

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13446**

The Fresno City Planning Commission, at its regular meeting on April 19, 2017, adopted the following resolution relating to Rezone Application No. R-16-013.

WHEREAS, Rezone Application No. R-16-013 has been filed with the City of Fresno to rezone the subject property as described below:

REQUESTED ZONING: (±50 acres) - RS-5 (*Residential Single Family, Medium Density*);
(±18 acres) - RM-2 (*Residential Multi Family, Urban Neighborhood*);
(±7 acres) - CC (*Commercial-Community*); and,
(±3 acres) - PR (*Parks and Recreation*).

EXISTING ZONING: (±22 acres) - RS-4 (*Residential Single Family, Medium-Low Density*);
(±35 acres) - RS-5 (*Residential Single Family, Medium Density*);
(±21 acres) - RM-2 (*Residential Multi Family, Urban Neighborhood*);

APPLICANT: Citadel Development, Inc., on behalf of High and Mighty Farms, Inc.

LOCATION: 1279 & 1471 South Fowler Avenue; ±78 acres of property located on the north side of East Church Avenue between South Sunnyside and South Fowler Avenues, in the City and County of Fresno, California

APNs: 316-022-21

**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 on the above property in order to rezone the property to be consistent with the proposed Plan Amendment Application No. A-16-014; and,

WHEREAS, the District 5 Plan Advisory Committee reviewed and unanimously recommended approval of the proposed project at their meeting on November 07, 2016; and,

WHEREAS, the Fresno City Planning Commission on April 19, 2017, conducted a public hearing to review the proposed rezone, received public testimony and considered the Development and Resource Management Department's report recommending approval of the proposed rezone; and,

WHEREAS, at the hearing testimony was received from the public in opposition to the proposed rezone application; and,

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 the rezone application may have a significant effect on the environment as identified by, and evaluated within, the Mitigated Negative Declaration prepared for Environmental Assessment No. A-16-

014/R-16-013/T-6165 dated October 21, 2016.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends approval of Rezone Application No. R-16-013 to the City Council in accordance with staff's recommendations; but contingent upon, the removal of approximately 13 acres of RM-2 (*Residential Multi Family, Urban Neighborhood*) zoned land on a portion of the subject property in favor of RS-5 (*Residential Single Family, Medium Density*) zoning as depicted by the attached Exhibit "A."

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



Jennifer Clark, Secretary
Fresno City Planning Commission

Resolution No. 13446
Rezone Application No. R-16-013
Filed by Citadel Development, Inc., on behalf of High
and Mighty Farms, Inc.
Action: Recommend Approval with modification

Attachment: Exhibit A

