

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13551**

The Fresno City Planning Commission, at its regular meeting on October 17, 2018, adopted the following resolution relating to Rezone Application No. R-17-019.

WHEREAS, Rezone Application No. R-17-019 has been filed with the City of Fresno to pre-zone the subject property as described below:

REQUESTED ZONING: RS-5 and RS-4/UGM (*Residential Single Family, Medium Density/Urban Growth Management*) and (*Residential Single Family, Medium Low Density/Urban Growth Management*) zone districts

EXISTING ZONING: Fresno County RR (*Rural Residential*) zone district

APPLICANT: Jeffrey Roberts on behalf of Assemi and Sons, Inc.

LOCATION: 5812 W. Clinton Ave SA, 5615 W. Clinton Ave, 5704 W. Clinton Avenue and two parcels yet to be addressed; located on the north and south sides of west Clinton Avenue between North Hayes and North Polk Avenues in the unincorporated portion of the City of Fresno's Sphere of Influence boundary.

APNs: 312-092-32, 312-061-15, 16, 17, & 18

**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 Single Family Residential Medium and Medium Low Density planned land uses of the Fresno General Plan; and,

WHEREAS, the District 3 Plan Implementation Committee is currently not active; and,

WHEREAS, the Fresno City Planning Commission on October 17, 2018, conducted a public hearing to review the proposed Pre-zone, received public testimony and considered the Development and Resource Management Department's report recommending approval of the proposed rezone; and,

WHEREAS, at the hearing Jeffrey Roberts spoke in favor of the project and no one spoke in opposition to the project; and,

WHEREAS, much discussion between the applicant, the Commissioners and the staff occurred as to the implications of annexing land located south of West Clinton Avenue as it is located in Growth Area 2 as noted in the "Revised, Amended and Restated Cooperative Agreement between Fresno Irrigation District and the City of Fresno for Water Utilization and Conveyance".

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission hereby recommends approval of the Mitigated Negative Declaration, dated September 28, 2018, and recommends approval of the entire Pre-zone Application with the proposed Condition of Approval that a future developer of that portion of R-17-019 which is located south of West

Clinton Avenue shall be required to comply with standards noted in the "Revised, Amended and Restated Cooperative Agreement between Fresno Irrigation District and the City of Fresno for Water Utilization and Conveyance" (as approved by the City of Fresno on December 15, 2016 and the Fresno Irrigation District on December 20, 2016), along with supplying a Water Supply Assessment for that 4.65 acre parcel south of West Clinton Avenue and updating the California Environmental Quality Act (CEQA) document with that Water Supply Assessment Analysis and making modifications as appropriate; and

BE IT FURTHER RESOLVED that based on these modifications the Commission 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, and the attendant modifications, prepared for Environmental Assessment No. R-17-019 dated September 28, 2018.

FINALLY, BE IT RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that the requested RS-5 and RS-4/UGM (*Residential Single Family, Medium Density/Urban Growth Management*) and (*Residential Single Family, Medium Low Density/Urban Growth Management*) zone districts be approved.

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

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

DATED: October 17, 2018

  
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Jennifer K. Clark, Secretary  
Fresno City Planning Commission

Resolution No. 13551  
Rezone Application No. R-17-019  
Filed by Jeffrey Roberts on behalf of Assemi and  
Sons, Inc.  
Action: Recommend Approval