

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13533**

The Fresno City Planning Commission, at its regular meeting on April 18, 2018, adopted the following resolution relating to Conditional Use Permit No. C-17-062.

WHEREAS, Conditional Use Permit No. C-17-062 has been filed with the City of Fresno for the development of the subject property as described below:

PROJECT: The phased construction of a 56,324 square-foot single-story residential care facility. The proposed project will provide 78 bedrooms, full kitchen, living, dining, activity and laundry rooms.

APPLICANT: Bill Robinson on behalf of Mari Zakaryan

LOCATION: Approximately 4.76 acres of property located on the north side of East Alluvial Avenue between North Willow and North Chestnut Avenues

APN(s): 404-500-20 & 21

WHEREAS, the Fresno City Planning Commission on April 18, 2018, conducted a public hearing to consider Conditional Use Permit Application No. C-17-062 pursuant to the Development Department; and,

WHEREAS, the Fresno City Planning Commission received both a written report April 18, 2018, and an oral presentation from the Development Department pertaining to the conditional use permit application; and,

WHEREAS, the Fresno City Planning Commission received testimony from the applicant representatives describing the proposed project; and,

WHEREAS, the Fresno City Planning Commission hereby finds and determines that there is no substantial evidence in the record to indicate that Conditional Use Permit No. C-17-062 may have a significant effect on the environment; and,

WHEREAS, the Fresno City Planning Commission, as a result of its inspections, investigations, and studies made by itself and in its behalf, and of testimonies offered at said hearing, has established that approval of the special permit would be in accordance with applicable provisions of the Fresno Municipal Code including the findings of Section 15-5306 of the Fresno Municipal Code which can be made as attached as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED that Conditional Use Permit No. C-17-062 is approved, subject to the following conditions, incorporated in said use permit file:

1. Development shall take place in accordance with the Conditions of Approval dated April 18, 2018.

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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 Torossian.

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

DATED: April 18, 2018



Mike Sanchez, Assistant Director
Fresno City Planning Commission

Resolution No. 13533
Conditional Use Permit No. C-17-062
Filed by Bill Robinson
Action: Recommend Approval

Attachment: Exhibit A

Exhibit A

CONDITIONAL USE PERMIT FINDINGS

Findings per Fresno Municipal Code Section 15-5306	
<i>a. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Code and all other chapters of the Municipal Code; and,</i>	
Finding a:	Conditional Use Permit Application No. C-17-062 will comply with all applicable codes, including parking, landscaping, fences and walls, etc., given that the special conditions of project approval issued for the project will be complied with prior to the construction of the structures and development of the site.
<i>b. The proposed use is consistent with the General Plan and any other applicable plan and design guideline the City has adopted; and,</i>	
Finding b:	The proposed use is a Residential Care Facility, which conforms to the Fresno General Plan and Woodward Park Community Plan planned land use designation of Low Density Residential and is a permitted use within the RS-3 zone district.
<i>c. The proposed use will not be substantially adverse to the public health, safety, or general welfare of the community, nor be detrimental to surrounding properties or improvements; and,</i>	
Finding c:	The Development and Resource Management Department has determined that the proposed project will not adversely impact the health, safety, or general welfare of the community. Further, the project has been designed to be compatible with the neighborhood in order to mitigate any potential negative effects on surrounding properties and improvements.
<i>d. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses in the vicinity; and,</i>	
Finding d:	The project site is surrounded by residential uses, and the proposed project will be compatible with existing uses as well as potential future uses on adjacent parcels and in the vicinity.
<i>e. The site is physically suitable for the type, density, and intensity of use being proposed, including access, emergency access, utilities, and services required.</i>	
	The project location is on a site that is planned and zoned for the type, density, and intensity of the project being proposed. The project was reviewed by partner agencies and has adequate access and emergency access, as well as available utilities and services.