

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13673**

The Fresno City Planning Commission, at its meeting on August 5, 2020, adopted the following resolution relating to Pre-zone Application No. P19-06060.

WHEREAS, Pre-zone Application No. P19-06060 has been filed with the City of Fresno by Nick Yovino, Jr., on behalf of TEF Group, Inc., for ±8.48 acres of property located on the southwest corner of East Tulare Street and South Peach Avenue; and,

WHEREAS, Pre-zone Application No. P19-06060 proposes to pre-zone the subject property from the Fresno County RA NB (*Single Family Residential Agriculture/Neighborhood Beautification*) zone district to the City of Fresno RM-2 (*Residential Multi-Family, Urban Neighborhood*) zone district, ±2.55 acres from the Fresno County RA NB (*Single Family Residential Agriculture/Neighborhood Beautification*) zone district to the City of Fresno RS-5 (*Residential Single-Family, Medium Density*) zone district, ±0.74 acres from the Fresno County AL20 (*Limited Agriculture*) and Fresno County C1 (*Neighborhood Shopping Center*) zone districts to the City of Fresno CMS (*Commercial – Main Street*) zone district; and, ±0.18 acres from the Fresno County R2 NB (*Low Density Multiple Family Residential*) zone district to the City of Fresno RS-5 (*Residential Single-Family, Medium Density*) zone district; and,

WHEREAS, on August 5, 2020, the Fresno City Planning Commission reviewed the subject pre-zone application in accordance with the policies of the Fresno General Plan and Roosevelt Community Plan; and,

WHEREAS, during the August 5, 2020, hearing, the Commission received a staff report and related information, environmental documents and considered testimony regarding the requested pre-zoning change; and,

WHEREAS, the Commission conducted a public hearing to review the proposed pre-zone and considered the Planning and Development Department's report recommending approval of the proposed pre-zone application; and,

WHEREAS, the Fresno City Planning Commission considered the proposed pre-zone 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 pre-zone; 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 Pre-zone Application No. P19-06060 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. P19-06059/P19-06060/P19-06061 dated June 5, 2020, for the proposed project.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends approval to the City Council of Pre-zone Application No. P19-06060 to pre-zone the subject property from the Fresno County RA NB (*Single Family Residential Agriculture/Neighborhood Beautification*) zone district to the City of Fresno RM-2 (*Residential Multi-Family, Urban Neighborhood*) zone district, ± 2.55 acres from the Fresno County RA NB (*Single Family Residential/Neighborhood Beautification*) zone district to the City of Fresno RS-5 (*Residential Single-Family, Medium Density*) zone district, ± 0.74 acres from the Fresno County AL20 (*Limited Agriculture*) and Fresno County C1 (*Neighborhood Shopping Center*) zone districts to the City of Fresno CMS (*Commercial – Main Street*) zone district, and ± 0.18 acres from the Fresno County R2 NB (*Low Density Multiple Family Residential*) zone district to the City of Fresno RS-5 (*Residential Single-Family, Medium Density*) 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 Diaz, seconded by Commissioner Criner.

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

DATED: August 5, 2020

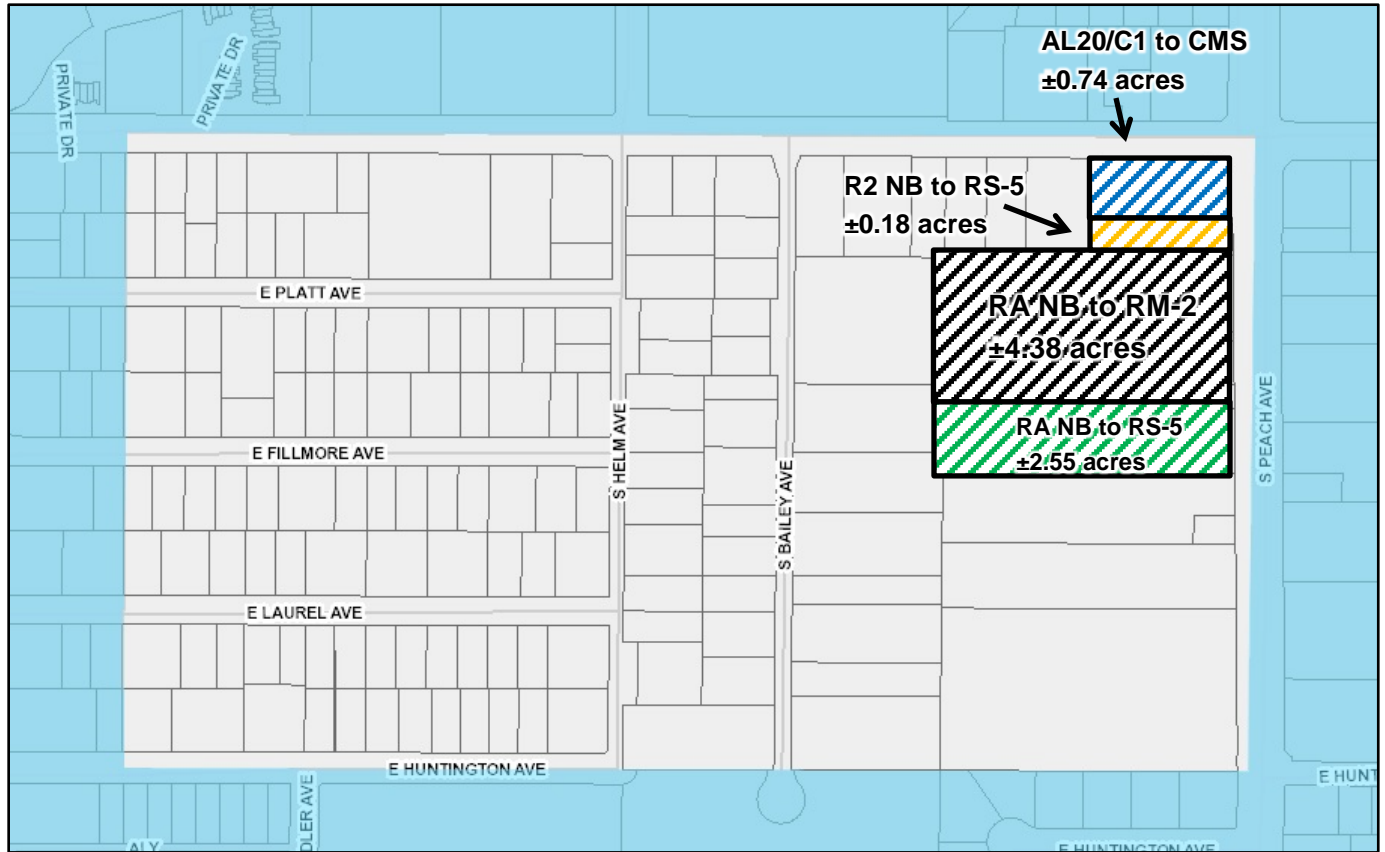


DAN ZACK, Secretary
Fresno City Planning Commission

Resolution No. 13673
Pre-zone Application No. P19-06060
Filed by Nick Yovino, Jr., on behalf of
TEF Group, Inc.
Action: Recommend Approval to the
City Council






Attachment: Exhibit A

Exhibit A



Pre-zone Application No. P19-06060
APNs: 463-090-10, 11, 27, 28, 29, 43, 57, 59



-  City Limits
-  Proposes to pre-zone ±4.38 acres of property from the Fresno County RA NB (*Single Family Residential Agriculture/Neighborhood Beautification*) zone district to the City of Fresno RM-2 (*Multi-Family Residential, Urban Neighborhood*) zone district.
-  Proposes to pre-zone ±2.55 acres from the Fresno County RA NB (*Single Family Residential/Neighborhood Beautification*) zone district to the City of Fresno RS-5 (*Single-Family Residential, Medium Density*) zone district.
-  Proposes to pre-zone ±0.74 acres from the Fresno County AL20 (*Limited Agriculture*) and Fresno County C1 (*Neighborhood Shopping Center*) zone districts to the City of Fresno CMS (*Commercial – Main Street*) zone district.
-  Proposes to pre-zone ±0.18 acres from the Fresno County R2 NB (*Low Density Multiple Family Residential/Neighborhood Beautification*) zone district to the City of Fresno RS-5 (*Single-Family Residential, Medium Density*) zone district.