

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13505**

The Fresno City Planning Commission, at its regular meeting on December 6, 2017, adopted the following resolution relating to Plan Amendment Application No. A-17-011.

WHEREAS, Plan Amendment Application No. A-17-011 has been filed with the City of Fresno by Terra Mortensen of Galloway & Company, Inc., pertaining to approximately 1.38 acres of property located on the northeast corner of North Glenn and West Nees Avenues; and,

WHEREAS, Plan Amendment Application No. A-17-011 proposes to amend the Fresno General Plan and Bullard Community Plan to change the planned land use designation for the subject property from the Community Commercial planned land use designation to the Business Park land use designation; and,

WHEREAS, on December 6, 2017, the Fresno City Planning Commission conducted a public hearing to review the proposed Plan Amendment, consider the associated Mitigated Negative Declaration prepared for Environmental Assessment No. A-17-011/R-17-016/D-17-128, dated December 1, 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 the proposed project, Environmental Assessment No. A-17-011/R-17-016/D-17-128, dated December 1, 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 Bullard 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 although Plan Amendment Application No. A-17-011 could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. 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 CEQA 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-17-011/R-17-016, dated December 1, 2017.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Plan Amendment Application No. A-17-011, which proposes to amend the Fresno General Plan and Bullard Community Plan as depicted by the attached Exhibit "A" and described within staff report to the Planning Commission dated December 6, 2017, be approved.

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

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

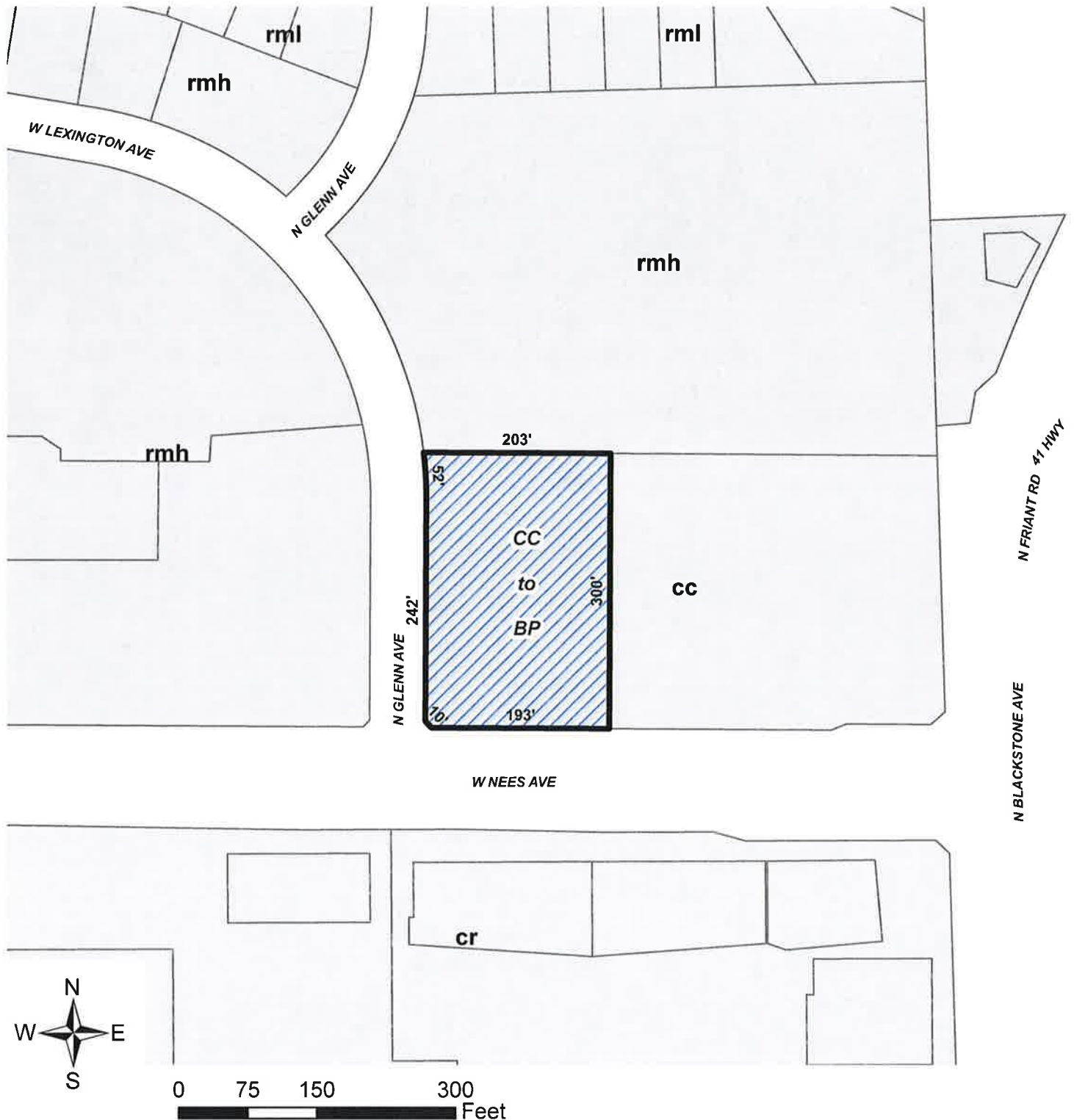
DATED: December 6, 2017

  
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Mike Sanchez, Secretary  
Fresno City Planning Commission


Resolution No. 13505  
Plan Amendment Application No. A-17-011  
Filed by Terra Mortensen of Galloway & Company,  
Inc.  
Action: Recommend Approval

Attachment: Exhibit A

# EXHIBIT A



**A-17-011**  
**APN: 402-220-07**  
**160 West Nees Avenue**

 From Community Commercial to Business Park Planned Land Use - 1.38 Acres

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13506**

The Fresno City Planning Commission, at its regular meeting on December 6, 2017, adopted the following resolution relating to Rezone Application No. R-17-016.

WHEREAS, Rezone Application No. R-17-016 has been filed with the City of Fresno to rezone the subject property as described below:

REQUESTED ZONING: BP/UGM (*Business Park/Urban Growth Management*);

EXISTING ZONING: CC/UGM/cz (*Commercial – Community/Urban Growth Management/conditions of zoning*);

APPLICANT: Terra Mortensen of Galloway & Company, Inc.

LOCATION: 160 W. Nees Avenue

Approximately 1.38 acres of property located on the northeast corner  
of North Glenn and West Nees Avenues

APN(s): 402-440-07

DESCRIPTION  
OF PROPERTY

TO BE REZONED: As described and depicted on the attached Exhibit "A".

WHEREAS, the above-named applicant is requesting to rezone 1.38 acres of property from the CC/UGM/cz (*Commercial – Community/Urban Growth Management/conditions of zoning*) to the BP/UGM (*Business Park/Urban Growth Management*) zone district; and,

WHEREAS, the Fresno City Planning Commission on December 6, 2017, reviewed the subject rezone application in accordance with the policies of the Fresno General Plan and the Bullard Community Plan; and,

WHEREAS, during the December 6, 2017 hearing, the Commission received a staff report and related information, environmental documents and considered testimony regarding the requested zoning change; and,

WHEREAS, during the December 6, 2017 hearing, no members of the public spoke in opposition of the proposed project.

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 although Rezone Application No. R-17-016 could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have

been made by or agreed to by the project proponent. 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 CEQA 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-17-011/R-17-016/D-17-128 dated December 1, 2017.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that the requested BP/UGM (*Business Park/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 Sodhi-Layne, seconded by Commissioner Garcia.

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

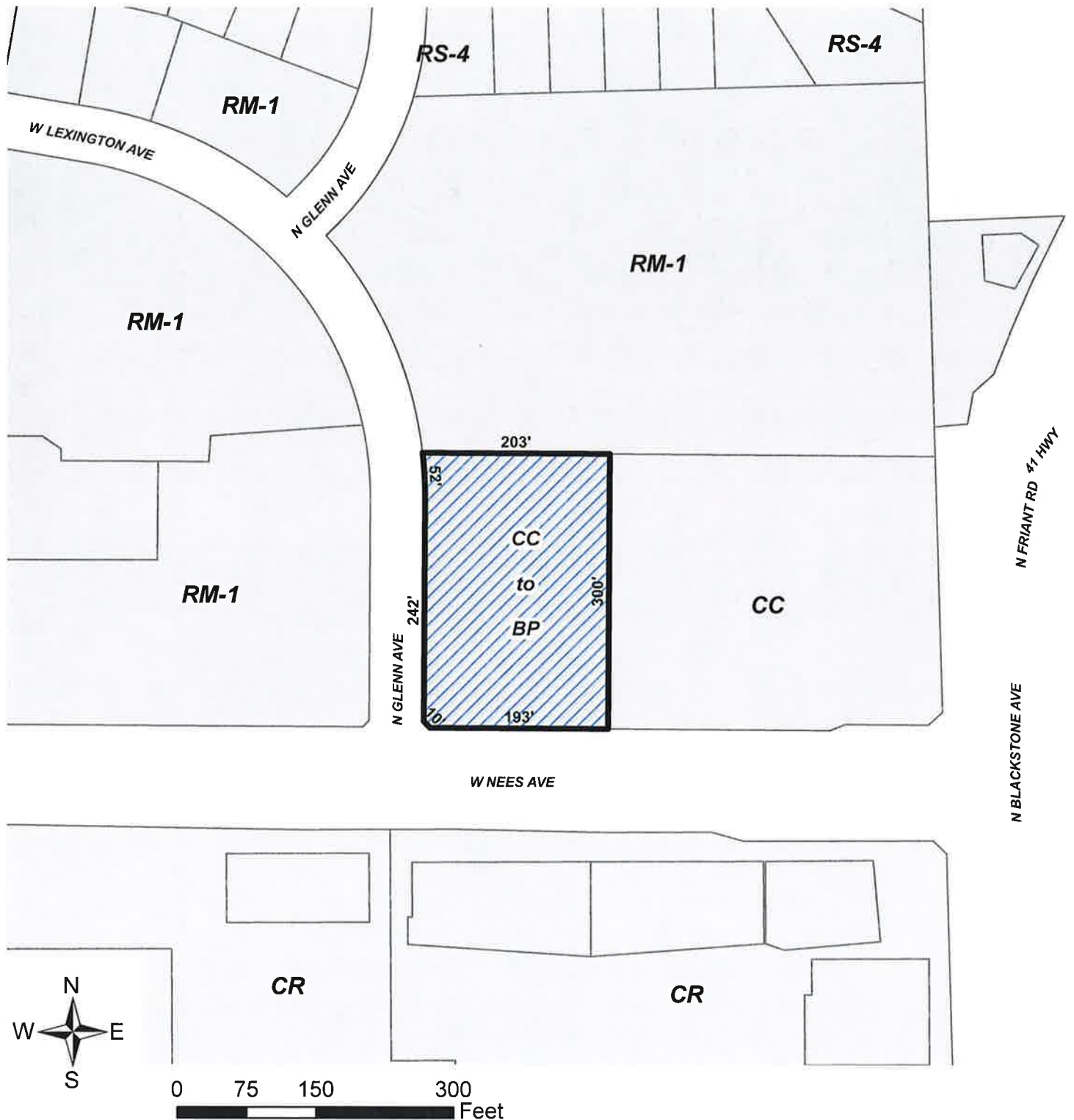
DATED: December 6, 2017

  
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Mike Sanchez, Secretary  
Fresno City Planning Commission

Resolution No. 13506  
Rezone Application No. R-17-016  
Filed by Terra Mortensen of Galloway & Company,  
Inc.  
Action: Recommend Approval

Attachment: Exhibit A

# EXHIBIT A



**R-17-016**

**APN: 402-220-07**

**160 West Nees Avenue**



From CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) to BP/UGM (Business Park/Urban Growth Management) 1.38 Acres

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13507**

The Fresno City Planning Commission, at its regular meeting on December 6, 2017, adopted the following resolution relating to Development Permit Application No. D-17-128.

WHEREAS, Development Permit Application No. D-17-128 has been filed with the City of Fresno by Terra Mortensen of Galloway & Company, Inc., pertaining to approximately 1.38 acres of property located on the northeast corner of North Glenn and West Nees Avenues; and,

WHEREAS, Development Permit Application No. D-17-128 requests authorization to construct a tire center for Automobile/Vehicle Repairs, Major; and,

WHEREAS, on December 6, 2017, the Fresno City Planning Commission conducted a public hearing to review the proposed Development Permit Application, consider the associated Mitigated Negative Declaration prepared for Environmental Assessment No. A-17-011/R-17-016/D-17-128, dated December 1, 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, during the December 6, 2017 hearing, no members of the public spoke in opposition of the proposed project.

WHEREAS, the Fresno City Planning Commission on December 6, 2017, reviewed the subject Development Permit Application in accordance with the policies of the Fresno General Plan and the Bullard Community Plan; and,

NOW, THEREFORE, BE IT RESOLVED the Fresno City Planning Commission has reviewed the environmental assessment prepared for the proposed project, Environmental Assessment No. A-17-011/R-17-016/D-17-128 dated December 1, 2017; 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-17-128 does meet the required findings to approve.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Development Permit Application No. D-17-128, which proposes to construct a tire center for Automobile/Vehicle Repairs, Major as depicted by the attached Exhibit "A" and described within staff report to the Planning Commission dated December 6, 2017, be approved.

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

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

Planning Commission Resolution No. 13507  
Conditional Use Permit Application No. D-17-128  
December 6, 2017  
Page 2

Absent - None

DATED: December 6, 2017

  
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Mike Sanchez, Secretary  
Fresno City Planning Commission

Resolution No. 13507  
Conditional Use Permit Application No. D-17-128  
Filed by Terra Mortensen of Galloway & Company,  
Inc.  
Action: Recommend Approval

Attachment: Exhibit A



- NOTES