

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13519**

The Fresno City Planning Commission, at its regular meeting on February 21, 2018, adopted the following resolution relating to Rezone Application No. R-17-015.

WHEREAS, Rezone Application No. R-17-015 has been filed with the City of Fresno to pre-zone the subject property as described below:

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

EXISTING ZONING: Fresno County AE-20 (Ag, Exclusive 20 acres) zone district

APPLICANT: Mike Pickett of Don Pickett and Associates

LOCATION: 6222, 6252, 6262 East Belmont Avenue; located on the north side of east Belmont Avenue between North Fowler and North Armstrong Avenues in the unincorporated portion of the City of Fresno's Sphere of Influence boundary.

APNs: 310-120-36, 38, 40

**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 Commercial Business Park planned land use of the Fresno General Plan and the Fresno Yosemite International Airport Plan; and,

WHEREAS, the District 5 Plan Implementation Committee reviewed and approved the proposed project at their meeting on January 22, 2018; and,

WHEREAS, the Fresno City Planning Commission on February 21, 2018, 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 no one spoke in favor or in opposition to the project; 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. R-17-015/ANX-17-007 dated January 19, 2018.

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 be approved.

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

VOTING:       Ayes - Garcia, McKenzie, Vang, Bray, Torrossian  
              Noes - None  
              Not Voting - None  
              Absent - Sodi-Layne

DATED: February 21, 2018

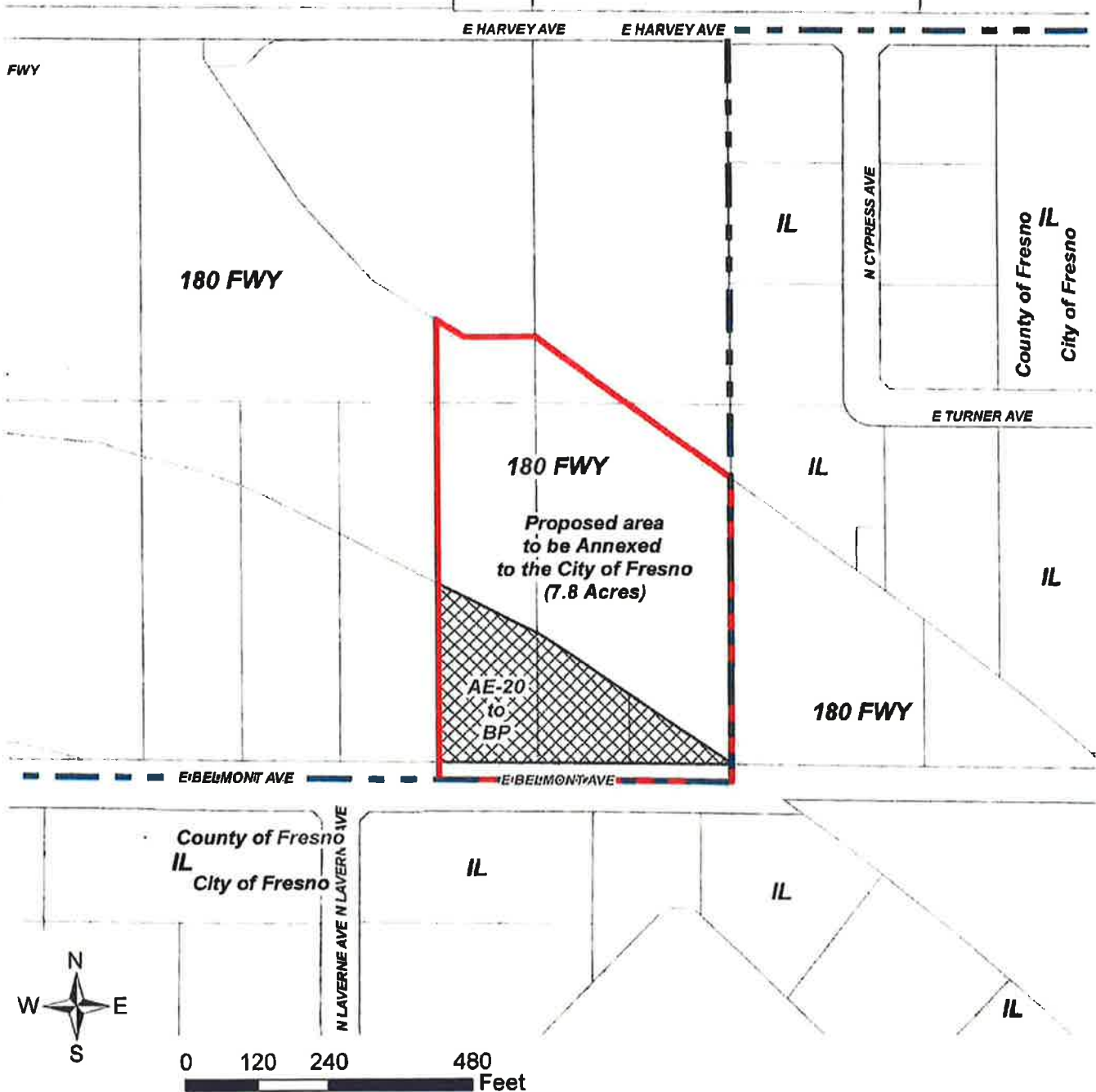


Jennifer K. Clark, Secretary  
Fresno City Planning Commission

Resolution No. 13519  
Rezone Application No. R-17-015  
Filed by Mike Pickett, on behalf of Don Pickett and  
Associates  
Action: Recommend Approval

# EXHIBIT A - PRE-ZONING

Detachment from Fresno County Fire Protection District and King River Conservation District  
and Annexation to the City of Fresno.



ANX-17-007

APN: 310-120-30T (partial), 310-120-38, 36, 40 and 310-132-10T, 18T, 20T, 25T, 31T, 32T, 35T, 39T  
6222, 6252, 6262 East Belmont Ave

--- City Limits

Proposed area to be Annexed to the City of Fresno

From the AE-20 (Ag, Exclusive 20-Acres) County of Fresno zone district to the City of Fresno BP (Business Park) zone district

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13520**

The Fresno City Planning Commission, at its regular meeting on February 21, 2018, adopted the following resolution relating to Annexation Application No. ANX-17-007

WHEREAS, Annexation Application No. ANX-17-007 has been filed with the City of Fresno by Mike Pickett, pertaining to approximately 7.8 acres of property located on the north side of East Belmont Avenue between North Fowler and North Armstrong Avenues in the unincorporated portion of the City of Fresno's Sphere of Influence boundary; and,

WHEREAS, Annexation Application No. ANX-17-007 proposes to initiate annexation proceedings to request a change of organization ("Belmont-Armstrong No. 4 Reorganization") resulting in 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 7.8 acre site and hereinafter called the "subject territory;" and,

WHEREAS, LAFCO requires that the subject territory be pre-zoned consistent with the City of Fresno General Plan ("General Plan") prior to the initiation of annexation proceeding; and,

WHEREAS, it has been determined that rezoning the subject territory with the BP/UGM (*Business Park/Urban Growth Management*) zone district zone district is consistent with the Fresno General Plan; and,

WHEREAS, the annexation will be made pursuant to Part 3 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 contained in Division 3 of Title 5 commencing with Section 56000 of the California Government Code; and,

WHEREAS, a description of the boundaries of the subject territory is set forth in Exhibit A; and,

WHEREAS, this proposal is within the established sphere of influence of the City of Fresno; and,

WHEREAS, the proposed reorganization is uninhabited under the definition of Section 56046 of the California Government Code; and,

WHEREAS, municipal services for the subject territory will be provided in a manner described in the Service Delivery Plan pursuant to the requirements set forth in Government Code Section 56653; and,

WHEREAS, the proposed annexation complies with the terms and standards of the 2003 Memorandum of Understanding ("2003 MOU") between the City of Fresno and the County of Fresno approved January 6, 2003; and,

WHEREAS, this proposed reorganization will result in logical growth, the provision of municipal services, and the application of appropriate development standards and controls within the City of Fresno, and implements the Council's policy to unify the metropolitan area; and,

WHEREAS, on February 21, 2018, the Fresno City Planning Commission conducted a public hearing to review the proposed Annexation Application, as well as the proposed pre-zoning of the subject property in accordance with Rezone Application No. R-17-015 and considered the associated Mitigated Negative Declaration to the Fresno General Plan Master Environmental Impact Report (MEIR No. 21012111015) prepared for Environmental Assessment No. No. R-17-015/ANX-17-007 dated January 19, 2018, received public testimony and considered the Development and Resource Management Department's report recommending approval of the proposed annexation application and environmental assessment; and,

WHEREAS, the Fresno City Planning Commission has reviewed the environmental assessment prepared for the proposed project, Environmental Assessment No. R-17-015/ANX-17-007 dated January 19, 2018, 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 annexation application in accordance with the land use policies of the Fresno General Plan and Fresno General Plan and the Fresno Yosemite International Airport Plan.

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission hereby finds and determines in accordance with its own independent judgment that there is no substantial evidence in the record to indicate that Annexation Application No. ANX-17-007 may have a significant effect on the environment as identified by, and evaluated within, the Mitigated Negative Declaration to the Fresno General Plan Master Environmental Impact Report (MEIR No. 21012111015) prepared for Environmental Assessment No. No. R-17-015/ANX-17-007 dated January 19, 2017.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Annexation Application No. ANX-17-007, which proposes to initiate annexation proceedings to request a change of organization ("Belmont-Armstrong No. 4 Reorganization") resulting in an annexation to the City of Fresno and detachment from the Fresno County Fire Protection District and the Kings River Conservation District, of the "subject territory;" as depicted by the attached Exhibit "A" and described within staff report to the Planning Commission dated February 21, 2018, be approved.

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

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

DATED: February 21, 2016

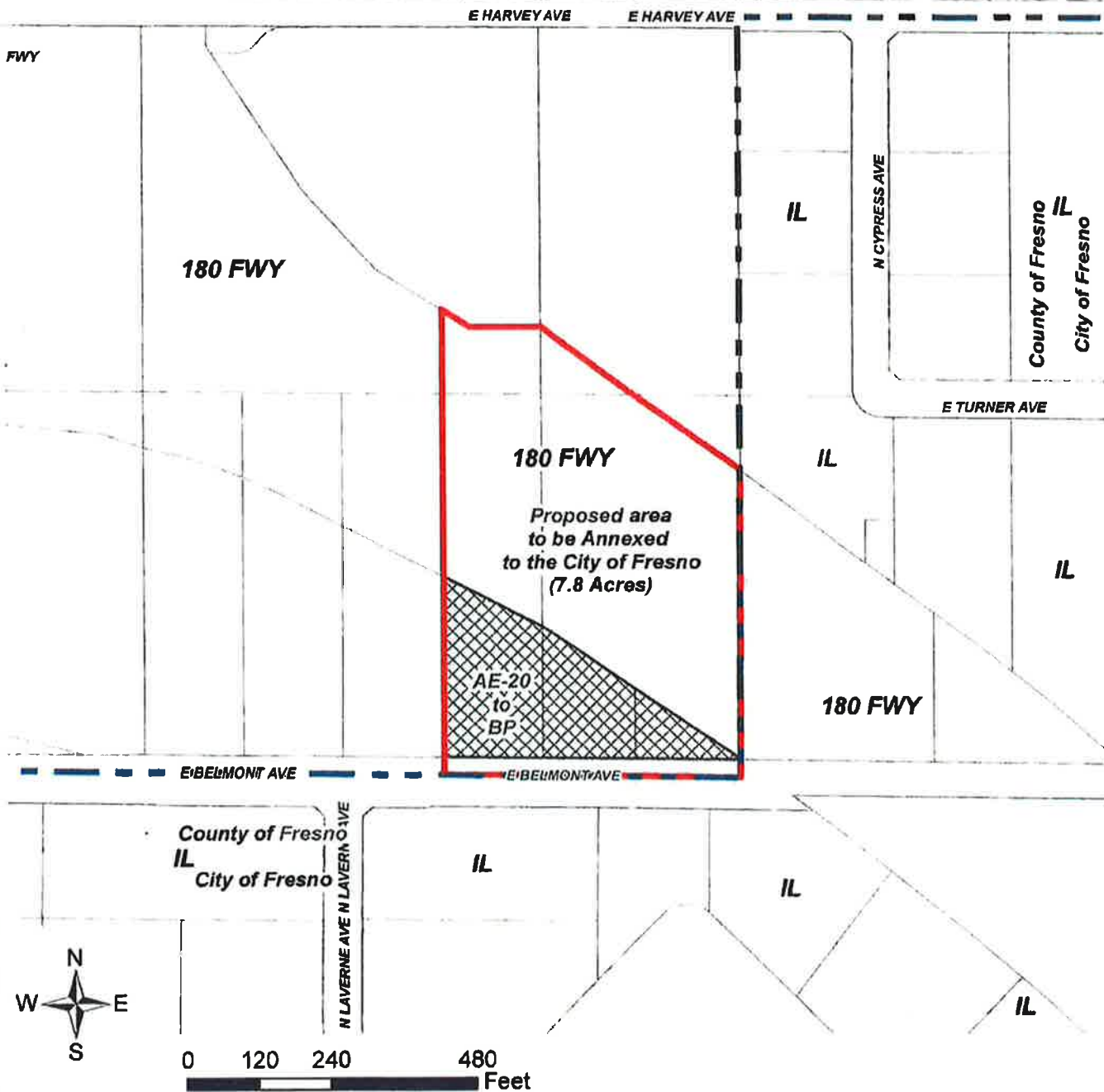
  
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Jennifer K. Clark, Director  
Fresno City Planning Commission

Resolution No. 13520  
Annexation Application No. ANX-17-007  
Filed by Mike Pickett  
Action: Recommend Approval

Attachment: Exhibit A

# EXHIBIT A - PRE-ZONING

Detachment from Fresno County Fire Protection District and King River Conservation District  
and Annexation to the City of Fresno.



ANX-17-007

APN: 310-120-30T (partial), 310-120-38, 36, 40 and 310-132-10T, 18T, 20T, 25T, 31T, 32T, 35T, 39T  
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