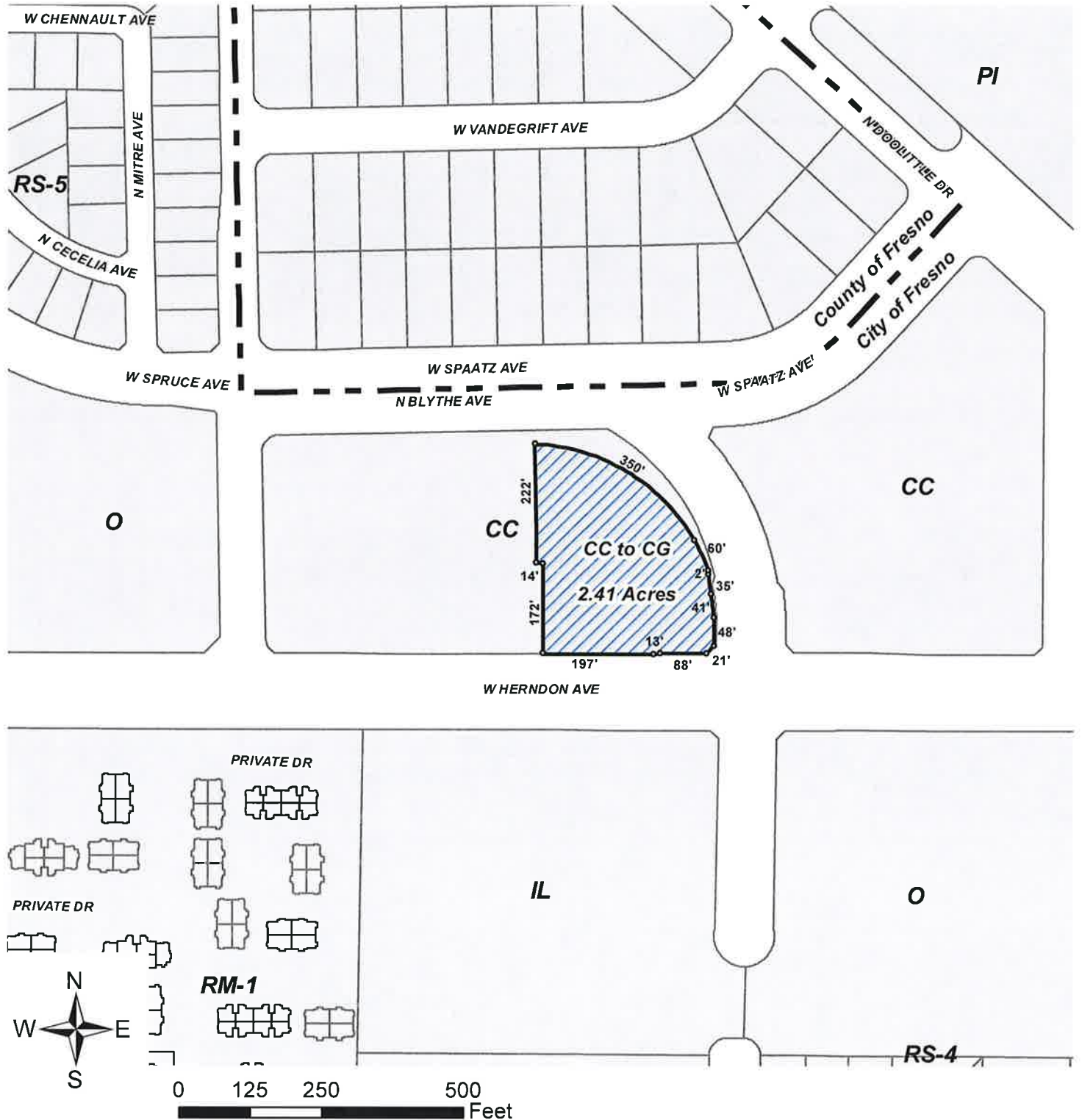


Mike Sanchez, Secretary
Fresno City Planning Commission

Resolution No. 13513
Rezone Application No. R-16-018
Filed by Giorgio Russo of Ginder Development
Action: Recommend Approval

Attachment: Exhibit A

EXHIBIT A



R-16-018
APN: 501-043-06
7035 N Blythe Avenue

--- City Limits

 From CC (Community Commercial) to CG (General Commercial) (2.41 acres)

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13514**

The Fresno City Planning Commission, at its regular meeting on December 20, 2017, adopted the following resolution relating to Conditional Use Permit Application No. C-17-059.

WHEREAS, Conditional Use Permit Application No. C-17-059 has been filed with the City of Fresno by Giorgio Russo of Ginder Development, pertaining to approximately 2.41 acres of a 7.1 acre property located on the northwest corner of North Blythe and West Herndon Avenues; and,

WHEREAS, the Fresno City Planning Commission on November 15, 2017, continued the subject meeting to December 20, 2017, at the request of legal counsel for the Sierra Sky Park Property Owners Association; and,

WHEREAS, during the December 20, 2017 hearing, the Commission received a staff report and related information, environmental documents and considered testimony regarding the conditional use permit; and,

WHEREAS, during the December 20, 2017 hearing, no members of the public spoke in opposition of the proposed project.

WHEREAS, the Fresno City Planning Commission on December 20, 2017, reviewed the subject conditional use permit in accordance with the policies of the Fresno General Plan and the Bullard Community Plan; and,

NOW, THEREFORE, BE IT RESOLVED the Fresno City Planning Commission has reviewed the environmental assessment prepared for the proposed project, Environmental Assessment No. A-16-017/R-16-018/C-17-059 dated December 1, 2017; including the attached Addendum prepared in accordance with Section 15073.5 of the California Environmental Quality Act (CEQA) Guidelines dated December 15, 2017; and,

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby finds and determines that there is evidence in the record to indicate that Conditional Use Permit Application No. C-17-059 does meet the required findings to approve.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Conditional Use Permit Application No. C-17-059, which proposes to construct three commercial pads (one of which will be a drive-through restaurant) as depicted by the attached Exhibit "A" and described within staff report to the Planning Commission dated December 20, 2017, be approved.

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

VOTING: Ayes - Garcia, Sodhi-Layne, Vasquez, McKenzie, Vang, Bray, Torrosian
 Noes - None

Planning Commission Resolution No. 13514
Conditional Use Permit Application No. C-17-059
December 20, 2017
Page 2

Not Voting - None
Absent - None

DATED: December 20, 2017



Mike Sanchez, Secretary
Fresno City Planning Commission

Resolution No. 13514
Conditional Use Permit Application No. C-17-059
Filed by Giorgio Russo of Ginder Development
Action: Recommend Approval

Attachment: Exhibit A

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1. The authors of the study were not aware of the fact that the study was being conducted in a country where the majority of the population is of African descent. This is a potential source of bias, as the results may be different in other countries.
2. The study was conducted in a single hospital, which may limit the generalizability of the results. Further studies in other hospitals are needed to confirm the findings.
3. The study did not take into account the possibility of confounding factors, such as the use of other medications or the presence of other medical conditions. This could have influenced the results.
4. The study was not blinded, which may have led to bias in the results. A blinded study would have been more reliable.
5. The study did not include a control group, which makes it difficult to interpret the results. A control group would have provided a baseline for comparison.
6. The study was not powered to detect small differences, which may have led to a false negative result. A larger sample size would have been needed to detect small differences.
7. The study did not take into account the possibility of selection bias, as the participants were recruited from a single source. This could have led to a biased sample.
8. The study did not take into account the possibility of measurement bias, as the results were based on self-reported data. This could have led to inaccurate results.
9. The study did not take into account the possibility of non-response bias, as the results were based on data from participants who responded. This could have led to biased results.
10. The study did not take into account the possibility of attrition bias, as the results were based on data from participants who remained in the study. This could have led to biased results.
11. The study did not take into account the possibility of missing data, as the results were based on data from participants who provided complete information. This could have led to biased results.
12. The study did not take into account the possibility of data manipulation, as the results were based on data that was not independently verified. This could have led to biased results.
13. The study did not take into account the possibility of fraud, as the results were based on data that was not independently verified. This could have led to biased results.
14. The study did not take into account the possibility of plagiarism, as the results were based on data that was not independently verified. This could have led to biased results.
15. The study did not take into account the possibility of other sources of bias, as the results were based on data that was not independently verified. This could have led to biased results.

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DOI: 10.1037/0893-3200.11.1.107

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1. *For further information, please refer to the 1996-1997 Directory of the
of the American Psychological Association, 1996-1997, Vol. 1, pp. 1-10.*

1. N. J. D. White, *Chem. Soc. Rev.*, 1987, 16, 1.
2. J. W. M. Adams, *Chem. Soc. Rev.*, 1987, 16, 1.
3. J. W. M. Adams, *Chem. Soc. Rev.*, 1987, 16, 1.
4. J. W. M. Adams, *Chem. Soc. Rev.*, 1987, 16, 1.
5. J. W. M. Adams, *Chem. Soc. Rev.*, 1987, 16, 1.
6. J. W. M. Adams, *Chem. Soc. Rev.*, 1987, 16, 1.
7. J. W. M. Adams, *Chem. Soc. Rev.*, 1987, 16, 1.
8. J. W. M. Adams, *Chem. Soc. Rev.*, 1987, 16, 1.
9. J. W. M. Adams, *Chem. Soc. Rev.*, 1987, 16, 1.
10. J. W. M. Adams, *Chem. Soc. Rev.*, 1987, 16, 1.

Received 10 November 1999; accepted 12 January 2000



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PROJECT INFORMATION