

Planning Commission Resolutions Nos. 13309 (EA & Plan
Amendment) and 13310 (Rezone)

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13309**

The Fresno City Planning Commission, at its regular meeting on October 15, 2014, adopted the following resolution relating to Plan Amendment Application No. A-13-009.

WHEREAS, Plan Amendment Application No. A-13-009 has been filed with the City of Fresno by Dirk Poeschel, of Dirk Poeschel Land Development Services, Inc., on behalf of John Bonadelle, and pertains to 24.71± acres of property located on the east side of North Locan Avenue between the East Dakota Alignment and East Shields Avenue; and,

WHEREAS, Plan Amendment Application No. A-13-009 proposes to amend the land use from the agricultural designation in the County of Fresno to the Medium Low Density Residential planned land use designation in the City of Fresno; and,

WHEREAS, on October 15, 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-13-009/R-13-016/TM-6067, 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-13-009/R-13-016/TM-6067, dated October 17, 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 Roosevelt 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 although Plan Amendment Application No. A-13-009 could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. 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 CEQA 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-13-009/R-13-016/TM-6067.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Plan Amendment Application No. A-13-009, which proposes to amend the 2025 Fresno General Plan and Roosevelt Community Plan as depicted by the attached Exhibit "A" and described within staff report to the Planning Commission dated October 15, 2014, be approved.

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The foregoing Resolution was adopted by the Fresno City Planning Commission, upon a motion by Commissioner Torossian, seconded by Commissioner Vasquez.

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

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Plan Amendment Application No. A-13-009
October 15, 2014
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Absent - None

DATED: October 15, 2014



Jennifer Clark, Secretary
Fresno City Planning Commission

Resolution No. 13309
Plan Amendment Application No. A-13-009
Filed by Dirk Poeschel
Action: Recommend Approval

Attachment: Exhibit A

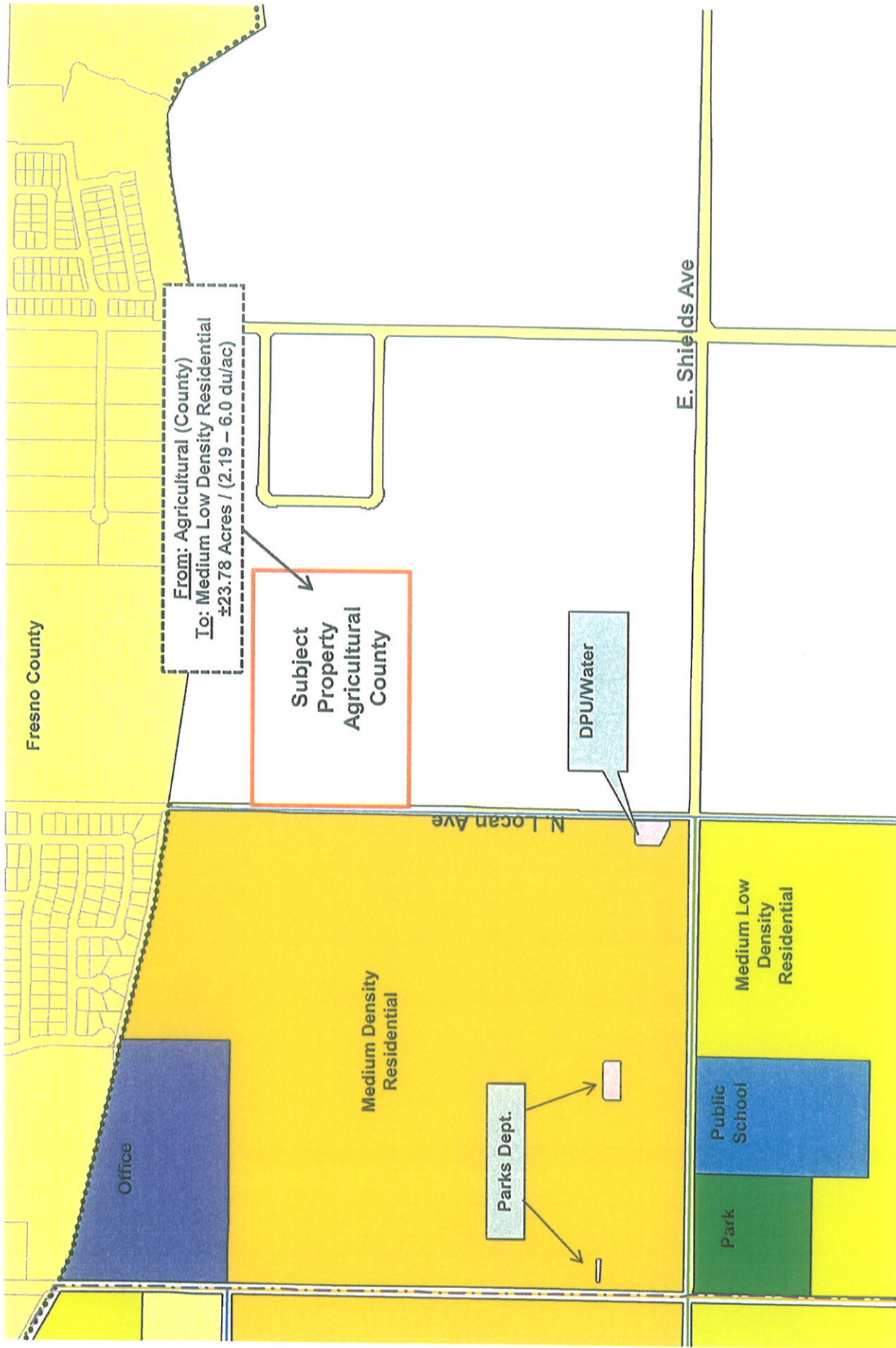


Exhibit A for Plan Amendment Application No. A-13-009

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13310**

The Fresno City Planning Commission, at its regular meeting on October 15, 2014, adopted the following resolution relating to Rezone Application No. R-13-016.

WHEREAS, Rezone Application No. R-13-016 has been filed with the City of Fresno to rezone the subject property as described below:

REQUESTED ZONING: R-1/cz (*Single Family Residential/conditions of zoning, Fresno City*)

EXISTING ZONING: AE-20 (*Exclusive Twenty-Acre Agricultural, Fresno County*)

APPLICANT: Dirk Poeschel, of Dirk Poeschel Land Development Services, Inc., on behalf of John Bonadelle

LOCATION: 3450 North Locan Avenue; located on the east side of North Locan Avenue between the East Dakota Alignment and East Shields Avenue

APN: 319-270-09, 10, 11, 12

DESCRIPTION
OF PROPERTY
TO BE REZONED: As described and depicted on the attached Exhibit "A".
APN: 319-270-09, 10, 11, 12

WHEREAS, the above-named applicant is requesting to pre-zone the above property from the AE-20 (*Exclusive Twenty-Acre Agricultural, Fresno County*) zone district to the R-1/cz (*Single Family Residential/conditions of zoning, Fresno City*) zone district and will maintain consistency with the 2025 Fresno General Plan and Roosevelt Community Plan; and,

WHEREAS, the Fresno City Planning Commission on October 15, 2014, reviewed the subject rezone application in accordance with the policies of the 2025 Fresno General Plan and the Roosevelt Community Plan; and,

WHEREAS, during the October 15, 2014 hearing, the Commission received a staff report and related information, environmental documents and considered testimony regarding the requested zoning change; and,

WHEREAS, during the October 15, 2014 hearing, one member 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. The Commission finds in accordance with its own independent judgment that although Rezone Application No. R-13-016 could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. 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 CEQA 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-13-009/R-13-016/TM-6067.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that the requested R-1/cz (*Single Family Residential/conditions of zoning*) zone district for the subject property be

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Rezone Application No. R-13-016
October 15, 2014
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approved.

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The foregoing Resolution was adopted by the Fresno City Planning Commission, upon a motion by Commissioner Torossian, seconded by Commissioner Vasquez.

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

DATED: October 15, 2014

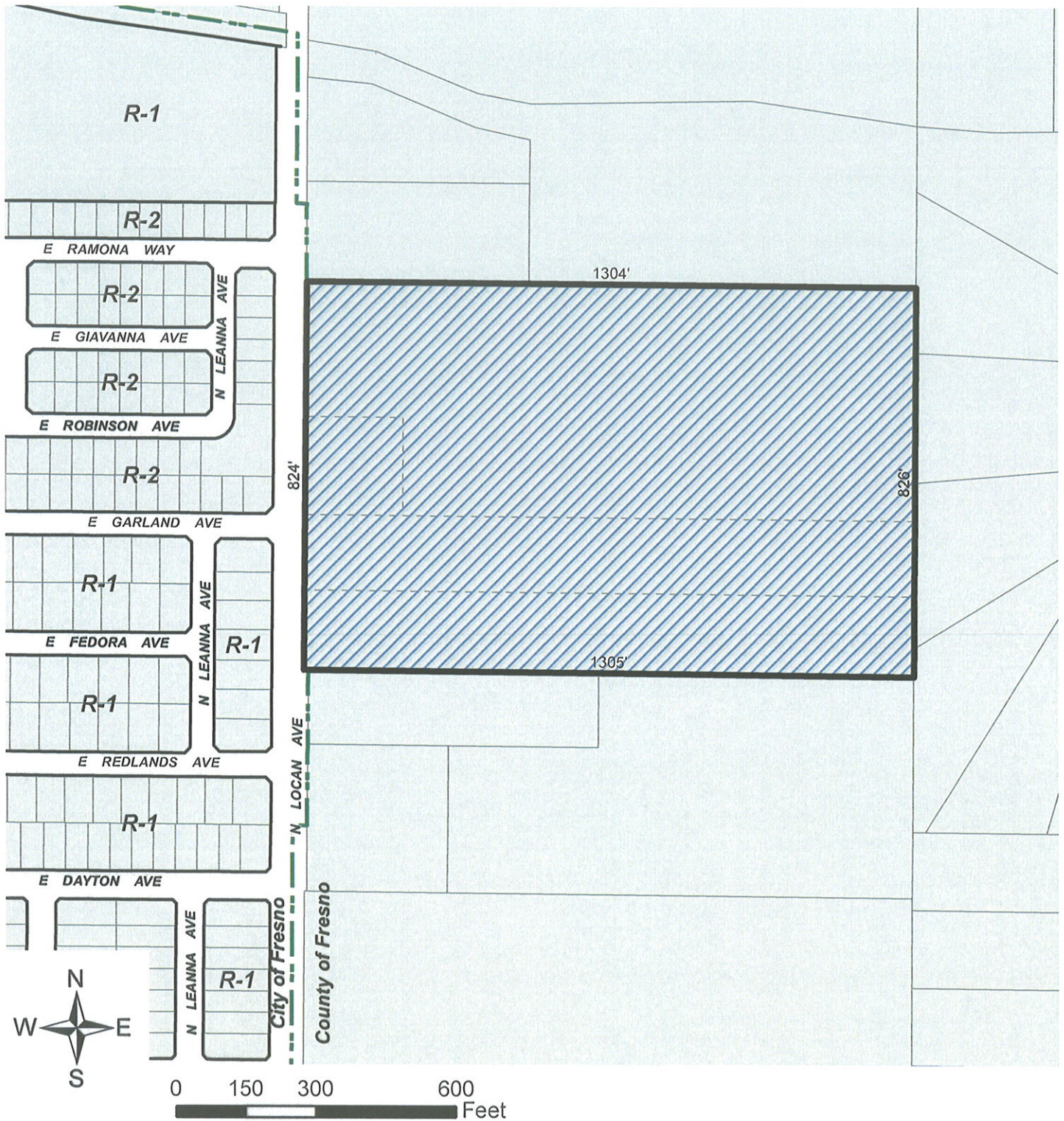


Jennifer Clark, Secretary
Fresno City Planning Commission



Resolution No. 13310
Rezone Application No. R-13-016
Filed by Dirk Poeschel
Action: Recommend Approval

Attachment: Exhibit A

EXHIBIT A



R-13-016
APN: 310-270-09, 10, 11 and 12
3450 North Locan Avenue

-  AE-20 to R-1/cz, 24.71 Acres
-  City Limits