

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13314**

The Fresno City Planning Commission, at its regular meeting on February 4, 2015, adopted the following resolution relating to Rezone Application No. R-15-001.

WHEREAS, Rezone Application No. R-15-001 has been filed with the City of Fresno to rezone the subject property as described below:

REQUESTED ZONING: R-4 (*High Density Multiple Family Residential*)

EXISTING ZONING: R-1 (*Single Family Residential*)

APPLICANT: Christina Husbands of the City of Fresno Housing Authority

LOCATION: 146 North Glenn Avenue; Located on the east side of North Glenn Avenue between East Divisadero Street and East McKenzie Avenue, in the City of Fresno, California

APN: 459-322-18

DESCRIPTION  
OF PROPERTY

TO BE REZONED: As described and depicted on the attached Exhibit "A".  
APN: 459-322-18

WHEREAS, the above-named applicant is requesting a zoning change on the above property from the R-1 (*Single Family Residential*) zone district to the R-4 (*High Density Multiple Family Residential*) zone district and will maintain consistency with the new Fresno General Plan update adopted by the Fresno city Council on December 18, 2014, the Central Community Plan, and the Fulton Lowell Specific Plan; and,

WHEREAS, the Fresno City Planning Commission on February 4, 2015, reviewed the subject rezone application in accordance with the policies of the new Fresno General Plan update adopted by the Fresno city Council on December 18, 2014, the Central Community Plan, and the Fulton Lowell Specific Plan; and,

WHEREAS, during the February 4, 2015 hearing, the Commission received a staff report and related information, environmental documents and considered testimony regarding the requested zoning change; and,

WHEREAS, during the February 4, 2015 hearing, two 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. Section 15332/Class 32 exempts from the provisions of CEQA, construction of projects characterized as in-fill development meeting the following conditions: a) the project is

consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, b) the proposed development occurs within city limits on a project site of no more than five acre and is substantially surrounded by urban uses, c) the project site has no value as habitat for endangered, rare or threatened species, d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and e) the site can be adequately served by all required utilities and public services. This site is located within the City limits and is consistent with the new Fresno General Plan update designation, policies, and zoning. The proposed R-4 zone district is consistent with the "Neighborhoods" land use designation approved for this site by the new Fresno General Plan update adopted by the Fresno city Council on December 18, 2014, the Central Community Plan, and the Fulton Lowell Specific Plan. The proposed development occurs on a project site of approximately 0.37 acres, which is less than the five acre maximum, and is substantially surrounded by urban uses. The site has no value as habitat for endangered, rare or threatened species and can be adequately served by all required utilities and public services. No adverse environmental impacts will occur as a result of the proposed project. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project. Furthermore, the proposed project is not expected to have a significant effect on the environment. Accordingly, a categorical exemption, as noted above, has been prepared for the project.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that the requested R-4 (*High Density Multiple Family Residential*) 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 Holt, seconded by Commissioner Medina.

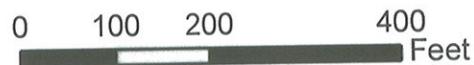
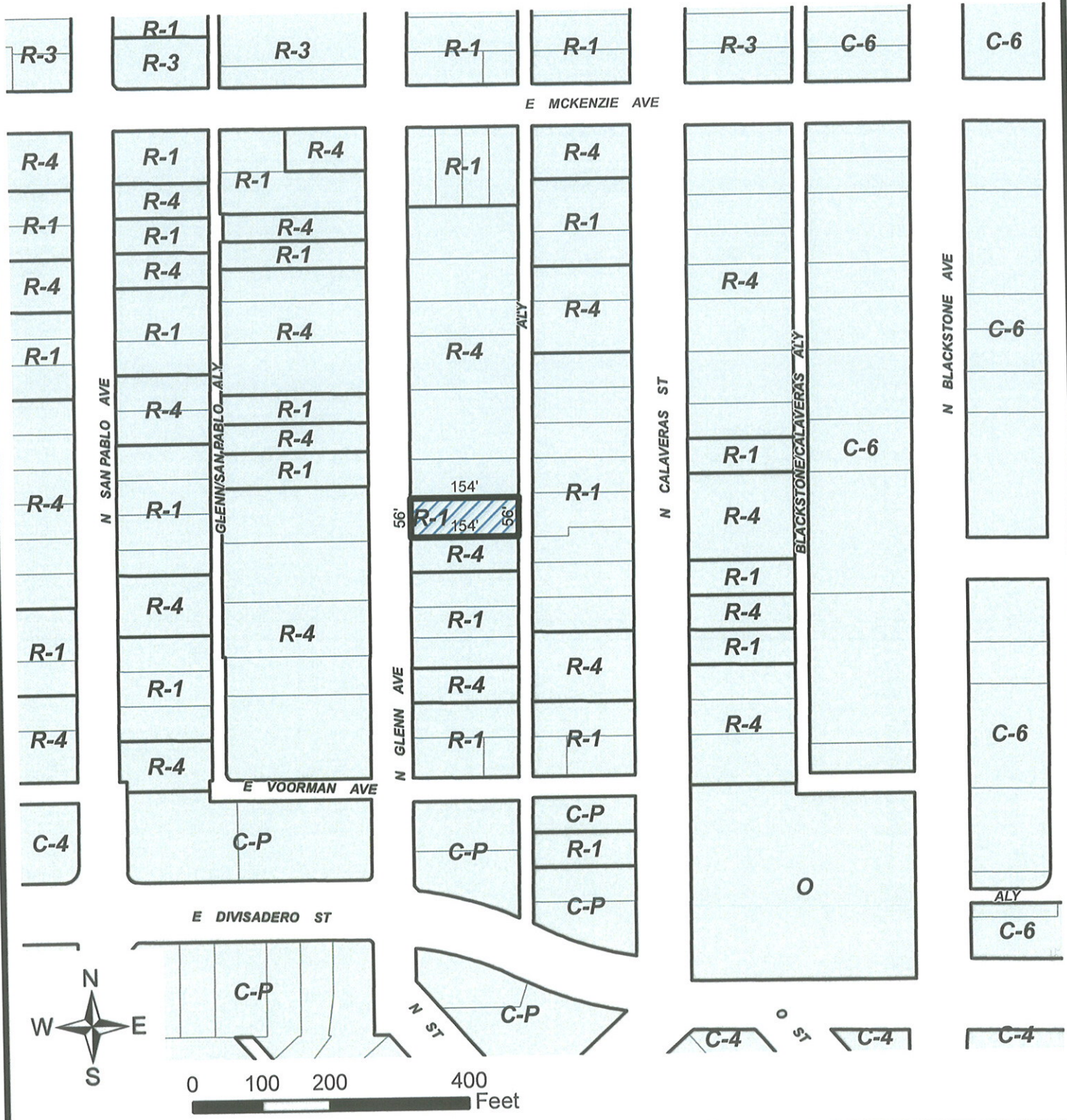
VOTING:           Ayes - Holt, Torossian, Catalano, Garcia, Medina, Reed, Vasquez  
                      Noes - None  
                      Not Voting - None  
                      Absent - None

DATED: February 4, 2015


  
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Mike Sanchez, Secretary  
Fresno City Planning Commission

Resolution No. 13314  
Rezone Application No. R-15-001  
Filed by City of Fresno Housing Authority  
Action: Recommend Approval

# EXHIBIT A



**R-15-001**  
**APN: 459-322-18**  
**146 North Glenn Avenue**

 R-1 to R-4, 8,657 Square Feet