

FRESNO CITY PLANNING COMMISSION RESOLUTION NO. 13331

The Fresno City Planning Commission, at its meeting on July 15, 2015, adopted the following resolution relating to Rezone Application No. R-15-006.

WHEREAS, Rezone Application No. R-15-006 has been filed with the City of Fresno by Jeff Callaway, on behalf of Lennar Homes of California, for approximately 19.6 acres of property located on the east side of South Armstrong Avenue, between East California and East Church Avenues; and,

WHEREAS, Rezone Application No. R-15-006 proposes to prezone the entirety of the subject property from the AL-20 (*Agriculture Limited, 20 Acres – Fresno County*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district; and,

WHEREAS, on July 13, 2015 the District 5 Plan Implementation Committee recommended denial of the proposed application due to a lack of on-site open space; and,

WHEREAS, on July 15, 2015, the Fresno City Planning Commission reviewed the subject rezone application in accordance with the policies of the Fresno General Plan and Roosevelt Community Plan; and,

WHEREAS, the Commission conducted a public hearing to review the proposed rezone, received testimony from the applicant and the public, and considered the Development and Resource Management Department's report recommending approval of the proposed rezone subject to special permit conditions; and,

WHEREAS, the Fresno City Planning Commission considered the proposed rezone 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 rezone.

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 Rezone Application No. R-15-006 may have a significant effect on the environment with the implementation of the mitigation measures as identified by the Finding of Conformity which was prepared for Environmental Assessment No. R-15-006/T-6095 dated May 29, 2015.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby approves Rezone Application No. R-15-006 authorizing the prezone of the subject property from the AL-20 (*Agriculture Limited, 20 Acres – Fresno County*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district subject to the Development and Resource Management Department Conditions of Approval dated July 15, 2015;

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

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

DATED: July 15, 2015



Jennifer K. Clark, Secretary
Fresno City Planning Commission

Resolution No. 13331
Rezone Application No. R-15-006
Filed by Jeff Callaway, on behalf of Lennar
Homes of California
Action: Approval