

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13453**

The Fresno City Planning Commission, at its regular meeting on May 17, 2017, adopted the following resolution relating to Plan Amendment Application No. A-17-003.

WHEREAS, Plan Amendment Application No. A-17-003 has been filed with the City of Fresno by Betsy McGovern-Garcia, on behalf of Self-Help Enterprises, Inc., and pertains to approximately  $\pm$  8.02 acres of property located on the north side of East Annadale Avenue between South Elm Avenue and South Tupman Street; and,

WHEREAS, Plan Amendment Application No. A-17-003 proposes to amend the Fresno General Plan, and the Edison Community Plan for the subject property from the High Density Residential (30-45 du/ac) planned land use designation to the Medium Density Residential (5-12 du/ac) planned land use designation; and,

WHEREAS, on May 17, 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. EA-17-003, 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. EA-17-003, dated March 17, 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 the Edison Community Plan; and,

WHEREAS, one individual from the Successor Agency to the Former Redevelopment Agency of the City of Fresno spoke in support of the proposed project and no members of the public spoke in opposition.

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-17-003 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. EA-17-003.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Plan Amendment Application No. A-17-003, which proposes to amend the Fresno General Plan and the Edison Community Plan as depicted by the attached Exhibit "A" and described within the staff report to the Planning Commission dated May 17, 2017, be approved.

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

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

DATED: May 17, 2017



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Jennifer Clark, Secretary  
Fresno City Planning Commission

Resolution No. 13453  
Plan Amendment Application No. A-17-003  
Filed by Betsy McGovern-Garcia, on behalf of Self-  
Help Enterprises, Inc.  
Action: Recommend Approval (to the City Council)

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13455**

The Fresno City Planning Commission, at its regular meeting on May 17, 2017, adopted the following resolution relating to Conditional Use Permit Application No. C-17-044.

**CONDITIONAL USE REQUESTED:** Allow for the construction of a 40-unit affordable senior multiple family residential development.

**PROPERTY LOCATION:** 1405, 1411, 1433, 1449, 1505, 1525, and 1527 East Annadale Avenue; Located on the north side of East Annadale Avenue between South Elm Avenue and South Tupman Street

**ASSESSORS PARCEL NUMBER:** 479-270-02T, 479-270-03T, 479-270-04T, 479-270-05T, 479-270-06T, 479-270-15T, 479-270-16T, 479-270-24T

**EXISTING ZONING:** RM-3, Residential Multi-family, High Density

**PROPOSED ZONING:** RS-5, Residential Single-Family, Medium Density

WHEREAS, Conditional Use Permit Application No. C-17-044 has been filed with the City of Fresno by Betsy McGovern-Garcia of Self-Help Enterprises, Inc. for approximately 3.1 acres of property located on the north side of East Annadale Avenue between South Elm Avenue and South Tupman Street; and,

WHEREAS, Conditional Use Permit Application No. C-17-044 seeks authorization to construct a 40-unit affordable senior multiple family residential development; and,

WHEREAS, on May 17, 2017, the Fresno City Planning Commission held a public hearing to consider Conditional Use Permit Application No. C-17-044 and the associated plan amendment, rezone, and Mitigated Negative Declaration prepared for Environmental Assessment No. EA-17-003; and,

WHEREAS, the Commission conducted a public hearing to review the proposed conditional use permit application and considered the Development and Resource Management Department's report recommending approval (to the City Council) of the proposed conditional use permit application subject to conditions; and,

WHEREAS, staff from the Development and Resource Management Department recommended the removal of Condition 10 from the conditions of approval contained in the staff report; and,

WHEREAS, the Fresno City Planning Commission considered the proposed conditional use permit application 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 conditional use permit application and one member of the public spoke in support to the proposed project and no members of the public spoke in opposition.

NOW, THEREFORE, BE IT RESOLVED, the Fresno City Planning Commission finds in accordance with its own independent judgment that with all applicable project specific mitigation measures imposed, there is no substantial evidence in the record that Conditional Use Permit Application No. C-17-044 may have additional significant effects on the environment that were not identified in the Fresno General Plan Master Environmental Impact Report SCH No. 2012111015 ("MEIR"); and, that all applicable mitigation measures of the MEIR have been applied to the project, together with project specific mitigation measures necessary to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts, and irreversible significant effects beyond those identified by the MEIR as provided by CEQA Section 15178(a). 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 CEQA Section 21157.5(a)(2) and CEQA Guidelines Section 15178(b)(1) and (2).

BE IT FURTHER RESOLVED, that 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 recommending approval (to the City Council) of the special permit would be in accordance with applicable provisions of the Fresno Municipal Code, including the determination that all findings have been made relative to the issuance of a conditional use permit for the proposed project.

BE IT FURTHER RESOLVED that Conditional Use Permit Application No. C-17-044 is approved, subject to the following conditions, incorporated in said development permit file:

- a. Development shall comply with the conditions of approval for the project dated May 17, 2017 with the following modification:

Remove Condition #10. Remove stove/oven from Community Center floor plan per Section 15-2004-C.3.

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

PLANNING COMMISSION RESOLUTION No. 13455  
Conditional Use Permit Application No. C-17-044  
May 17, 2017  
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VOTING:           Ayes - Reed, Vasquez, Bray, Catalano, Garcia, Torossian  
                      Noes - None  
                      Not Voting - None  
                      Absent - None

DATED: May 17, 2017



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JENNIFER CLARK, AICP, Secretary  
Fresno City Planning Commission

Resolution No. 13455  
Conditional Use Permit No. C-17-044  
Filed by Betsy McGovern-Garcia of Self-  
Help Enterprises, Inc.  
Action: Recommend Approval (to the City  
Council)

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13454**

The Fresno City Planning Commission, at its regular meeting on May 17, 2017, adopted the following resolution relating to Rezone Application No. R-17-005.

WHEREAS, Rezone Application No. R-17-005 has been filed with the City of Fresno to rezone the subject property as described below:

REQUESTED ZONING: RS-5 (*Residential Single Family, Medium Density*) zone district

EXISTING ZONING: RM-3 (*Residential Multiple Family, High Density*) zone district

APPLICANT: Betsy McGovern-Garcia, on behalf of Self-Help Enterprises, Inc.

LOCATION: 1405, 1411, 1433, 1449, 1505, 1525, and 1527 East Annadale Avenue; Located on the north side of East Annadale Avenue between South Elm Avenue and South Tupman Street in the City of Fresno, California

APNs: 479-270-02T, 479-270-03T, 479-270-04T, 479-270-05T, 479-270-06T, 479-270-15T, 479-270-16T, 479-270-24T

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 Medium Density Residential planned land use of the Fresno General Plan and the Edison Community Plan; and,

WHEREAS, the Fresno City Planning Commission on May 17, 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, one individual from the Successor Agency to the Former Redevelopment Agency of the City of Fresno spoke in support of the proposed project and no members of the public spoke in opposition.

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. EA-17-003 dated March 17, 2017.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that the requested RS-5 (*Residential Single Family, Medium Density*) zone district be approved.

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

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

DATED: May 17, 2017



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Jennifer K. Clark, Secretary  
Fresno City Planning Commission

Resolution No. 13454  
Rezone Application No. R-17-005  
Filed by Betsy McGovern-Garcia, on behalf of Self-  
Help Enterprises, Inc.  
Action: Recommend Approval (to the City Council)