

## Exhibit H

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13843**

The Fresno City Planning Commission, at its regular meeting on March 20, 2024, adopted the following resolution relating to Rezone Application No. P23-02992.

WHEREAS, Rezone Application No. P23-02992 has been filed with the City of Fresno as part of a rezone, to amend existing conditions of zoning, for the subject property as described below:

REQUESTED ZONING: ± 35.59 acres of property from the RS-3/UGM/cz (Single-Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district to RS-3/UGM/cz (Single-Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district, ± 0.93 acres of property from the RM-2/UGM/cz (Multi-Family Residential, Urban Neighborhood/Urban Growth Management/conditions of zoning) zone district to RM-2/UGM/cz (Multi-Family Residential, Urban Neighborhood/Urban Growth Management/conditions of zoning) zone district, ± 7.23 acres of property from the RS-5/UGM/cz (Single Family Residential, Medium Density/Urban Growth Management/conditions of zoning) zone district to RS-5/UGM/cz (Single Family Residential, Medium Density/Urban Growth Management/conditions of zoning) zone district, ± 0.79 acre of property from the RS-4/UGM/cz (Single Family Residential, Medium Low Density/Urban Growth Management/conditions of zoning) zone district to RS-4/UGM/cz (Single Family Residential, Medium Low Density/Urban Growth Management/conditions of zoning) zone district, ± 2.68 acres of property from the CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) zone district to CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) zone district, ± 2.07 acres of property from the RS-4/UGM/cz (Single Family Residential, Medium Low Density/Urban Growth Management/conditions of zoning) zone district to RS-4/UGM/cz (Single Family Residential, Medium Low Density/Urban Growth Management/conditions of zoning) zone district, ± 1.17 acres of property from the RS-3/UGM/cz (Single Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district to RS-3/UGM/cz (Single Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district, ± 8.17 acres of property from the RM-2/UGM/cz (Multi-Family Residential, Urban Neighborhood/Urban Growth Management/conditions of zoning) zone district to RM-2/UGM/cz (Multi-Family Residential, Urban Neighborhood/Urban Growth Management/conditions of zoning) zone district, ± 2.68 acres of property from the RS-4/UGM/cz (Single Family Residential, Medium Low Density /Urban Growth Management/conditions of zoning) zone district to RS-4/UGM/cz (Single Family Residential, Medium Low Density /Urban Growth Management/conditions of zoning) zone district, and ± 4.53 acres of property from the RS-3/UGM/cz (Single Family Residential, Low Density /Urban Growth Management/conditions of zoning) zone district to RS-3/UGM/cz (Single Family Residential, Low Density /Urban Growth Management/conditions of zoning) zone district

EXISTING ZONING: Various zone districts

APPLICANT: Gary McDonald on behalf of CRD East, Inc.

LOCATION: Generally located between North Friant Road, East Copper Avenue, North Willow Avenue and East Silaxo Road

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, specifically an update to existing conditions of zoning, on the above property; and,

WHEREAS, the Council District 6 Project Review Committee on November 6, 2023, recommended approval of the proposed rezone application by a vote of 6-0; and,

WHEREAS, the Fresno City Planning Commission on March 20, 2023, conducted a public hearing to review the proposed rezone, received/invited 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, no one spoke in opposition to the project; and,

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission hereby finds and determines that the environmental assessment for Rezone Application No. P23-02992 resulted in the preparation of an Addendum dated March 13, 2024, to the Final Environmental Impact Report (EIR) State Clearinghouse (SCH) No. 2000021003. In addition, the Commission finds that Addendum dated March 13, 2024, has been prepared pursuant the requirements of the California Environmental Quality Act (CEQA) Guidelines. The Commission has further determined that all applicable mitigation measures of SEIR SCH No. 2000021003 have been applied to the project, together with project specific mitigation measures, as necessary to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts and irreversible significant effects beyond those identified by SEIR SCH No. 2000021003 as provided by CEQA Section 15178(a); and accordingly, the Commission recommends the Council adopt the addendum dated March 13, 2024, to the Final Environmental Impact Report (EIR) State Clearinghouse (SCH) No. 2000021003, pursuant to CEQA Guidelines Section 15164(a).

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that the requested zoning, specifically an update to existing conditions of zoning, as noted above be approved as depicted by the attached Exhibit "A" and described within the staff report to the Planning Commission dated March 20, 2024.

Planning Commission Resolution No. 13843  
Rezone Application No. P23-02992  
March 20, 2024  
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The foregoing Resolution was adopted by the Fresno City Planning Commission, upon a motion by Commissioner Diaz, seconded by Commissioner Hardie (Vice Chair).

VOTING:       Ayes - Diaz, Hardie (Vice Chair), Criner, Vang (Chair)  
              Noes - None  
              Not Voting (recusal) - Bray  
              Absent - Lyday, Wagner

DATED: March 20, 2024



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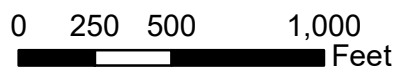
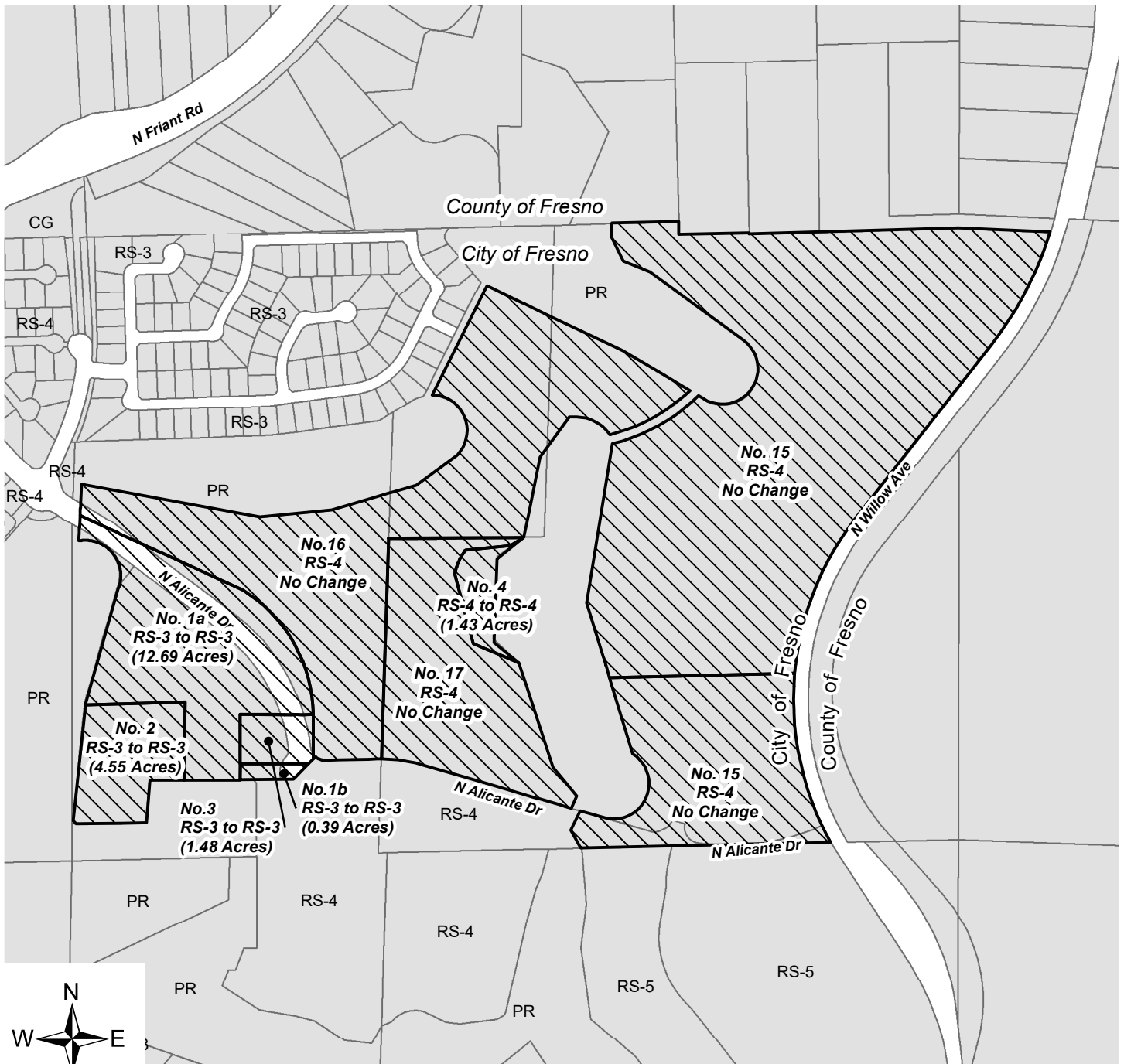
Jennifer K. Clark, Secretary  
Fresno City Planning Commission

Resolution No. 13843  
Rezone Application No. P23-02992  
Filed by Gary McDonald on behalf of CRD East, Inc.  
Action: Recommend Approval


Attachment: Exhibit A

## Exhibit A

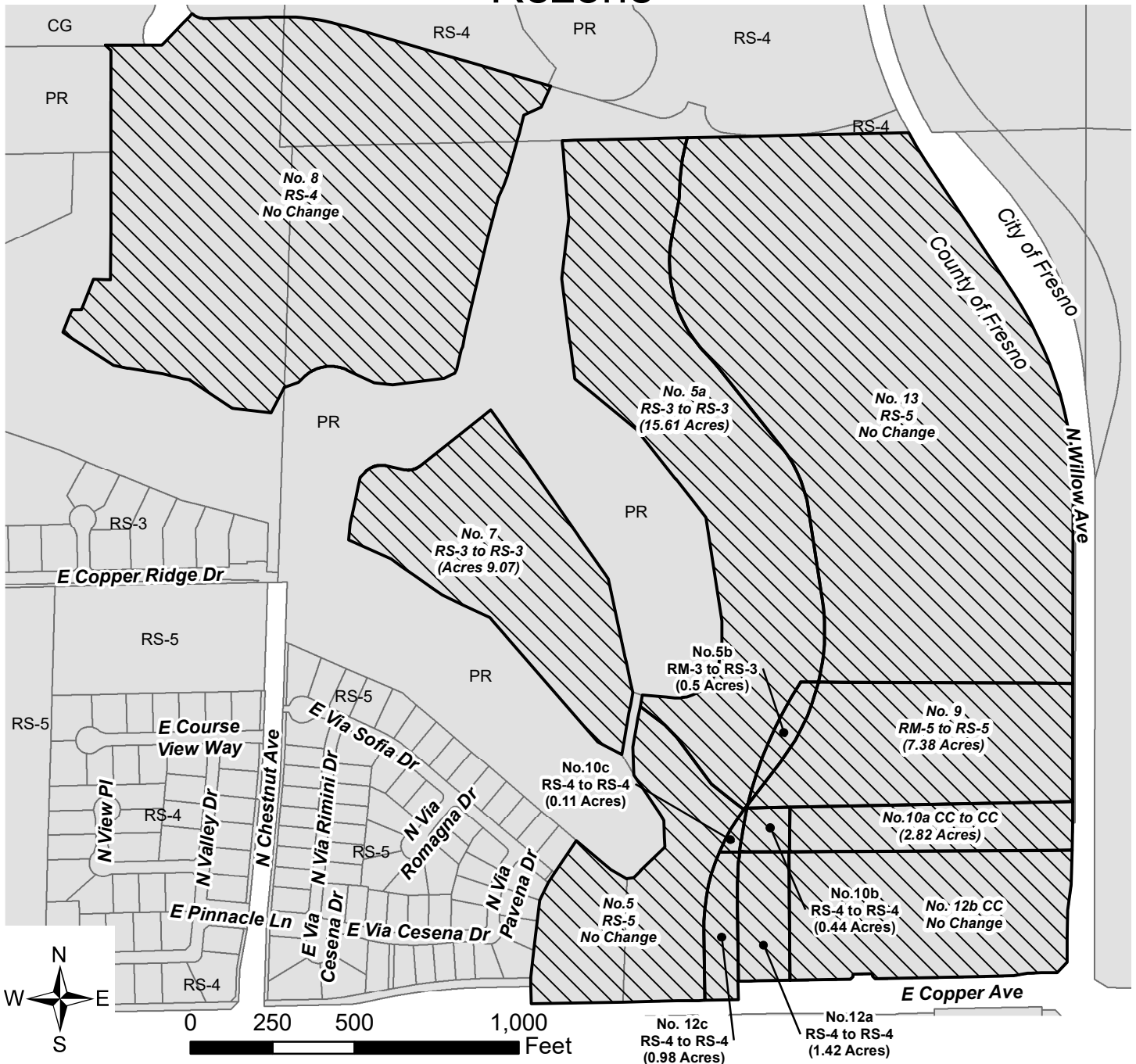
# Rezone



## P23-02992 Copper River Southwest of E. Silaxon and N. Willow Avenues

-  1a) From RS-3/UGM/cz (Single Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district to RS-3/UGM/cz (Single Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district.
- 1b) From RS-3/UGM/cz (Single Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district to RS-3/UGM/cz (Single Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district.
- 2) From RS-3/UGM/cz (Single Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district to RS-3/UGM/cz (Single Family Residential, Low Density /Urban Growth Management/conditions of zoning) zone district.
- 3) From RS-3/UGM/cz (Single Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district to RS-3/UGM/cz (Single Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district.
- 4) From RS-4(Single Family Residential, Medium Low Density/Urban Growth Management/ conditions of zoning) zone district to RS-4/UGM/cz(Single Family Residential, Medium Low Density/Urban Growth Management/ conditions of zoning) zone district.

# Rezone

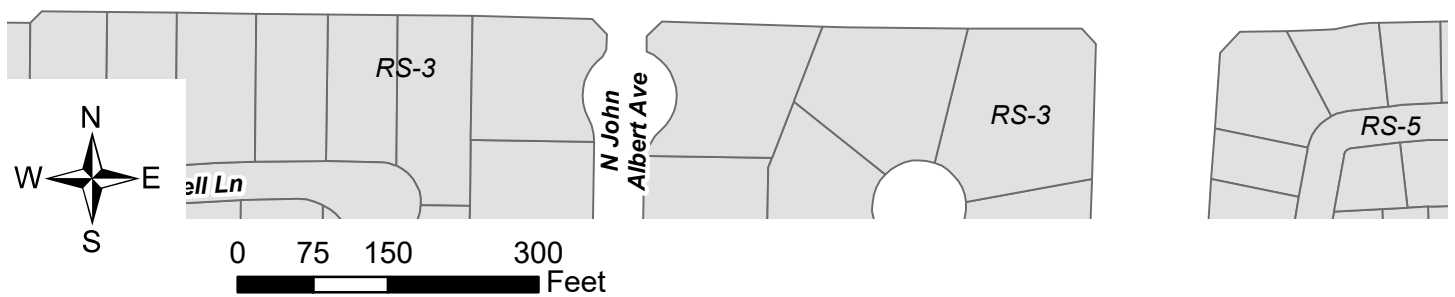
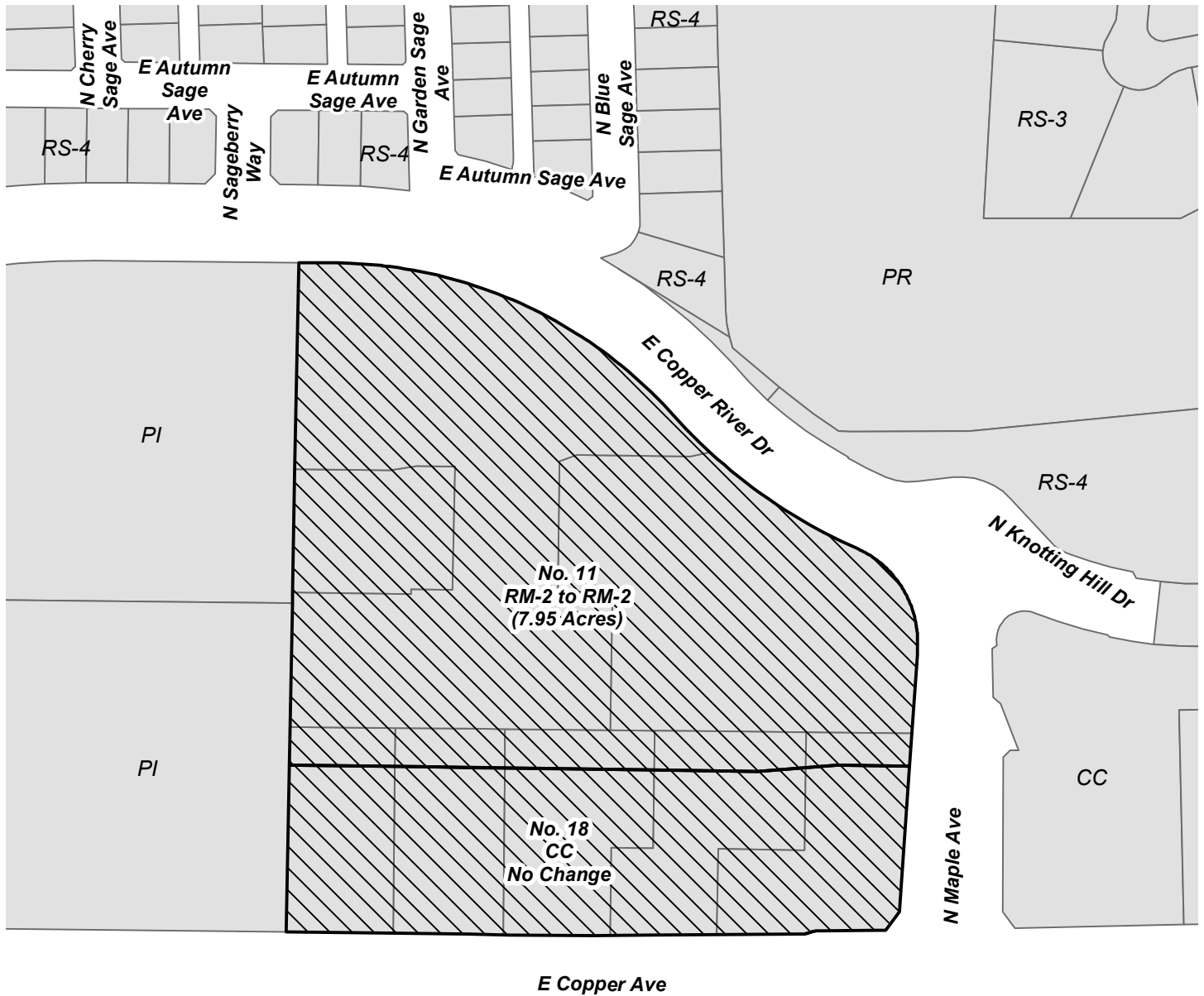


## P23-02992 Copper River Northwest of E. Copper and N. Willow Avenues




- 5a) From the RS-3/UGM/cz (Single Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district to RS-3/UGM/cz (Single Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district.
- 5b) From the RS-3/UGM/cz (Single Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district to RS-3/UGM/cz (Single Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district.
- 7) From the RS-3/UGM/cz (Single Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district to RS-3/UGM/cz (Single Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district.
- 9) From the RS-5/UGM/cz (Single Family Residential, Medium Density/Urban Growth Management/conditions of zoning) zone district to RS-5/UGM/cz (Single Family Residential, Medium Density/Urban Growth Management/conditions of zoning) zone district.
- 10a) From the CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) zone district to CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) zone district.
- 10b) From the RS-4/UGM/cz (Single Family Residential, Medium Low Density/Urban Growth Management/conditions of zoning) zone district to the RS-4/UGM/cz (Single Family Residential, Medium Low Density/Urban Growth Management/conditions of zoning) zone district.
- 10c) From the RS-4/UGM/cz (Single Family Residential, Medium Low Density/Urban Growth Management/conditions of zoning) zone district to the RS-4/UGM/cz (Single Family Residential, Medium Low Density/Urban Growth Management/conditions of zoning) zone district.
- 12a) From the RS-4/UGM/cz (Single Family Residential, Medium Low Density/Urban Growth Management/conditions of zoning) zone district to RS-4/UGM/cz (Single Family Residential, Medium Low Density /Urban Growth Management/conditions of zoning) zone district.
- 12c) From the RS-4/UGM/cz (Single Family Residential, Medium Low Density/Urban Growth Management/conditions of zoning) zone district to RS-4/UGM/cz (Single Family Residential, Medium Low Density /Urban Growth Management/conditions of zoning) zone district.

# Rezone



## P23-00992 Copper River Northwest of E. Copper and N. Maple Avenues

-  11) From RM-2/UGM/cz (Multi-Family Residential, Urban Neighborhood/Urban Growth Management/conditions of zoning) zone district to RM-2/UGM/cz (Multi-Family Residential, Urban Neighborhood/Urban Growth Management/conditions of zoning) zone district.






# Rezone



## P23-02992 Copper River

### Properties along E. Copper River Drive between E. Friant and N. Allcante Drives

-  19) From RM-2/UGM/cz (Multi-Family Residential, Urban Neighborhood/Urban Growth Management/conditions of zoning) zone district to RM-2/UGM/cz (Multi-Family Residential, Urban Neighborhood/Urban Growth Management/conditions of zoning) zone district.
-  20) From RM-2/UGM/cz (Multi-Family Residential, Urban Neighborhood/Urban Growth Management/conditions of zoning) zone district to RM-2/UGM/cz (Multi-Family Residential, Urban Neighborhood/Urban Growth Management/conditions of zoning) zone district.
-  City Limits