

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13382**

The Fresno City Planning Commission, at its regular meeting on July 6, 2016, adopted the following resolution relating to Plan Amendment Application No. A-16-003.

WHEREAS, Plan Amendment Application No. A-16-003 has been filed with the City of Fresno by Jeffrey Roberts, on behalf of GV Holdings, Inc., and pertains to approximately ± 13.67 acres of property located on the east side of South Hughes Avenue between West Kearney Boulevard and West California Avenue; and,

WHEREAS, Plan Amendment Application No. A-16-003 proposes to amend the Fresno General Plan, the Edison Community Plan, and the Fresno-Chandler Downtown Airport Master Plan for the subject property from the Corridor/Center Mixed Use (16-30 du/ac) planned land use designation to the Medium Low Density Residential (3.5-6 du/ac) planned land use designation; and,

WHEREAS, on July 6, 2016, the Fresno City Planning Commission conducted a public hearing to review the proposed Plan Amendment, considered the associated Mitigated Negative Declaration prepared for Environmental Assessment No. A-16-003/R-16-003, 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-16-003/R-16-003, dated July 1, 2016, 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, the Edison Community Plan, and the Fresno-Chandler Downtown Airport Master 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 Plan Amendment Application No. A-16-003 will not have a significant effect. 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 the California Environmental Quality Act (CEQA) Guidelines 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-16-003/R-16-003.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Plan Amendment Application No. A-16-003, which proposes to amend the Fresno General Plan, the Edison Community Plan, and the Fresno-Chandler Downtown Airport Master Plan as depicted by the attached Exhibit "A" and described within the staff report to the Planning Commission dated July 6, 2016, 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 Garcia.

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

DATED: July 6, 2016



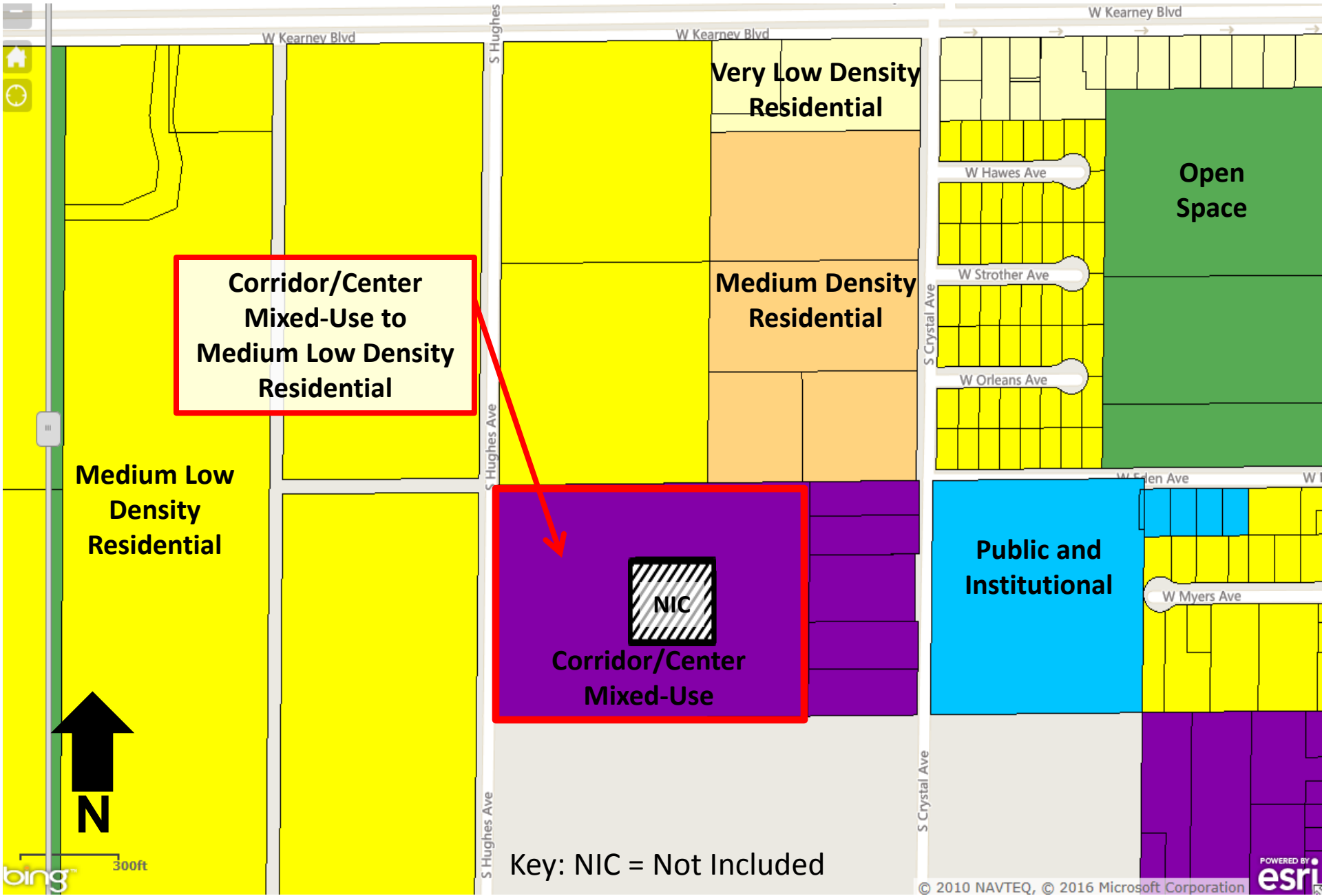
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Jennifer Clark, Secretary  
Fresno City Planning Commission

Resolution No. 13382  
Plan Amendment Application No. A-16-003  
Filed by Jeffrey Roberts, on behalf of GV Holdings,  
Inc.  
Action: Recommend Approval

Attachment: Exhibit A

# Exhibit A - Planned Land Use Map



**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13383**

The Fresno City Planning Commission, at its regular meeting on July 6, 2016, adopted the following resolution relating to Rezone Application No. R-16-003.

WHEREAS, Rezone Application No. R-16-003 has been filed with the City of Fresno to rezone the subject property as described below:

REQUESTED ZONING: RS-4/UGM (*Residential Single Family, Medium Low Density/Urban Growth Management*) zone district

EXISTING ZONING: CMX/UGM (*Corridor/Center Mixed-Use/Urban Growth Management*) zone district

APPLICANT: Jeffrey Roberts, on behalf of GV Holdings, Inc.

LOCATION: 1721 South Hughes Avenue; located on the east side of South Hughes Avenue between West Kearney Boulevard and West California Avenue in the City of Fresno, California

APNs: 464-101-23

**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 Medium Low Density Residential planned land use of the Fresno General Plan, the Edison Community Plan, and the Fresno-Chandler Downtown Airport Master Plan; and,

WHEREAS, the District 3 Plan Implementation Committee reviewed and approved the proposed project at their meeting on March 21, 2016; and,

WHEREAS, the Fresno City Planning Commission on July 6, 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 support or opposition to the proposed rezone application; 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 Mitigated Negative Declaration prepared for Environmental Assessment No. A-16-003/R-16-003 dated July 1, 2016.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that the requested RS-4/UGM (*Residential Single Family, Medium Low Density/Urban Growth Management*) zone district be approved.

Planning Commission Resolution No. 13383  
Rezone Application No. R-16-003  
July 6, 2016  
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The foregoing Resolution was adopted by the Fresno City Planning Commission, upon a motion by Commissioner Holt, seconded by Commissioner Garcia.

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

DATED: July 6, 2016

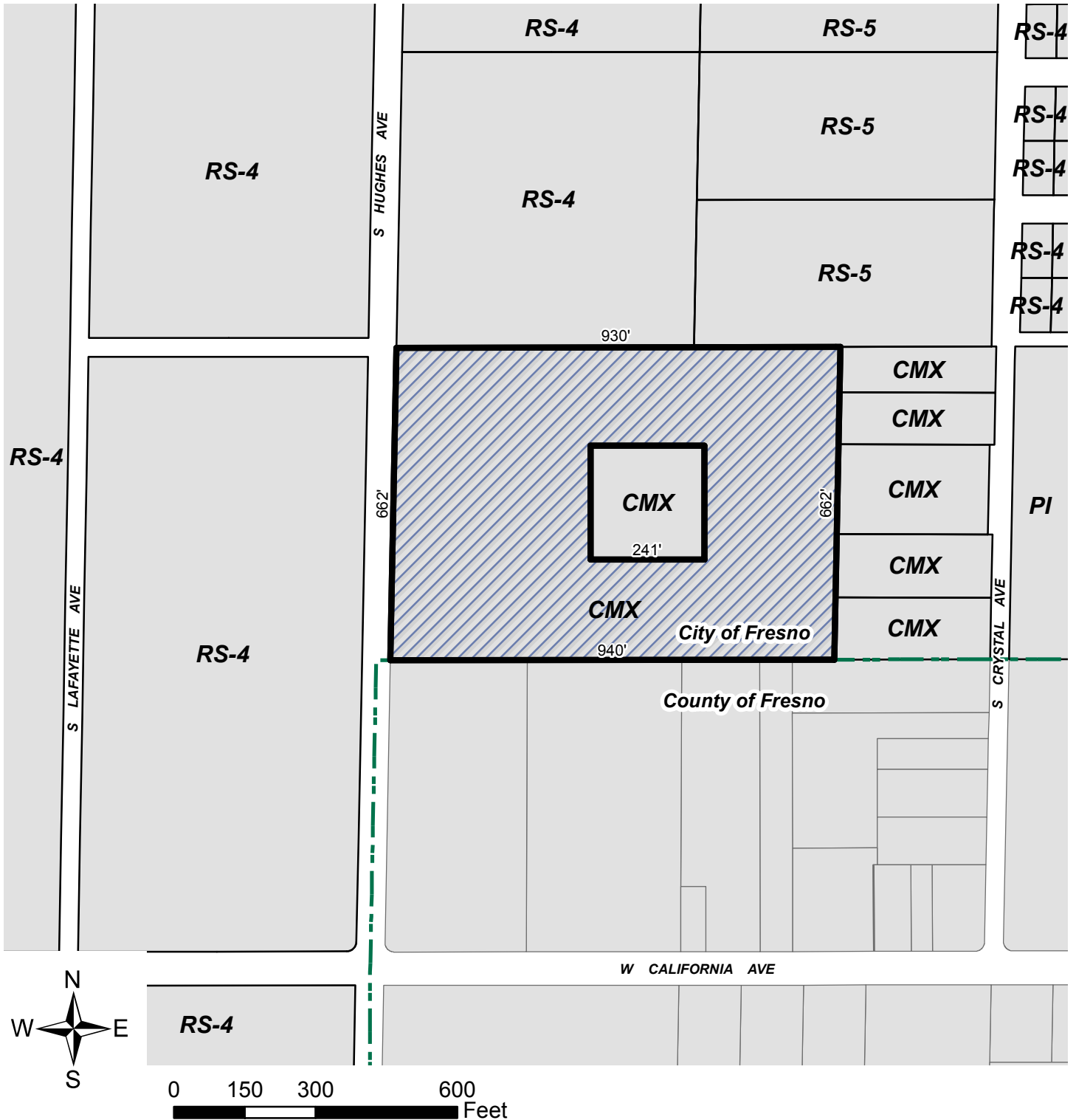


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Jennifer K. Clark, Secretary  
Fresno City Planning Commission

Resolution No. 13383  
Rezone Application No. R-16-003  
Filed by Jeffrey Roberts, on behalf of GV Holdings,  
Inc.  
Action: Recommend Approval

# EXHIBIT A



**R-16-003**  
**APN: 464-101-23**  
**1721 South Hughes Avenue**

--- City Limits

 CMX/UGM to RS-4/UGM, 12.95 Acres