

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13468**

The Fresno City Planning Commission, at its regular meeting on July 5, 2017 adopted the following resolution relating to Rezone Application No. R-04-098 and Environmental Assessment No. R-04-098/T-5434/ANX-17-002.

WHEREAS, Rezone Application No. R-04-098 has been filed with the City of Fresno to rezone the subject property as described below:

REQUESTED ZONING: RS-4/UGM (*Residential Single Family, Medium Low Density/Urban Growth Management*)

EXISTING ZONING: AE-20 (*Agricultural Exclusive, 20 acres—Fresno County*)

APPLICANT: Ken Vang of Precision Civil Engineering, on behalf of RJF Fresno, LLC

LOCATION: Approximately 38 acres of property located at the northeast corner of East McKinley and North Temperance Avenues;

APN(s): 310-052-34, 40T, 42, 43, 18

DESCRIPTION OF
PROPERTY TO BE REZONED: As depicted on the attached Exhibit "A".

WHEREAS, the above-named applicant is requesting to rezone the approximately 38 acre portion of the subject property from AE-20 (*Agricultural Exclusive, 20 acres—Fresno County*) zone district to the City of Fresno RS-4/UGM (*Residential Single Family, Medium Low Density/Urban Growth Management*) zone district; and,

WHEREAS, the Fresno City Planning Commission on July 5, 2017, reviewed the subject rezone application in accordance with the policies of the Fresno General Plan and McLane Community Plan; and,

WHEREAS, during the July 5, 2017 hearing, the Commission received a staff report and related information, environmental documents and considered testimony regarding the requested zoning change; and,

WHEREAS, the Commission conducted a public hearing to review the proposed rezone and considered the Development and Resource Management Department's report recommending approval of the proposed rezone application; 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; and,

WHEREAS, the Fresno City Planning Commission expressed concerns regarding student safety in relation to the Mill Ditch bridge along North Temperance Avenue and added the following conditions to the related Vesting Tentative Tract Map Application No. 5434/UGM:

1. Temporary bussing be made available to students who reside south of the Mill Ditch bridge; and,
2. Provide community education regarding pedestrian safety through pamphlets to the surrounding area of the bridge.

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-04-098 may have a significant effect on the environment with the implementation of the mitigation measures as identified by the Mitigated Negative Declaration which was prepared for Environmental Assessment No. R-04-098/T-5434/ANX-17-002 dated May 5, 2017.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that the requested RS-4/UGM (*Residential Single Family, Medium Low Density/Urban Growth Management*) zone district for the subject property be approved.

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

VOTING: Ayes - Bray, Yang, Garcia, Torrosian, Vasquez
 Noes - None
 Not Voting - None
 Absent - None

DATED: July 5, 2017

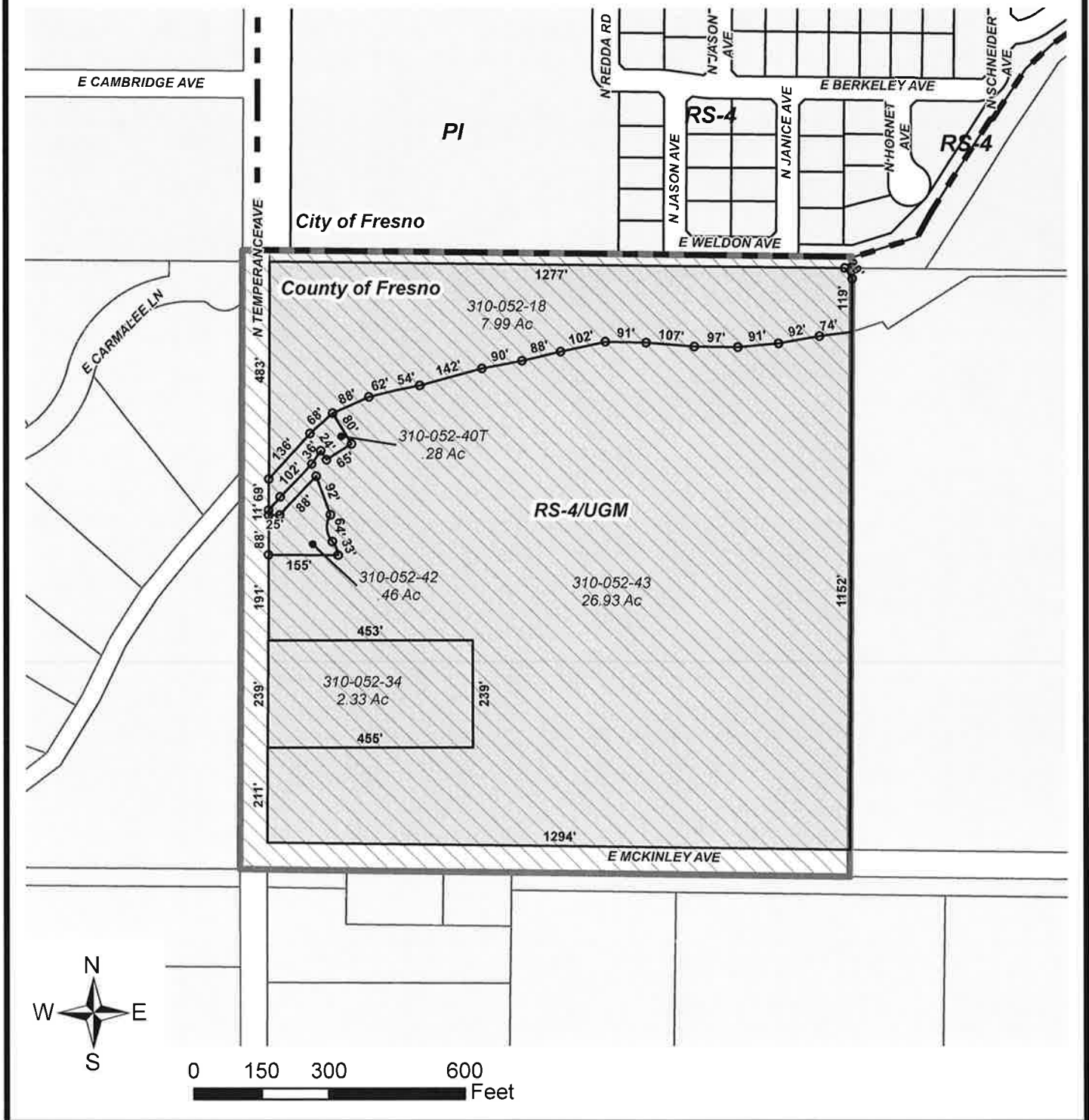


Jennifer Clark, Secretary
Fresno City Planning Commission



Resolution No. 13468
Rezone Application No. R-04-098
Filed by Ken Vang of Precision Civil Engineering, on
behalf of RJF Fresno, LLC.
Action: Recommend Approval

Attachment: Exhibit A

EXHIBIT A



ANX-17-002, R-04-098
APN: 310-052-34, 40T, 42, 43, 18
7190 East McKinley Avenue

- City Limits
-  Area to be Annexed to the City of Fresno - 42.08 Acres
-  From AE-20 (County) to RS-4/UGM - 37.99 Acres

FRESNO CITY PLANNING COMMISSION RESOLUTION NO. 13469

The Fresno City Planning Commission, at its meeting on July 5, 2017, adopted the following resolution relating to Annexation Application No. ANX-17-002.

WHEREAS, Annexation Application No. ANX-17-002 has been filed with the City of Fresno by Ken Vang of Precision Civil Engineering, on behalf of RJF Fresno, LLC, and proposes an annexation to the City of Fresno and detachment from the Fresno County Fire Protection District and the Kings River Conservation District, of certain property consisting of an approximately 38 acre site located on the at the northeast corner of North Temperance and East McKinley Avenues; and,

WHEREAS, the Fresno City Planning Commission on July 5, 2017, reviewed the subject annexation application in accordance with the policies of the Fresno General Plan and McLane Community Plan; and,

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

WHEREAS, the Fresno City Planning Commission considered the proposed annexation 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 annexation; and,

WHEREAS, the Fresno City Planning Commission expressed concerns regarding student safety in relation to the Mill Ditch bridge along North Temperance Avenue and added the following conditions to the related Vesting Tentative Tract Map Application No. 5434/UGM:

1. Temporary bussing be made available to students who reside south of the Mill Ditch bridge; and,
2. Provide community education regarding pedestrian safety through pamphlets to the surrounding area of the bridge.

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 Annexation Application No. ANX-17-002 may have a significant effect on the environment with the implementation of the mitigation measures as identified by the Mitigated Negative Declaration which was prepared for Environmental Assessment No. R-04-098/T-5434/ANX-17-002 dated May 5, 2017.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Annexation Application No. ANX-17-002, which proposes an annexation to the City of Fresno and detachment from the Fresno County Fire Protection District and the Kings River Conservation District, as depicted by the attached Exhibit "A" and described within

PLANNING COMMISSION RESOLUTION No. 13469
Annexation Application No. ANX-17-002
July 5, 2017
Page 2

staff report to the Planning Commission dated July 5, 2017, be approved.

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

VOTING: Ayes - Bray, Yang, Garcia, Torrosian, Vasquez
 Noes - None
 Not Voting - None
 Absent - None

DATED: July 5, 2017

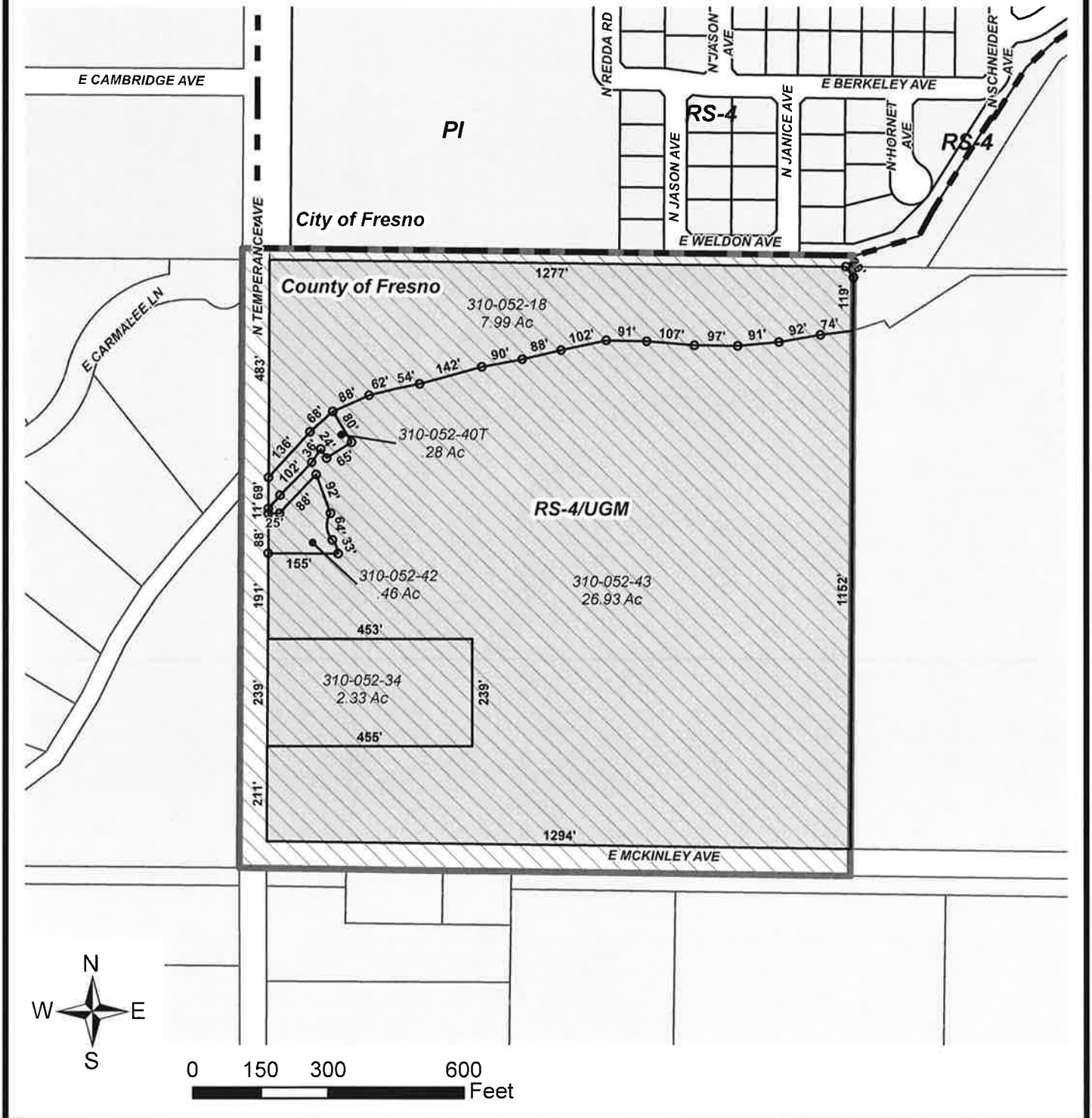


Jennifer K. Clark, Secretary
Fresno City Planning Commission

Resolution No. 13469
Annexation Application No. ANX-17-002
Filed by Ken Vang of Precision Civil
Engineering, on behalf of RJF Fresno, LLC.
Action: Recommend Approval

Attachment: Exhibit A

EXHIBIT A



ANX-17-002, R-04-098

APN: 310-052-34, 40T, 42, 43, 18

7190 East McKinley Avenue

- City Limits
- Area to be Annexed to the City of Fresno - 42.08 Acres
- From AE-20 (County) to RS-4/UGM - 37.99 Acres

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13470**

The Fresno City Planning Commission at its regular meeting on July 5, 2017, adopted the following resolution pursuant to the Subdivision Map Act of the Government Code of the State of California and the Municipal Code of the City of Fresno.

WHEREAS, Vesting Tentative Tract Map No. 5434/UGM has been filed with the City of Fresno by Ken Vang of Precision Civil Engineering, on behalf of RJF Fresno, LLC, and proposes to subdivide the subject property into a 140-lot conventional single family residential subdivision on approximately 28.81 acres of property located at the northeast corner of North Temperance and East McKinley Avenues; and,

WHEREAS, the Fresno City Planning Commission on July 5, 2017, reviewed the subject tract map application in accordance with the policies of the Fresno General Plan and McLane Community Plan; and,

WHEREAS, the Fresno City Planning Commission on July 5, 2017, received a staff report and related information, environmental documents and considered testimony regarding the requested subdivision; and,

WHEREAS, the Commission conducted a public hearing to review the proposed rezone and considered the Development and Resource Management Department's report recommending approval of the proposed tract map application; and,

NOW, THEREFORE, BE IT RESOLVED the Fresno City Planning Commission has reviewed the environmental assessment prepared for the proposed project, Environmental Assessment No. R-04-098/T-5434/ANX-17-002 dated May 5, 2017; and,

WHEREAS, the Fresno City Planning Commission expressed concerns regarding student safety in relation to the Mill Ditch bridge along North Temperance Avenue; and,

WHEREAS, the Fresno City Planning Commission requested to revise the conditions of approval for the related Vesting Tentative Tract Map No. 5434/UGM, with the following recommendations:

1. Temporary bussing be made available to students who reside south of the Mill Ditch bridge; and,
2. Provide community education regarding pedestrian safety through pamphlets to the surrounding area of the bridge.

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 Vesting Tentative Tract Map No. 5434/UGM may have a significant effect on the environment with the implementation of the mitigation measures as identified by the Mitigated Negative Declaration which was prepared for Environmental Assessment No. R-04-098/T-5434/ANX-17-002 dated May 5, 2017.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Vesting Tentative Tract Map No. No. 5434/UGM, which proposes a 140-lot conventional single-family residential subdivision, as depicted by the attached Exhibit "A" and described within staff report to the Planning Commission dated July 5, 2017, be approved.

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

VOTING: Ayes - Bray, Yang, Garcia, Torrosian, Vasquez
 Noes - None
 Not Voting - None
 Absent - None

DATED: July 5, 2017



Jennifer Clark, Secretary
Fresno City Planning Commission




Resolution No. 13470
Vesting Tentative Tract Map No. 5434/UGM
Filed by Ken Vang of Precision Civil Engineering, on
behalf of RJF Fresno, LLC.
Action: Recommend Approval

Attachment: Exhibit A

VESTING TENTATIVE TRACT MAP NO. 5434

LEGEND

- PROPOSED TEMPORARY STANDARD

- 
 TEMPORARY PLATE
 FOR TEMPORARY SEVEN LITERS/MI
 AREAS TO BE DEDICATED FOR
 PUBLIC STREET PURPOSES
- 
 3. "OUT OF MY PREVIOUSLY RE-
 corded PLATE NO. _____"
 OF RECORD OF PREVIOUS FRESNO COUNTY
 53-89 RECORDS OF FRESNO COUNTY
 PREVIOUSLY DEDICATED PER SECTON
 SECTION 27, TOWNSHIP 13 SOUTH
 60T, 40R, 4E AND DOCUMENT NO. _____
 OF PUBLIC HIGHWAYS IN DOCUMENT NO. _____
 FEBRUARY 7, 1911 IN PG. 29 OF
 MISCELLANEOUS PG. 9.
- 
 3. "PREVIOUSLY DEDICATED TO
 COUNTY OF FRESNO FOR STREET
 PURPOSES RECORDED IN BOOK 8
 OF DEEDS, PG. 7, O.F.C.R.

OUTLOT NOTES

OUTLOT "A" - EXISTING MILL DITCH
(TO BE DEDICATED TO FRESNO IRRIGATION DISTRICT)

SUBDIVIDER

RAF FRESNO, LLC
 7130 WEST MAIN STREET, SUITE
 1000, CA 93791
 (559) 434-2783
 FAX (559) 438-2805

OWNER

RJF FRESNO, LLC
7150 WEST MAIN STREET, SUITE
1504A, CA 93291
(559) 616-2795

RECEIVED

FEB 24 2017

DARM - DEVELOPMENT SERVICES
CITY OF FRESNO

0 50 100 200

PREPARED BY:

PRECISION
CIVIL ENGINEERING, INC.

1234 O STREET
FRESNO, CA 93721
(559) 449-4500 FAX: (559) 449-4500

PREPARED ON:

NOVEMBER 15, 2016 J08 HQ. 15-117

NOTES

1. APR. 11/0-027-24
EXISTING CHIMNEY #3-20
EXISTING CHIMNEY #2-20
EXISTING USE: SINGLE-FAMILY RESIDENCE
PROPOSED USE: SINGLE-FAMILY RESIDENCE
APR. 11/0-027-25
APR. 11/0-027-26
PROPOSED ZONING: R-30
EXISTING USE: VARIAN
PROPOSED USE: SINGLE-FAMILY RESIDENCE
2. APR. 11/0-027-27
EXISTING USE: FARMED ACRES
PROPOSED USE: FARMED ACRES
3. RESIDENTIAL USE INTENDED ON ALL LOTS OF THE PROPOSED SUBDIVISION.
4. ALL BUILDING STRUCTURES SHALL BE IN ACCORDANCE WITH THE CITY BUILDING CODES.
5. LOT BOUNDARIES SHALL BE UNDERGROUND.
6. ALL EXISTING UTILITIES SHALL BE BY THE DIRECTION OF THE RESPECTIVE GOVERNING UTILITY AGENCY.
7. EACH INDIVIDUAL PLOT SHALL SUBMIT FOR A BUILDING PERMIT.
8. THE PROPOSED PROJECT WILL NOT BE PHASED.
9. ALL UTILITY SERVICES SHALL BE PROVIDED BY THE FOLLOWING:

VICINITY MAP

NO SCALE

