

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13445**

The Fresno City Planning Commission, at its regular meeting on April 19, 2017, adopted the following resolution relating to Plan Amendment Application No. A-16-014.

WHEREAS, Plan Amendment Application No. A-16-014 has been filed with the City of Fresno by Citadel Development, Inc., on behalf of High and Mighty Farms, Inc., and pertains to approximately ±78 acres of property located on the north side of East Church Avenue between South Sunnyside and South Fowler Avneues; and,

WHEREAS, Plan Amendment Application No. A-16-014 proposes to amend the Fresno General Plan and the Roosevelt Community Plan to change the planned land use designations for the subject property from Medium-Low Density Residential (±22 acres), Medium Density Residential (±35 acres), Urban Neighborhood Residential (±15 acres), and Open Space/Neighborhood Park with a dual designation of Urban Neighborhood Residential (±6 acres) to Medium Density Residential (±50 acres), Residential Multi-Family Urban Neighborhood (±18 acres), Community Commercial (±7 acres), and Open Space/Neighborhood Park with a dual designation of Medium Density Residential (±3 acres).; and,

WHEREAS, on April 19, 2017, the Fresno City Planning Commission conducted a public hearing to review the proposed Plan Amendment, considered the associated Mitigated Negative Declaration prepared for Environmental Assessment No. A-16-014/R-16-013/T-6165 dated October 21, 2017, 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-16-014/R-16-013/T-6165 dated October 21, 2017, 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 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 Plan Amendment Application No. A-16-014 will not have a significant effect. 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 the California Environmental Quality Act (CEQA) Guidelines 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-16-003/R-16-003.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends approval of Plan Amendment Application No. A-16-014 to the City Council in accordance with staff's recommendations; but contingent upon, the removal of approximately 13 acres of Urban Neighborhood Residential designated/RM-2 (*Residential Multi Family*) zoned land on a portion of the subject property in favor of Medium Density Residential/RS-5 (*Residential Single Family*) zoning as depicted by the attached Exhibit "A."

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

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

DATED: April 19, 2017



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Jennifer Clark, Secretary  
Fresno City Planning Commission

Resolution No. 13445  
Plan Amendment Application No. A-16-014  
Filed by Citadel Development, Inc., on behalf of High  
and Mighty Farms, Inc.  
Action: Recommend Approval with modification

Attachment: Exhibit A

