

## Exhibit J

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13702**

The Fresno City Planning Commission, at its regular meeting on December 2, 2020, adopted the following resolution relating to Rezone Application No. P19-00417.

WHEREAS, Rezone Application No. P19-00417 has been filed with the City of Fresno as part of a rezone for the subject property as described below:

REQUESTED ZONING: RS-5/UGM/cz (*Single Family Residential, Medium Density / Urban Growth Management / conditions of zoning*) zone district

EXISTING ZONING: CC/UGM/cz (*Commercial – Community / Urban Growth Management / conditions of zoning*) zone district

APPLICANT: Gary Giannetta on behalf of GVM Investments, LLC.

LOCATION: 4445 North Grantland Avenue; Located on the west side of North Grantland Avenue between the West Ashlan and West Gettysburg Avenue alignments in the City of Fresno, California

APNs: 512-021-26 and 512-021-50S

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 Density Residential planned land use of the Fresno General Plan; and,

WHEREAS, the Fresno City Planning Commission on December 2, 2020, conducted a public hearing to review the proposed rezone, received public testimony and considered the Planning and Development Department's report recommending approval of the proposed rezone; and,

WHEREAS, the Planning Commission reviewed the subject rezone application in accordance with Section 15-5812 of the FMC and finds that the rezone meets the criteria established by Section 15-5812; and,

WHEREAS, at the hearing three members of the public spoke in support, and one spoke in opposition to the proposed rezone application; and,

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission hereby finds and determines that the environmental assessment for Rezone Application No. P19-00417 resulted in the preparation of Environmental Impact Report SCH No. 2020039061 dated June 2020. In addition, the Commission finds that FEIR SCH No. 2020039061 has been prepared pursuant the requirements of the California Environmental Quality Act (CEQA) Guidelines, including all required written findings pursuant to CEQA Guidelines Section 15091. The Commission is satisfied that for impacts that can be mitigated to a level of less than significant, 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; the Commission concurs with the statement of overriding considerations prepared for

impacts that have been identified as significant and unavoidable; and accordingly, the Commission recommends the Council certify Final EIR SCH No. 2020039061, pursuant to CEQA Guidelines Section 15090.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that the requested RS-5/UGM/cz (*Single Family Residential, Medium Density/Urban Growth Management/conditions of zoning*) zone district be approved as depicted by the attached Exhibit "A" and described within the staff report to the Planning Commission dated December 2, 2020.

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The foregoing Resolution was adopted by the Fresno City Planning Commission, upon a motion by Commissioner Sodhi-Layne, seconded by Commissioner Diaz.

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

DATED: December 2, 2020

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Dan Zack, Secretary  
Fresno City Planning Commission

Resolution No. 13702  
Rezone Application No. P19-00417  
Filed by Gary Giannetta on behalf of GVM  
Investments, LLC.  
Action: Recommend Approval (to the City Council)