

Attachment A

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13489**

The Fresno City Planning Commission, at its regular meeting on October 4, 2017, adopted the following resolution relating to Variance Application No. V-17-001.

WHEREAS, Variance Application No. V-17-001 has been filed with the City of Fresno by Jeffrey Cazaly on behalf of Shehadey & Shehadey, LP, pertaining to approximately 1.28 acres of property located on the south side of East Belmont Avenue between North Ferger and North Roosevelt Avenues.

WHEREAS, during the October 4, 2017 hearing, the Commission received a staff report and related information, environmental documents and considered testimony regarding the variance; and,

WHEREAS, during the October 4, 2017 hearing, five members of the public spoke and one letter was presented during the hearing in opposition to the proposed project.

WHEREAS, the Fresno City Planning Commission on October 4, 2017, reviewed the subject Variance Permit in accordance with the policies of the Fresno General Plan, the Fresno High-Roeding Community Plan, and the Tower Specific Plan; and,

NOW, THEREFORE, BE IT RESOLVED the Fresno City Planning Commission has reviewed the environmental assessment prepared for the proposed project, Environmental Impact Report (EIR) No. 10151 (SCH No. 2017031030); and,

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby finds and determines that there is evidence in the record to indicate that Variance Application No. V-17-001 does meet the required findings of approval.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that the Variance Application No. V-17-001, which proposes an eight foot decorative wrought iron fence on the northern portion of the property as depicted by the attached Exhibit "A", Exhibit "B", and described within the staff report to the Planning Commission dated October 4, 2017.

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

VOTING: Ayes - McKenzie, Sodhi-Layne, Vang, Vasquez, Torossian
 Noes - None
 Not Voting - None
 Absent - Bray, Garcia

DATED: October 4, 2017

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Variance Application No. V-17-001
October 4, 2017
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Daniel Zack, Secretary
Fresno City Planning Commission

Resolution No. 13489
Variance Application No. V-17-001
Filed by Jeffrey Cazaly on behalf of Shehadey &
Shehadey, LP
Action: Approval

Attachment: Exhibit A and Exhibit B

Exhibit A

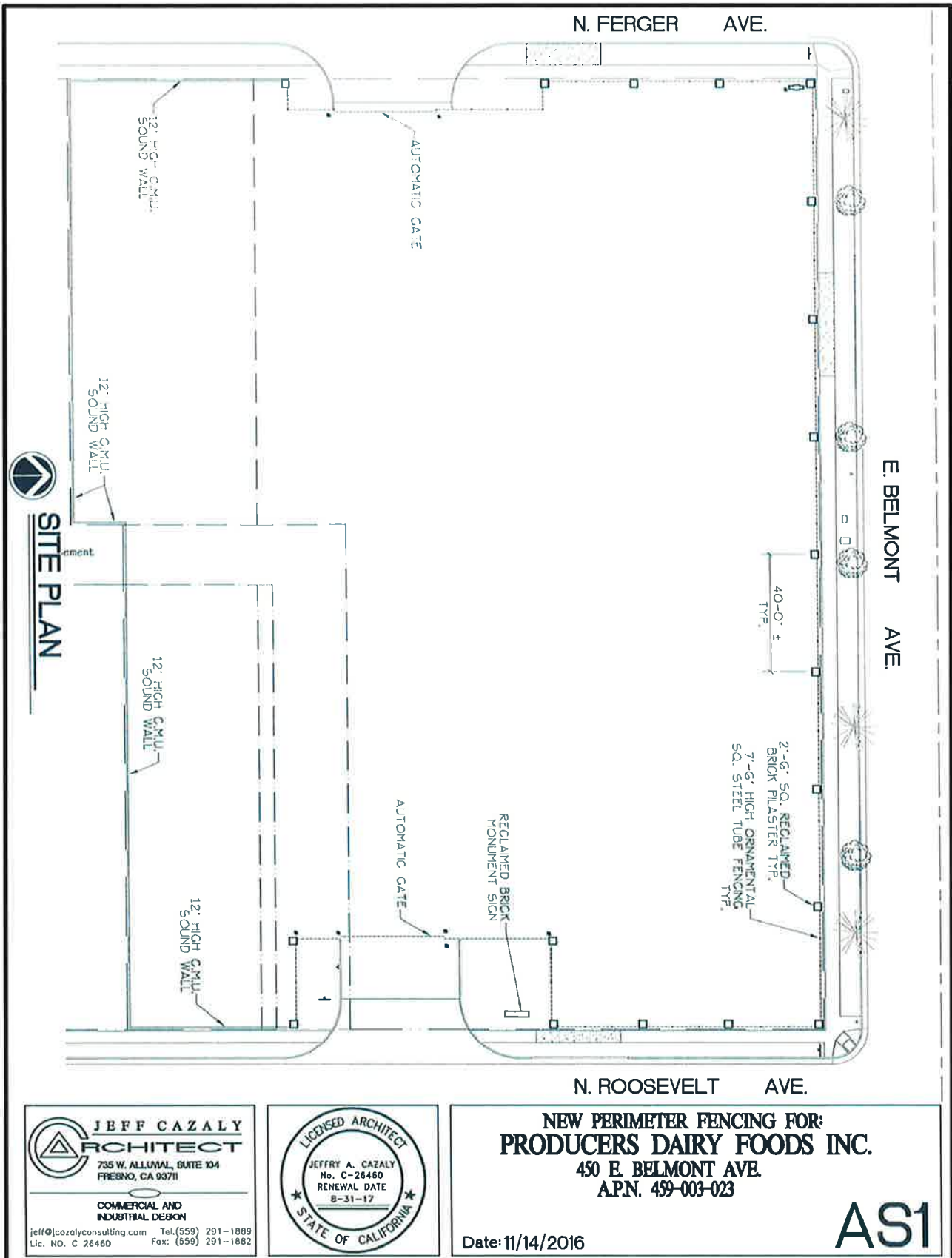
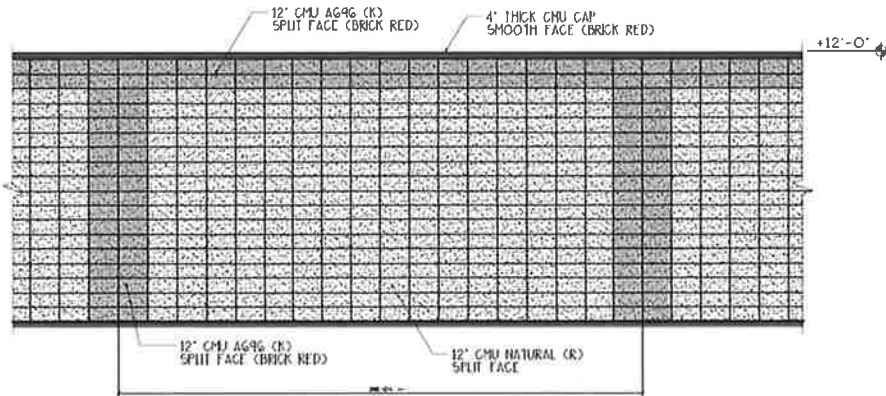
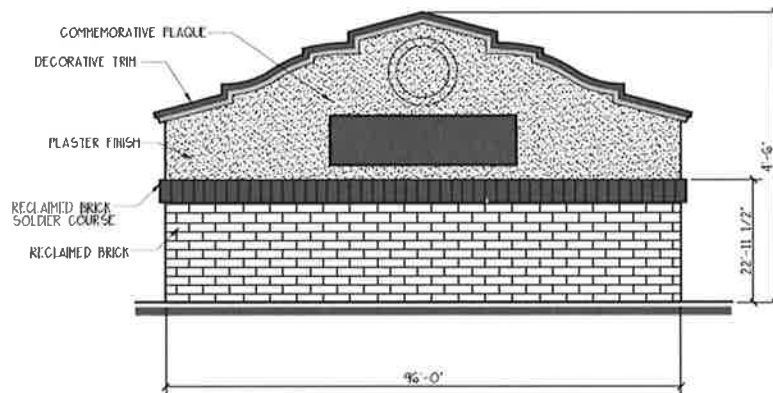


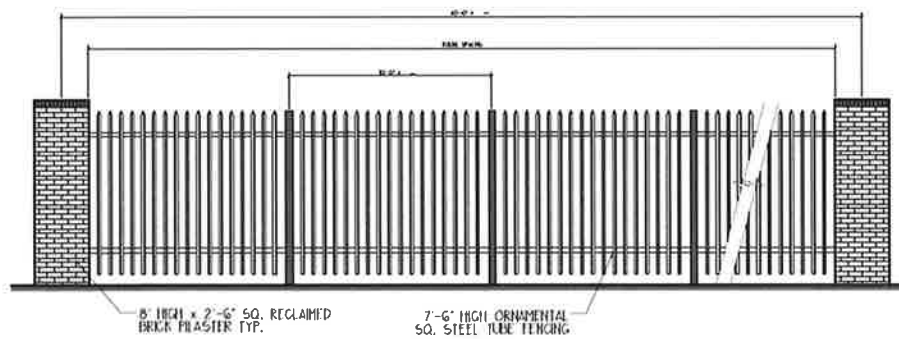
Exhibit B



TYP. PERIMETER CMU SOUND WALL ELEVATION



COMMEMORATIVE MONUMENT



TYP. PERIMETER FENCE SECTION

Attachment B

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13488**

The Fresno City Planning Commission, at its regular meeting on October 4, 2017, adopted the following resolution relating to Development Permit Application No. D-16-088.

WHEREAS, Development Permit Application No. D-16-088 has been filed with the City of Fresno by Jeffrey Cazaly on behalf of Shehadey & Shehadey, LP, pertaining to approximately 1.28 acres of property located on the south side of East Belmont Avenue between North Ferger and North Roosevelt Avenues.

WHEREAS, during the October 4, 2017 hearing, the Commission received a staff report and related information, environmental documents and considered testimony regarding the development permit; and,

WHEREAS, during the October 4, 2017 hearing, five members of the public spoke and one letter was presented during the hearing in opposition to the proposed project.

WHEREAS, the Fresno City Planning Commission on October 4, 2017, reviewed the subject Development Permit in accordance with the policies of the Fresno General Plan, the Fresno High-Roeding Community Plan, and the Tower Specific Plan; and,

NOW, THEREFORE, BE IT RESOLVED the Fresno City Planning Commission has reviewed the environmental assessment prepared for the proposed project, Environmental Impact Report (EIR) No. 10151 (SCH No. 2017031030); and,

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby finds and determines that there is evidence in the record to indicate that Development Permit Application No. D-16-088 does meet the required findings of approval.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that the Development Permit Application No. D-16-088, which proposes demolition of two building to develop a truck parking lot for Producers Dairy as depicted by the attached Exhibit "A" and described within the staff report to the Planning Commission dated October 4, 2017.

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

VOTING: Ayes - McKenzie, Sodhi-Layne, Vang, Vasquez, Torossian
 Noes - None
 Not Voting - None
 Absent - Bray, Garcia

DATED: October 4, 2017

Planning Commission Resolution No. 13488
Development Permit Application No. D-16-088
October 4, 2017
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Daniel Zack, Secretary
Fresno City Planning Commission

Resolution No. 13488
Development Permit Application No. D-16-088
Filed by Jeffrey Cazaly on behalf of Shehadey &
Shehadey, LP
Action: Approval

Attachment: Exhibit A

Exhibit A



Attachment C

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13487**

The Fresno City Planning Commission, at its regular meeting on October 4, 2017, adopted the following resolution relating to Supplemental Environmental Impact Report No. 10151 (SCH No. 2017031030) regarding 450 East Belmont Avenue and related Development Permit No. D-16-088 Variance Application No. V-17-001.

WHEREAS, in 2016 the applicant, Producers Dairy, filed with the City of Fresno applications for Development Permit Application No. D-16-088 and Variance Application No. V-17-001 ("Project") relating to the redevelopment of 450 E. Belmont Ave, superficially Assessor Parcel Numbers 459-032-23, 459-032-15, and 459-032-05 ("Subject Property"); and,

WHEREAS, the redevelopment of the Subject Property would consist of the expanding delivery trailer parking on the Subject Property through removing two boarded-up buildings, building a commemorative monument onsite reusing brick from the existing buildings, replacing the existing Concrete Masonry Unit (CMU) wall and chain link fence situated on the north half of the Subject Property facing E. Belmont Avenue businesses on the North, Northeast, and Northwest portion of the parcel with a decorative iron security fence supported by brick pilasters of appropriate spacing, constructing a 12-foot-high CMU sound wall situated on the south side of the parcel facing residential properties on the South, Southeast, and Southwest portion of the parcel; and,

WHEREAS, upon submittal of the entitlement application related to the Project, an Initial Study was performed by Soar Environmental Consulting, Inc. ("Consultant") under the direction of the City of Fresno ("City"), as Lead Agency, which identified potentially significant environmental impacts resulting from the Project and concluded that a Supplement to the Tower District Specific Plan Final Environmental Impact Report ("SEIR") needed to be prepared for the Project pursuant to the provisions of CEQA; and,

WHEREAS, pursuant to CEQA Guidelines Section 15132, the Final SEIR is required to be completed in compliance with CEQA which includes Draft SEIR, Responses to Comments, related appendices, Findings of Fact, Statement of Overriding Consideration, and Mitigation Monitoring Program; and,

WHEREAS, on October 4, 2017, the Planning Commission held a duly noticed public hearing at which the Commission considered and discussed the adequacy of the proposed Final SEIR pursuant to CEQA Guidelines Section 15088, 15089, and 15132; and,

WHEREAS, during the October 4, 2017 hearing, the Commission received a staff report and related information, environmental documents and considered testimony regarding the SEIR, development permit, and variance; and,

WHEREAS, during the October 4, 2017 hearing, five members of the public spoke and one letter was presented during the hearing in opposition to the proposed project.

WHEREAS, the Fresno City Planning Commission on October 4, 2017, reviewed the subject Variance Permit in accordance with the policies of the Fresno General Plan, the Fresno High-Roeding Community Plan, and the Tower Specific Plan; and,

NOW, THEREFORE, BE IT RESOLVED the Fresno City Planning Commission has reviewed the environmental assessment prepared for the proposed project, Environmental Impact Report (EIR) No. 10151 (SCH No. 2017031030); and,

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby finds and determines that the Findings of Fact and Statement of Overriding Considerations, prepared pursuant to CEQA, are appropriate for the subject property and related entitlements.

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

VOTING: Ayes - McKenzie, Sodhi-Layne, Vang, Vasquez, Torossian
 Noes - None
 Not Voting - None
 Absent - Bray, Garcia

DATED: October 4, 2017



Daniel Zack, Secretary
Fresno City Planning Commission

Resolution No. 13487
EIR No. 10151
Filed by Jeffrey Cazaly on behalf of Shehadey &
Shehadey, LP
Action: Approval