

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13299**

The Fresno City Planning Commission at its regular meeting on August 20, 2014, adopted the following resolution relating to Plan Amendment Application No. A-14-002.

WHEREAS, Plan Amendment Application No. A-14-002 has been filed with the City of Fresno by Giorgio Russo, on behalf of Ginder Development Corporation, and pertain to 8.21 acres of property located on the north side of North Figarden Drive between West Bullard and North Gates Avenues; and,

WHEREAS, Plan Amendment Application A-14-002 proposes to amend the 2025 Fresno General Plan and Bullard Community Plan from the Community Commercial planned land use designation to the Medium-High Density Residential land use designation; and,

WHEREAS, on August 20, 2014, 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-14-002/R-14-002/C-14-012, 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 this plan amendment, Environmental Assessment No. A-14-002/R-14-002/C-14-012, dated July 25, 2014, 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 2025 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 there is no substantial evidence in the record, with project specific mitigation measures imposed, that Plan Amendment Application No. A-14-002 may have additional significant effects on the environment that were not identified in the 2025 Fresno General Plan Master Environmental Impact Report No. 10130 ("MEIR") or Mitigated Negative Declaration No. A-09-02 (Air Quality MND); and, that no new or additional mitigation measures or alternatives may be required. In addition, pursuant to Public Resources Code, Section 21157.6(b)(1), the Commission finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR

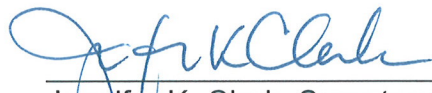
or Air Quality MND were certified as complete, has become available. Accordingly, the Commission recommends the Council adopt the Negative Mitigated Declaration prepared for Environmental Assessment No. A-14-002/R-14-002/C-14-012.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Plan Amendment Application No. A-14-002, which proposes to amend the 2025 Fresno General Plan and Bullard Community Plan as depicted by the attached Exhibit "A" and described within staff report to the Planning Commission dated August 20, 2014, be approved.

The foregoing Resolution was adopted by the Fresno City Planning Commission, upon a motion by Commissioner Hansen-Smith, seconded by Commissioner Medina.

VOTING: Ayes - Hansen-Smith, Medina, Holt, Torossian, Vasquez
 Noes - None
 Not Voting - None
 Absent - Reed

DATED: August 20, 2014

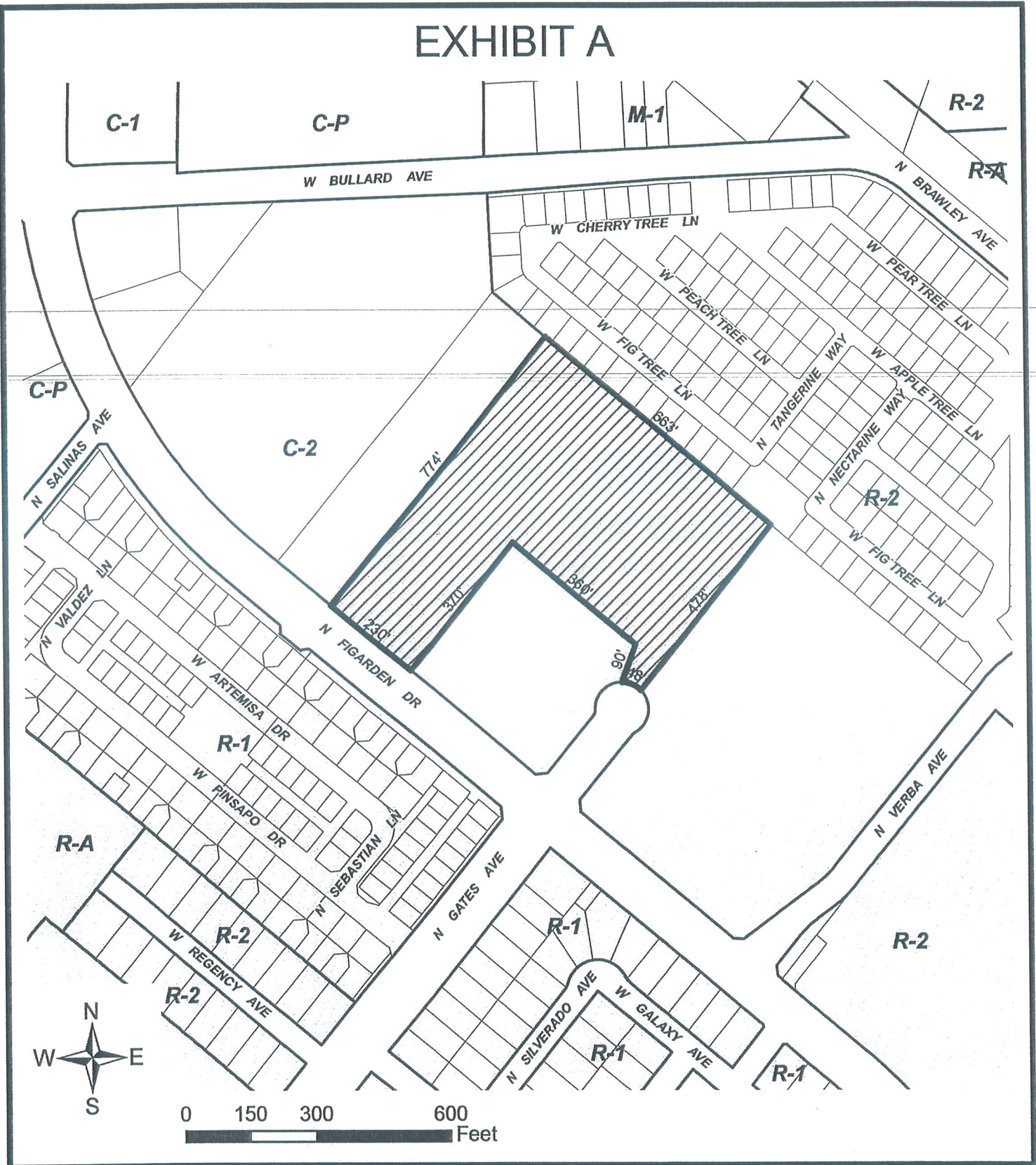


Jennifer K. Clark, Secretary
Fresno City Planning Commission

Resolution No. 13299
Plan Amendment Application No. A-14-002
Filed by Giorgio Russo on behalf of Ginder
Development Corporation
Action: Recommend Approval

Attachment: Exhibit A

EXHIBIT A



R-14-002
APN: 509-030-70 (portion)
5550 North Figarden Drive



C-2/BA-20/UGM/cz to R-2/BA-20/UGM, 8.22 Acres
Community Commercial to Medium High Residential
Conditional Use Permit No. C-14-012

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13300**

The Fresno City Planning Commission, at its regular meeting on August 20, 2014, adopted the following resolution relating to Rezone Application No. R-14-002.

WHEREAS, Rezone Application No. R-14-002 has been filed with the City of Fresno to rezone the subject property as described below:

REQUESTED ZONING: R-2/BA-20/UGM (*Low Density Multiple Family Residential/Boulevard Area Overlay, 20 feet/Urban Growth Management*) zone district

EXISTING ZONING: C-2/BA-20/UGM/cz (*Community Shopping Center/Boulevard Area Overlay, 20 feet/Urban Growth Management/conditions of zoning*) zone district

APPLICANT: Giorgio Russo, on behalf of Ginder Development Corporation.

LOCATION: Property located on the north side of North Figarden Drive between West Bullard and North Gates Avenues

APN: 509-030-70s

DESCRIPTION
OF PROPERTY

TO BE REZONED: From: C-2/BA-20/UGM/cz (*Community Shopping Center/Boulevard Area Overlay, 20 feet/Urban Growth Management/conditions of zoning*) zone district.
As described and depicted on the attached Exhibit "A".

APN: 509-030-70s

WHEREAS, the above-named applicant is requesting a zoning change on the above property from the C-2/BA-20/UGM/cz (*Community Shopping Center/Boulevard Area Overlay, 20 feet/Urban Growth Management/conditions of zoning*) zone district to the R-2/BA-20/UGM (*Low Density Multiple Family Residential/Boulevard Area Overlay, 20 feet/Urban Growth Management*) zone district and will maintain consistency with the 2025 Fresno General Plan and Bullard Community Plan (subject to the approval of the related plan amendment request); and,

WHEREAS, the Fresno City Planning Commission on August 20, 2014, reviewed the subject rezone application in accordance with the policies of the 2025 Fresno General Plan and the Bullard Community Plan; and,

WHEREAS, during the August 20, 2014 hearing, the Commission received a staff report and related information, environmental documents and considered testimony regarding the requested zoning change.

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 there is no substantial evidence in the record that, with mitigation measures imposed, Rezone Application No. R-14-002 may have additional significant effects on the environment that were not identified in the 2025 Fresno General Plan Master Environmental Impact Report No. 10130 ("MEIR") or Mitigated Negative Declaration No. A-09-02 (Air Quality MND); and, that no new or additional mitigation measures or alternatives may be required. In addition, pursuant to Public Resources Code, Section 21157.6(b)(1), the Commission finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR or Air Quality MND were certified as complete, has become available. Accordingly, the Commission recommends Council adopt Mitigated Negative Declaration prepared for Environmental Assessment No. A-14-002/R-14-002/C-14-012.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that the requested R-2/BA-20/UGM (*Low Density Multiple Family Residential/Boulevard Area Overlay, 20 feet/Urban Growth Management*) zone for the subject property be approved.

The foregoing Resolution was adopted by the Fresno City Planning Commission, upon a motion by Commissioner Hansen-Smith, seconded by Medina.

VOTING: Ayes - Hansen-Smith, Medina, Holt, Torossian, Vasquez
 Noes - None
 Not Voting - None
 Absent - Reed

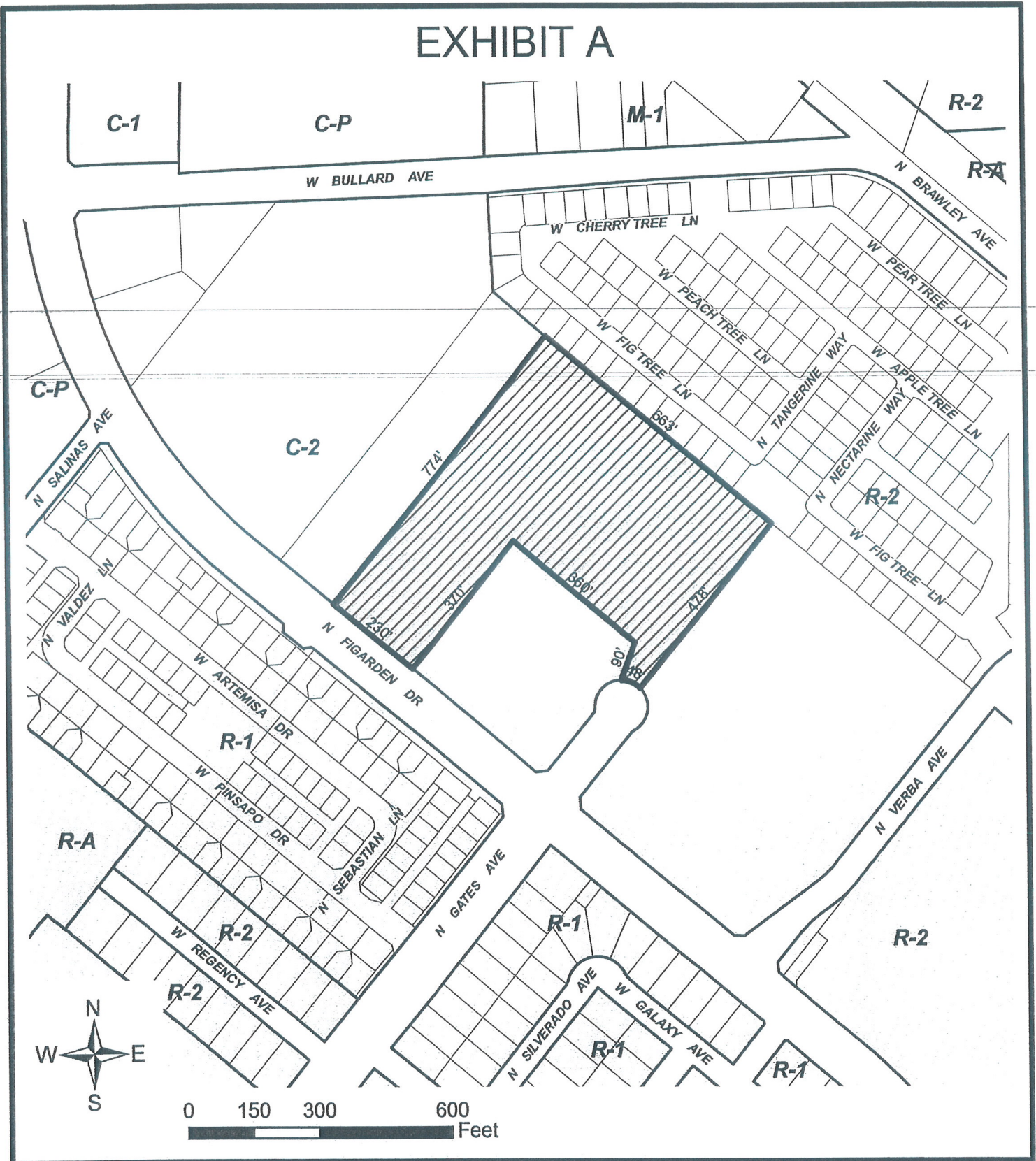
DATED: August 20, 2014



Jennifer K. Clark, Secretary
Fresno City Planning Commission

Resolution No. 13300
Rezone Application No. R-14-002
Filed by Giorgio Russo on behalf of Ginder
Development
Action: Recommend Approval

EXHIBIT A



R-14-002
APN: 509-030-70 (portion)
5550 North Figarden Drive



C-2/BA-20/UGM/cz to R-2/BA-20/UGM, 8.22 Acres

Community Commercial to Medium High Residential
 Conditional Use Permit No. C-14-012

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13301**

The Fresno City Planning Commission, at its meeting on August 20, 2014, adopted the following resolution relating to Conditional Use Permit Application No. C-14-012.

WHEREAS, Conditional Use Permit Application No. C-14-012 has been filed with the City of Fresno by Girogio Russo, on behalf of Ginder Development Corporation for approximately 8.21 acres of property located on the north side of North Figarden Drive between West Bullard and North Gates Avenues; and,

WHEREAS, Conditional Use Permit Application No. C-14-012 seeks authorization for the development of a 40 single story duplexes (80 units), a clubhouse and community pool for tenants 55 years of age or older; and,

WHEREAS, on June 2, 2014 the District 2 Plan Implementation Committee unanimously recommended approval of the proposed project with the provision that the each unit have one visitor parking space for each of the 80 units; and,

WHEREAS, on August 20, 2014, the Fresno City Planning Commission, reviewed the subject conditional use permit application in accordance with the policies of the 2025 Fresno General Plan and Bullard Community Plan; and,

WHEREAS, the Commission conducted a public hearing to review the proposed conditional use permit, received testimony from the applicant and the public, and considered the Development and Resource Management Department's report recommending approval of the proposed conditional use permit subject to special permit conditions; and,

WHEREAS, the Fresno City Planning Commission considered the proposed conditional use permit 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 conditional use permit.

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 Conditional Use Permit Application No. C-14-012 may have a significant effect on the environment with the implementation of the mitigation measures as identified by the Mitigated Negative Declaration which was prepared for Environmental Assessment No. A-14-002/R-14-002/C-14-012 dated July 25, 2014.

PLANNING COMMISSION RESOLUTION No. 13301
Conditional Use Permit Application No. C-14-012
August 20, 2014
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BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby approves Conditional Use Permit Application No. C-14-012 authorizing the development of 40 single story duplexes (80 units), a clubhouse and community pool for tenants 55 years of age or older subject to the Development and Resource Management Department Conditions of Approval dated August 20, 2014.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Hansen-Smith and second by Medina.

VOTING: Ayes - Hansen-Smith, Medina, Holt, Torossian, Vasquez

 Noes - None
 Not Voting - None
 Absent - Reed

DATED: August 20, 2014



Jennifer K. Clark, Secretary
Fresno City Planning Commission

Resolution No. 13301
Conditional Use Permit No. C-14-012
Filed by Giorgio Russo, on behalf of
Ginder Development Corporation
Action: Approved