Exhibit Q
Planning Commission Resolutions

FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13753

The Fresno City Planning Commission at its regular meeting on July 20, 2022 adopted the following resolution relating to Final Environmental Impact Report (FEIR) SCH No. 2019069117.

WHEREAS, the City of Fresno Planning and Development Department Director has requested that the Fresno City Planning Commission recommend to the City Council certification of FEIR SCH No. 2019069117 associated with implementation of the West Area Neighborhoods Specific Plan; and,

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), an EIR was prepared by the City to consider potential impacts associated with implementation of the project, and to provide mitigation measures that would reduce impacts to less than significant levels. The Draft EIR was released for a 47-day public review period beginning on February 10, 2022 and ending on March 28, 2022. A Final EIR was released on July 8, 2022 which includes all comments received during the public review period, City responses to issues raised regarding adequacy of the Draft EIR, and minor edits to the Draft EIR as depicted in the Final EIR; and,

WHEREAS, FEIR SCH No. 2019069117 is being processed with related Plan Amendment Application No. P22-01351 to repeal the West Area Community Plan and the overlapping portion of the Highway City Neighborhood Specific Plan, Plan Amendment Application No. P22-01352 to adopt the West Area Neighborhoods Specific Plan, Plan Amendment Application No. P22-01353 to amend the Fresno General Plan, and Rezone Application No. P22-01353 to rezone property consistent with the proposed plans; and,

WHEREAS, the Fresno City Planning Commission conducted a public hearing to review the FEIR SCH No. 2019069117, received public testimony, and considered the Planning and Development Department's report recommending to the City Council to certify FEIR SCH No. 2019069117; and,

WHEREAS, the Planning Commission reviewed the subject applications in accordance with the land use policies of the Fresno General Plan and reviewed the FEIR in accordance with the provisions of the California Environmental Quality Act.

NOW, THEREFORE, BE IT RESOLVED by the Fresno City Planning Commission, 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 judgment that the Final Environmental Impact Report (FEIR) SCH No. 2019069117 was completed in compliance with the California Environmental Quality Act (CEQA). The FEIR found that the project will have significant environmental impacts which have not been mitigated to a level below significant. Therefore, it has been determined that a

Statement of Overriding Considerations, as required by CEQA Guidelines Section 21081.6 and CEQA Guideline Section 15097, is also appropriate. Accordingly, the Commission recommends that the Council review and certify the FEIR, adopt a Mitigation Monitoring and Reporting Program, and consider an appropriate Statement of Overriding Considerations.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council to certify FEIR SCH No. 2019069117 associated with implementation of the West Area Neighborhoods Specific Plan, be approved.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion from Commissioner Fuentes seconded by Commissioner Vang.

VOTING:	Ayes	-	Fuentes, Diaz, Wagner, Bray, Vang
	Noes	-	None
	Not Voting	-	Hardie
	Absent	-	Criner

Dated: July 20, 2022

JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13753
Certify FEIR for the West Area Neighborhoods Specific Plan
Filed by Planning & Development Director
Action: Recommend Approval

FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13754

The Fresno City Planning Commission at its regular meeting on July 20, 2022 adopted the following resolution relating to Plan Amendment Application No. P22-01351.

WHEREAS, on December 18, 2014, by Resolution No. 2014-266, the City Council adopted the Fresno General Plan which incorporated policies and portions of certain community plans, and recommended out of practicality the repeal of several community plans which included the West Area Community Plan and Highway City Neighborhood Specific Plan in Policy D-7-a; and,

WHEREAS, on June 27, 2019, by Resolution No. 2019-140 pursuant to Fresno Municipal Code Section 15-4209-B, the Fresno City Council initiated the West Area Neighborhoods Specific Plan based on the Draft Preferred Alternative and initiated the repeal of the West Area Community plan and the overlapping portion of the Highway City Neighborhood Specific Plan; and,

WHEREAS, the Planning and Development Director has initiated Plan Amendment Application No. P22-01353 to update the Land Use Map (Figure LU-1) of the Fresno General Plan and Rezone Application No. P22-01353 to rezone approximately 1,078 acres of property within the Specific Plan area; and,

WHEREAS, the West Area Community Plan, adopted by the Fresno City Council on November 19, 2002 as Appendix W of the 2025 General Plan by Resolution 2002-379, and the Highway City Neighborhood Specific Plan, adopted by the Fresno City Council on January 6, 1998 by Resolution 98-3, both geographically overlap with the Specific Plan area and, by virtue of their age, contain outdated information; and,

WHEREAS, on July 20, 2022, the Fresno City Planning Commission held a duly noticed public hearing to consider Plan Amendment Application No. P22-01351, and related Plan Amendment Applications Nos. P22-01352, P22-01353, Rezone Application No. P22-01353, and the associated Final Environmental Impact Report (FEIR) SCH No. 2019069117; and,

WHEREAS, at the hearing seven persons spoke in favor of the applications, one spoke in opposition of a particular land use change, and two spoke neutrally on topics related to the project; and,

WHEREAS, on July 20, 2022 the Fresno City Planning Commission reviewed the subject Plan Amendment Application in accordance with the land use policies of the Fresno General Plan; and,

WHEREAS, the Fresno City Planning Commission reviewed the FEIR prepared for this Plan Amendment, SCH No. 2019069117; and,

NOW, THEREFORE, BE IT RESOLVED by the Fresno City Planning Commission, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

The Commission finds in accordance with its own judgment that the FEIR SCH No. 2019069117, was completed in compliance with the California Environmental Quality Act (CEQA). The FEIR found that the project will have significant environmental impacts which have not been mitigated to a level below significant. Therefore, it has been determined that a Statement of Overriding Considerations, as required by CEQA Guidelines Section 15903 is appropriate. It has been further determined that a Mitigation Monitoring and Reporting Program, as required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097, is also appropriate. Accordingly, the Commission recommends that the Council review and certify the FEIR, adopt a Mitigation Monitoring and Reporting Program, and consider an appropriate Statement of Overriding Considerations.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Plan Amendment Application No. P22-01351, which proposes to repeal the West Area Community Plan and a portion of the Highway City Neighborhood Specific Plan, as depicted on Attachment 1, be approved.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion from Commissioner Fuentes seconded by Commissioner Vang.

VOTING:	Ayes	-	Fuentes, Diaz, Wagner, Bray, Vang
	Noes	-	None
	Not Voting	-	Hardie
	Absent	-	Criner

Dated: July 20, 2022

JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

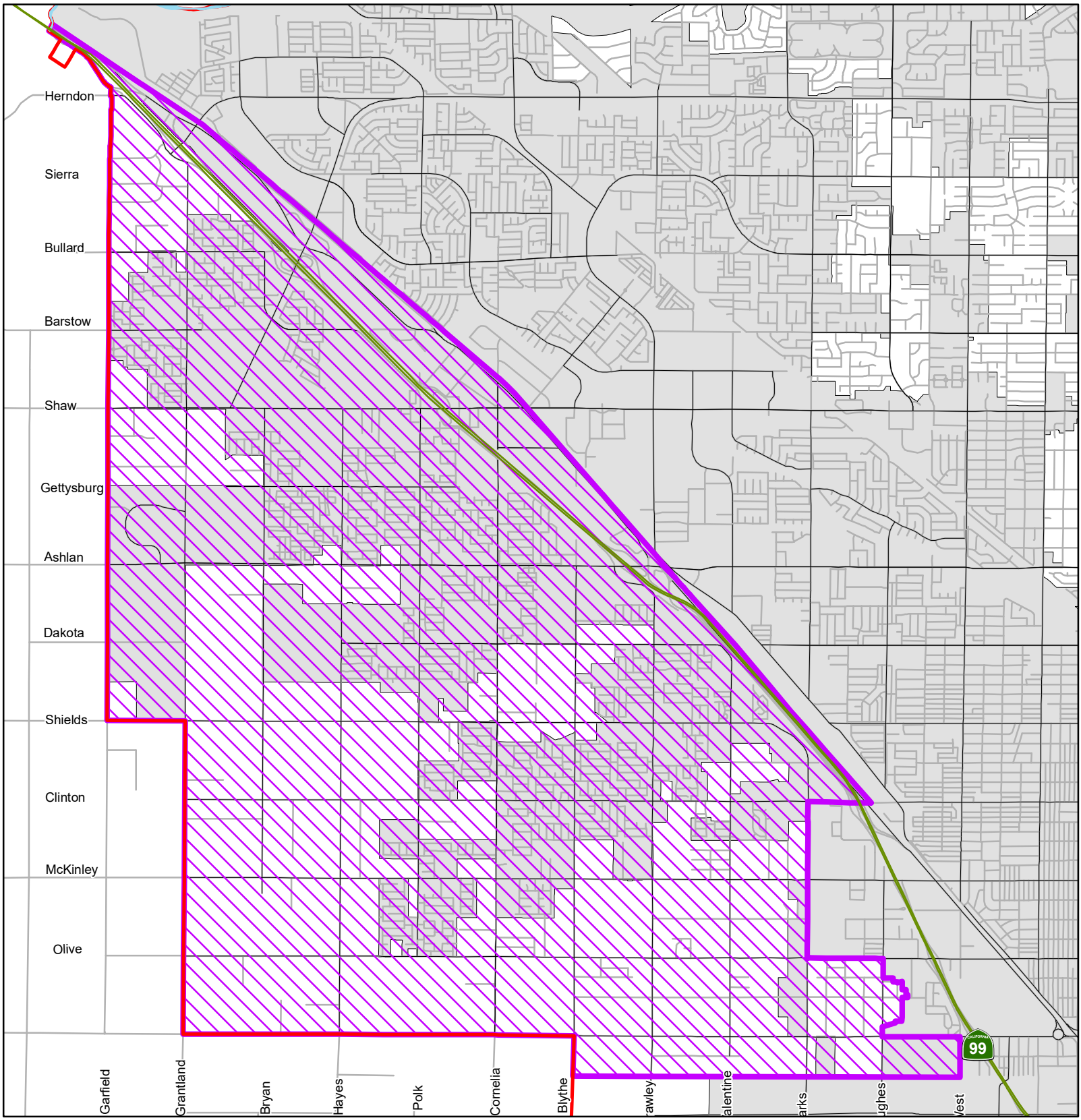
Resolution No. 13754
Plan Amendment Ap. No. P22-01351
Initiated by the Fresno City Council
Action: Recommend Approval

Attachment:

- Attachment 1: Maps of the West Area Community Plan and Highway City Neighborhood Specific Plan

West Area Community Plan Area

Planning & Development Department



LEGEND

West Area Community Plan Area (12,341 acres)

Sphere Of Influence

City Limits

Source: City of Fresno Planning & Development
Long Range Planning Division

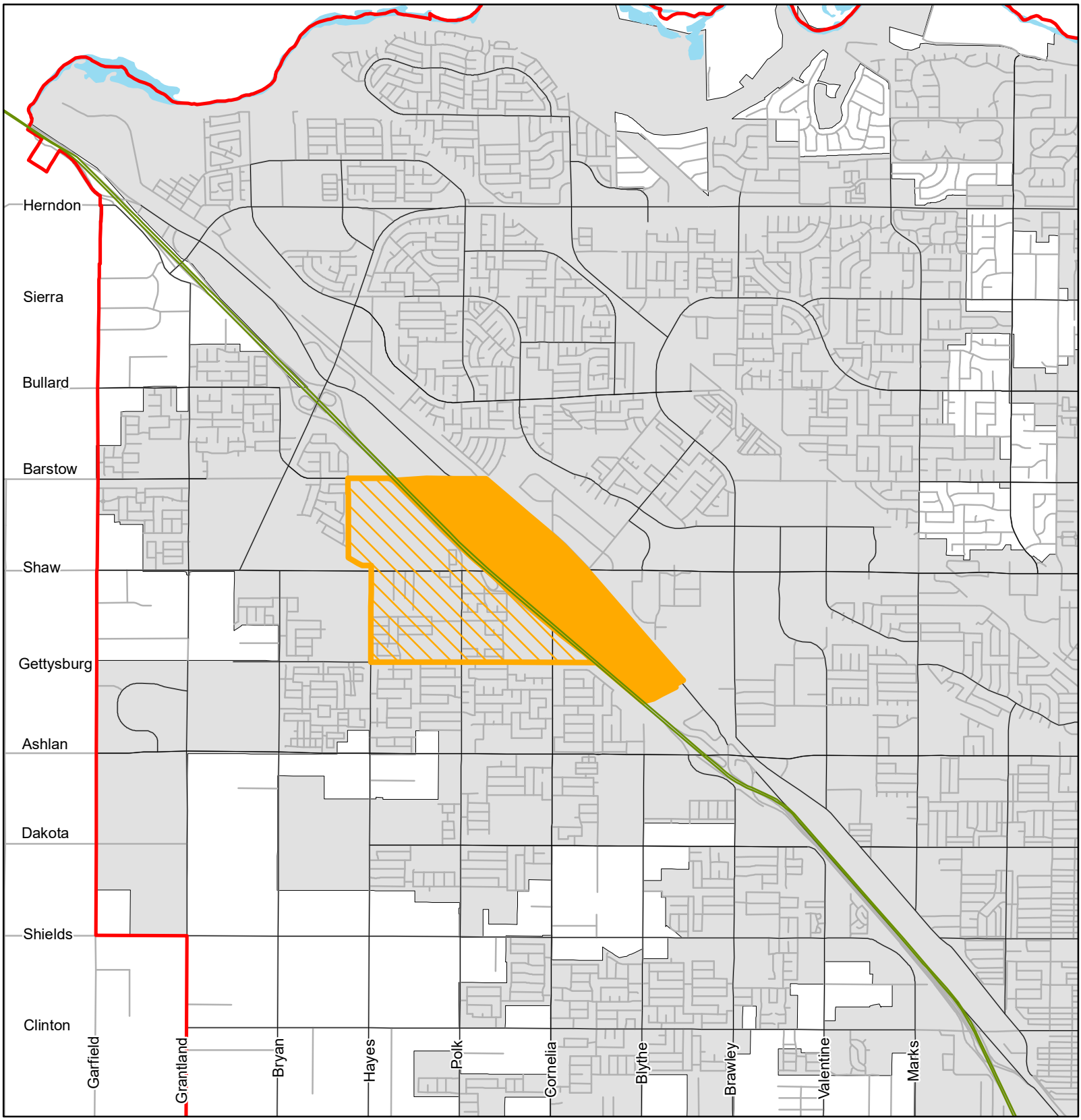
0 0.5 1 2 Miles

Disclaimer:
This map is believed to be an accurate representation of the City of Fresno GIS data, however we make no warranties either expressed or implied for correctness of this data.

Date: 4/10/2022 (CL)

Highway City Neighborhood Specific Plan Area

Planning & Development Department



LEGEND

- Highway City Neighborhood Specific Plan (repeal, 455 acres)
- Highway City Neighborhood Specific Plan (remain, 365 acres)
- Sphere Of Influence
- City Limits

Source: City of Fresno Planning & Development
Long Range Planning Division

0 0.45 0.9 1.8 Miles

Disclaimer:
This map is believed to be an accurate representation of the City of Fresno GIS data, however we make no warranties either expressed or implied for correctness of this data.

Date: 4/10/2022 (CL)

FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13755

The Fresno City Planning Commission at its regular meeting on July 20, 2022 adopted the following resolution relating to Plan Amendment Application No. P22-01352.

WHEREAS, the Fresno General Plan includes general goals, policies, and objectives that apply to the City of Fresno as a while; and,

WHEREAS, residents of the West Area have identified several issues that require a more specific approach; and,

WHEREAS, in 2018, an 11-member Steering Committee was appointed by the Council representatives of District 1, 2, and 3 to offer guidance and review during the development of the West Area Neighborhoods Specific Plan, pertaining to approximately 7,077 acres in the DA-1 West Development Area; and,

WHEREAS, the Steering Committee met 17 times during the period between April 25, 2018 and April 7, 2022, following Brown Act procedures, to consider issues raised by themselves and community members and to deliberate on potential land use related solutions; and,

WHEREAS, in addition to Steering Committee meetings, there were 12 community meetings, three surveys, and 13 presentations to other committees which provided opportunities to share information with and receive information from members of the public during the development of the Specific Plan; and,

WHEREAS, on June 27, 2019, by Resolution No. 2019-140, pursuant to Fresno Municipal Code Section 15-4902-B, the Fresno City Council initiated the West Area Neighborhoods Specific Plan based on the Draft Land Use Map and initiated amendments to the Fresno General Plan and repeal or amendment of the West Area Community Plan and Highway City Neighborhood Specific Plan; and,

WHEREAS, on April 25, 2021, the City released a Public Draft of the West Area Neighborhoods Specific Plan for a 125-day public comment period; and,

WHEREAS, on April 25, 2022 the City released a Revised Public Draft and Comprehensive Redline Summary of the Plan which incorporated changes recommended by the Steering Committee in response to comments on the Public Draft, changes recommended by City staff in response to comments on the Environmental Impact Report, and technical revisions to improve clarity, update outdated information and correct typographical errors; and

WHEREAS, on July 7, 2022 the City released the Planning Commission Draft and updated Comprehensive Redline Summary of the Plan which incorporated additional changes recommended individually by City staff and the District 1 Project Review

Committee to provide additional clarity and protections regarding Specific Plan changes, the Herndon Canal Class I trail, and the Highway City Neighborhood Specific Plan; and

WHEREAS, there were no further changes to the Planning Commission Review Draft; and

WHEREAS, the Fresno City Council has initiated Plan Amendment Application No. P22-01351 to repeal the West Area Community Plan and a portion of the Highway City Neighborhood Specific Plan, Plan Amendment Application No. P22-01352 to adopt the West Area Neighborhood Specific Plan; and,

WHEREAS, the Planning and Development Director has initiated Plan Amendment Application No. P22-01353 to update the Fresno General Plan Planned Land Use Map (Figure LU-1), and Rezone Application No. P22-01353 to rezone approximately 1,078 acres of property within the West Area Neighborhoods Specific Plan area; and,

WHEREAS, on July 20, 2022, the Fresno City Planning Commission held a duly noticed public hearing to consider Plan Amendment Application No. P22-01352, and related Plan Amendment Application Nos. P22-01351, P22-01353, Rezone Application No. P22-01353, and the associated Final Environmental Impact Report (FEIR), receive public testimony, and consider the Planning and Development Department's report recommending approval of the proposed Plan Amendment; and,

WHEREAS, at the hearing seven persons spoke in favor of the applications, one spoke in opposition of a particular land use change, and two spoke neutrally on topics related to the project; and,

WHEREAS, the Fresno City Planning Commission reviewed the FEIR prepared for this Plan Amendment, SCH No. 2019069117; and,

WHEREAS, the Planning Commission took action to recommend approval of the subject applications while adding a late land use request for consideration for the follow-up Plan Amendment; and,

NOW, THEREFORE, BE IT RESOLVED by the Fresno City Planning Commission, 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 judgment that the FEIR SCH No. 2019069117, was completed in compliance with the California Environmental Quality Act (CEQA). The FEIR found that the project will have significant environmental impacts which have not been mitigated to a level below significant.

Therefore, it has been determined that a Statement of Overriding Considerations, as required by CEQA Guidelines Section 15903 is appropriate. It has been further determined that a Mitigation Monitoring and Reporting Program, as required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097, is also appropriate. Accordingly, the Commission recommends that the Council review and certify the FEIR, adopt a Mitigation Monitoring and Reporting Program, and consider an appropriate Statement of Overriding Considerations.

2. The Commission finds in accordance with its own judgment that the proposed Plan Amendment complies with Government Code Section 65863 related to the Housing Element, as it is consistent with the Fresno General Plan and the sites remaining in the Housing Element are adequate to accommodate the City's share of the Regional Housing Needs Allocation.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Plan Amendment Application No. P22-01352, which proposes to adopt the West Area Neighborhoods Specific Plan and Proposed Planned Land Use Map.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion from Commissioner Fuentes seconded by Commissioner Vang.

VOTING:	Ayes	-	Fuentes, Diaz, Wagner, Bray, Vang
	Noes	-	None
	Not Voting	-	Hardie
	Absent	-	Criner

Dated: July 20, 2022

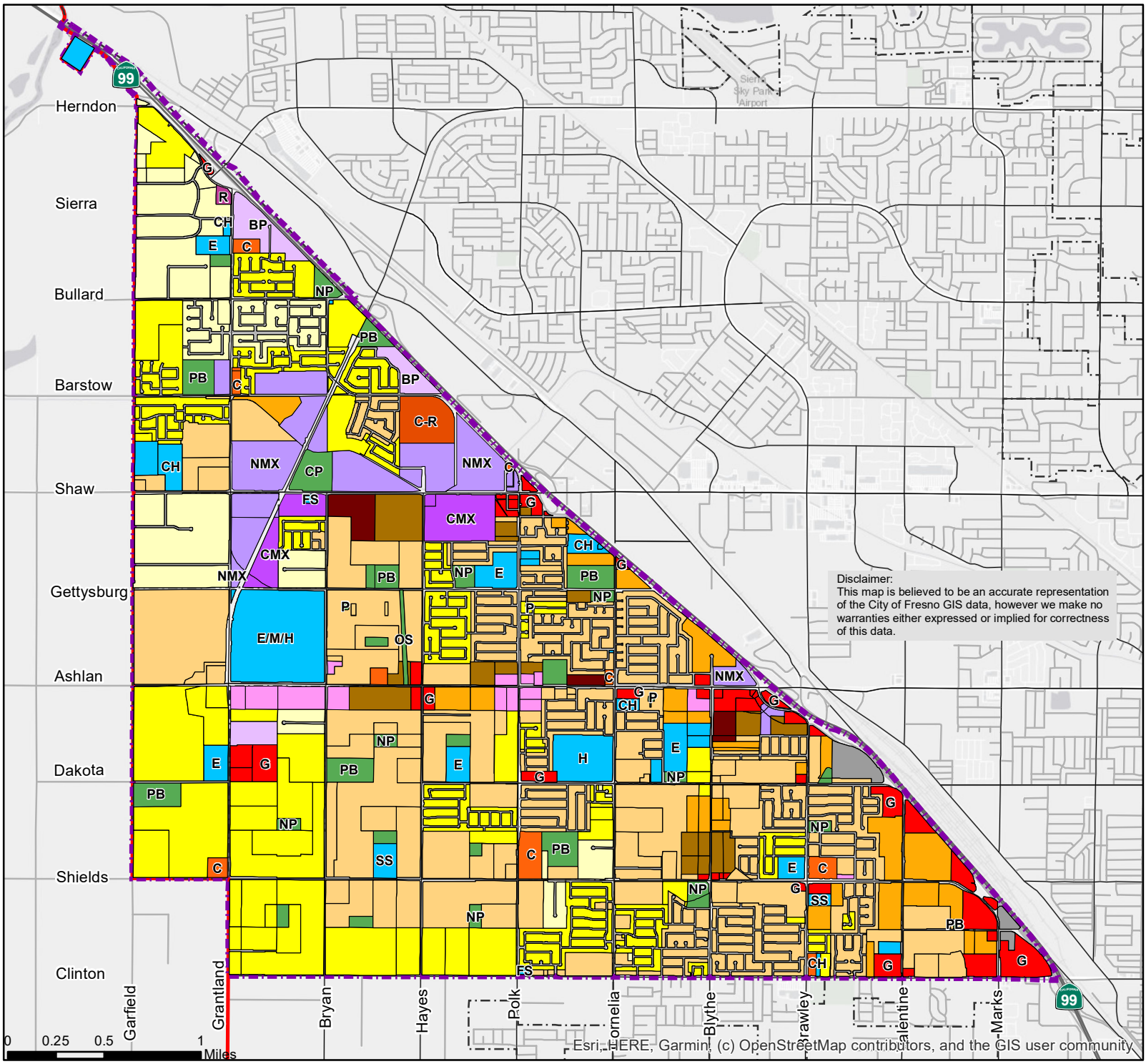
JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13755
Plan Amendment Ap. No. P22-01352
Initiated by the Fresno City Council
Action: Recommend Approval

Attachment:
- Attachment 1: Proposed Planned Land Use Map

West Area Neighborhoods Specific Plan Proposed Planned Land Use Map

Planning & Development Department



Specific Plan Proposed Planned Land Use

Residential
- Low Density (1-3.5 D.U./acre)
- Medium Low Density (3.5-6 D.U./acre)
- Medium Density (5.0-12 D.U./acre)
- Medium High Density (12-16 D.U./acre)
- Urban Neighborhood (16-30 D.U./acre)
- High Density (30-45 D.U./acre)

Commercial
- Community
- Recreation
- General
- Regional

Employment
- Office
- Business Park
- Light Industrial

Mixed Use
- Neighborhood Mixed Use
- Corridor/Center Mixed Use

Public Facilities
- Public/Quasi-public Facility
- Fire Station
- Church

Open Space
- Open Space
- Park
- Community Park
- Neighhborhood Park
- Ponding Basin
- Elementary School
- Elementary, Middle & High School
- High School
- Special School

BOUNDARIES
- West Area Neighborhoods Specific Plan Area
- Sphere Of Influence

Source:
City of Fresno Planning & Development
Long Range Planning Division

Date: 4/15/2022 (CL)

FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 135756

The Fresno City Planning Commission at its regular meeting on July 20, 2022 adopted the following resolution relating to Plan Amendment and Rezone Application No. P22-01353.

WHEREAS, the Fresno General Plan includes general goals, policies, and objectives that apply to the City of Fresno as a while; and,

WHEREAS, residents of the West Area have identified several issues that require a more specific approach; and,

WHEREAS, in 2018, an 11-member Steering Committee was appointed by the Council representatives of District 1, 2, and 3 to offer guidance and review during the development of the West Area Neighborhoods Specific Plan, pertaining to approximately 7,077 acres in the DA-1 West Development Area; and,

WHEREAS, the Steering Committee met 17 times during the period between April 25, 2018 and April 7, 2022, following Brown Act procedures, to consider issues raised by themselves and community members and to deliberate on potential land use related solutions; and,

WHEREAS, in addition to Steering Committee meetings, there were 12 community meetings, three surveys, and 13 presentations to other committees which provided opportunities to share information with and receive information from members of the public during the development of the Specific Plan; and,

WHEREAS, on June 27, 2019, by Resolution No. 2019-140, pursuant to Fresno Municipal Code Section 15-4902-B, the Fresno City Council initiated the West Area Neighborhoods Specific Plan based on the Draft Land Use Map and initiated amendments to the Fresno General Plan and repeal or amendment of the West Area Community Plan and Highway City Neighborhood Specific Plan; and,

WHEREAS, on April 25, 2021, the City released a Public Draft of the West Area Neighborhoods Specific Plan for a 125-day public comment period; and,

WHEREAS, on April 25, 2022 the City released a Revised Public Draft and Comprehensive Redline Summary of the Plan which incorporated changes recommended by the Steering Committee in response to comments on the Public Draft, changes recommended by City staff in response to comments on the Environmental Impact Report, and technical revisions to improve clarity, update outdated information and correct typographical errors; and

WHEREAS, on July 7, 2022 the City released the Planning Commission Draft and updated Comprehensive Redline Summary of the Plan which incorporated additional

changes recommended individually by City staff and the District 1 Project Review Committee to provide additional clarity and protections regarding Specific Plan changes, the Herndon Canal Class I trail, and the Highway City Neighborhood Specific Plan; and

WHEREAS, there were no further changes to the Planning Commission Review Draft; and

WHEREAS, the Fresno City Council has initiated Plan Amendment Application No. P22-01351 to repeal the West Area Community Plan and a portion of the Highway City Neighborhood Specific Plan, Plan Amendment Application No. P22-01352 to adopt the West Area Neighborhood Specific Plan; and,

WHEREAS, the Planning and Development Director has initiated Plan Amendment Application No. P22-01353 to update the Fresno General Plan Planned Land Use Map (Figure LU-1), and Rezone Application No. P22-01353 to rezone approximately 1,078 acres of property within the West Area Neighborhoods Specific Plan area; and,

WHEREAS, on July 20, 2022, the Fresno City Planning Commission held a duly noticed public hearing to consider Plan Amendment and Rezone Application No. P22-01353, and related Plan Amendment Application Nos. P22-01351 and P22-01352, and the associated Final Environmental Impact Report (FEIR), receive public testimony, and consider the Planning and Development Department's report recommending approval of the proposed Plan Amendment; and,

WHEREAS, at the hearing seven persons spoke in favor of the applications, one spoke in opposition of a particular land use change, and two spoke neutrally on topics related to the project; and,

WHEREAS, the Fresno City Planning Commission reviewed the FEIR prepared for this Plan Amendment, SCH No. 2019069117; and,

WHEREAS, the Planning Commission took action to recommend approval of the subject applications while adding a late land use request for consideration for the follow-up Plan Amendment; and,

NOW, THEREFORE, BE IT RESOLVED by the Fresno City Planning Commission, 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 judgment that the FEIR SCH No. 2019069117, was completed in compliance with the California Environmental Quality Act (CEQA). The FEIR found that the project will have significant

environmental impacts which have not been mitigated to a level below significant. Therefore, it has been determined that a Statement of Overriding Considerations, as required by CEQA Guidelines Section 15903 is appropriate. It has been further determined that a Mitigation Monitoring and Reporting Program, as required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097, is also appropriate. Accordingly, the Commission recommends that the Council review and certify the FEIR, adopt a Mitigation Monitoring and Reporting Program, and consider an appropriate Statement of Overriding Considerations.

2. The Commission finds in accordance with its own judgment that the proposed Plan Amendment complies with Government Code Section 65863 related to the Housing Element, as it is consistent with the Fresno General Plan and the sites remaining in the Housing Element are adequate to accommodate the City's share of the Regional Housing Needs Allocation.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Plan Amendment and Rezone Application No. P22-01353, which proposes to amend the Fresno General Plan Planned Land Use Map (Figure LU-1) to incorporate the land use changed proposed in the West Area Neighborhoods Specific Plan, as shown in Attachment 1, and to rezone approximately 1,078 acres within the West Area Neighborhoods Specific Plan area to be consistent with the proposed planned land uses, as shown in Attachment 2.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion from Commissioner Fuentes seconded by Commissioner Vang.

VOTING:	Ayes	-	Fuentes, Diaz, Wagner, Bray, Vang
	Noes	-	None
	Not Voting	-	Hardie
	Absent	-	Criner

Dated: July 20, 2022

JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

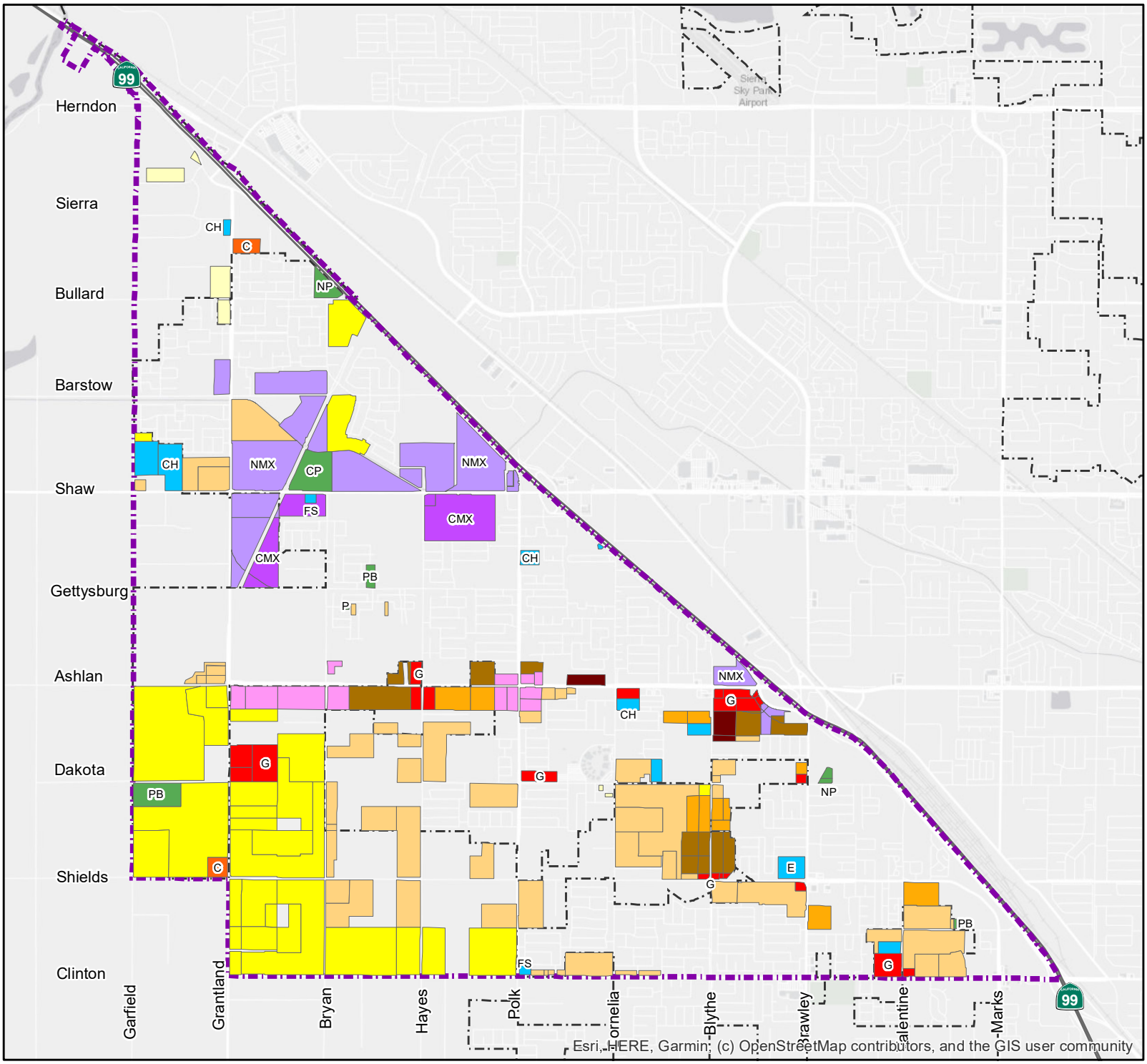
Resolution No. 13756
Plan Amendment Ap. No. P22-01353
Initiated by the Fresno City Council
Action: Recommend Approval

Attachment:

- Attachment 1: Proposed Changes to the General Plan Planned Land Use Map (Figure LU-1)
- Attachment 2: Proposed Changes to the Zoning Map

Exhibit Map

Proposed Land Use Changes in the West Area Neighborhoods Specific Plan Area



Proposed Land Use Changes

RESIDENTIAL

- Low Density (1-3.5 D.U./acre)
- Medium Low Density (3.5-6 D.U./acre)
- Medium Density (5.0-12 D.U./acre)
- Medium High Density (12-16 D.U./acre)
- Urban Neighborhood (16-30 D.U./acre)
- High Density (30-45 D.U./acre)

COMMERCIAL

- C Community
- G General

EMPLOYMENT

- Office

MIXED USE

- NMX Neighborhood Mixed Use
- CMX Corridor/Center Mixed Use

OPEN SPACE

- CP Community Park
- NP Neighborhood Park
- P Park
- PB Ponding Basin

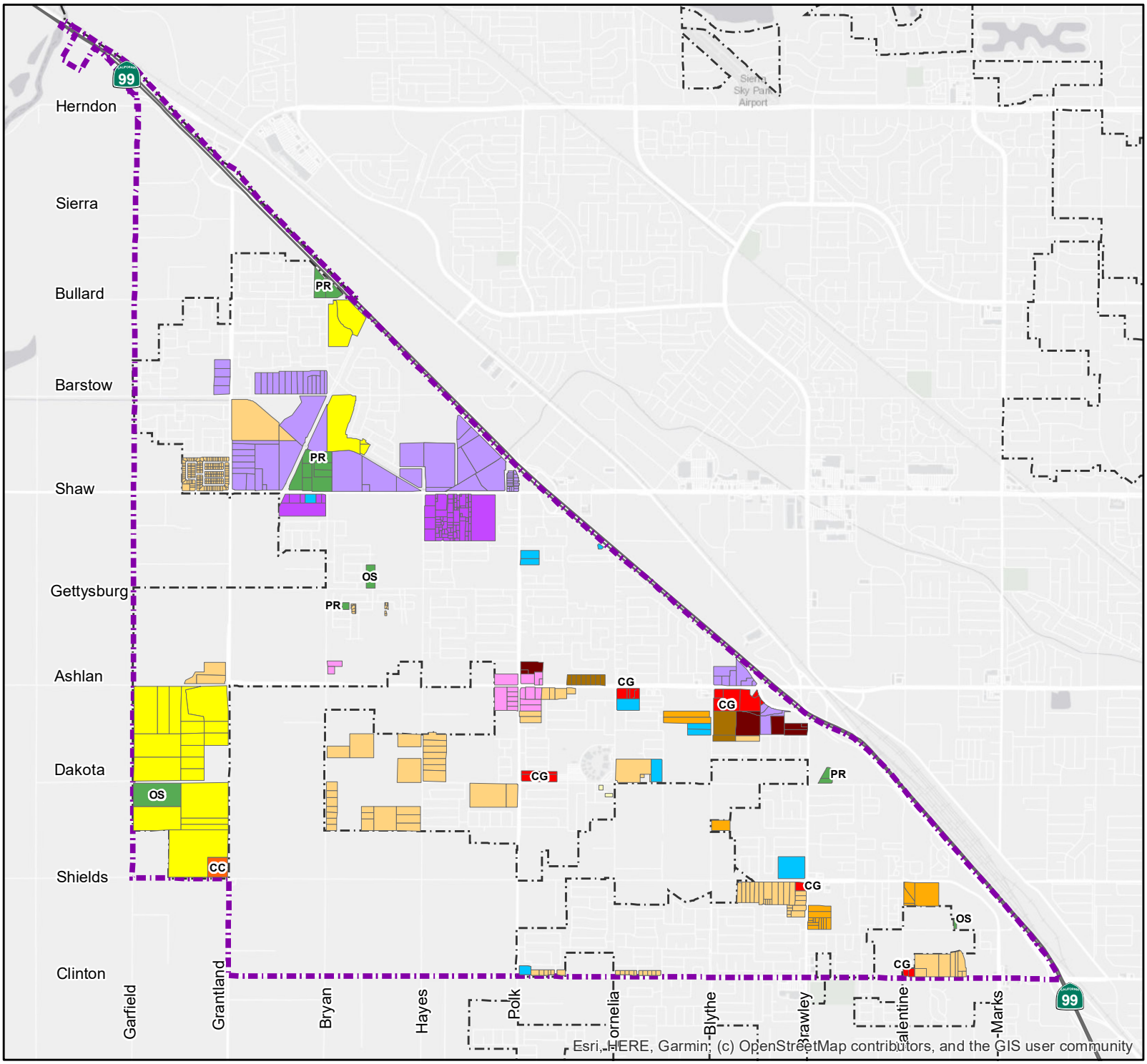
PUBLIC FACILITIES

- Public/Quasi-public Facility
- E Elementary School
- CH Church
- FS Fire Station
- West Area Neighborhoods Specific Plan Area
- City Limits

Proposes to reclassify 2,330 acres of land use.

Exhibit Map - PC Version

Proposed Zoning Changes in the West Area Neighborhoods Specific Plan Area



Proposed Zoning Changes

RESIDENTIAL

- RS-3 - Residential Single-Family, Low Density
- RS-4 - Residential Single-Family, Medium Low Density
- RS-5 - Residential Single-Family, Medium Density
- RM-1 - Residential Multi-Family, Medium High Density
- RM-2 - Residential Multi-Family, Urban Neighborhood
- RM-3 - Residential Multi-Family, High Desnity

COMMERCIAL

- CC - Commercial Community
- CG - Commercial General

MIXED USE

- NMX - Neighborhood Mixed Use
- CMX - Corridor/Center Mixed Use

EMPLOYMENT

- O - Office

OPEN SPACE

- OS - Open Space
- PR - Park and Recreation

PUBLIC FACILITY

- PI - Public and Institutional
- West Area Neighborhoods Specific Plan

City Limits

Proposes to rezone 1,172 acres of zoning.

FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13757

The Fresno City Planning Commission at its regular meeting on July 20, 2022 adopted the following resolution relating to direction to include certain land use change requests to be evaluated for a follow-up Plan Amendment.

WHEREAS, the West Area Neighborhoods Specific Plan was developed through a multi-year community engagement process, guided by an 11-member steering committee; and,

WHEREAS, 19 requests for land use designation changes ("land use change requests") were received during the Specific Plan public comment period; and,

WHEREAS, these requests affect a total of 124 parcels, comprising approximately 387 acres of land within the boundaries of District 1, District 2, and land within the Sphere of Influence that is currently under County jurisdiction; and,

WHEREAS, additional review is needed to assess approved requests for their environmental impacts; and,

WHEREAS, the resources and time required to perform the needed analysis will depend on which land use change requests are approved to be included; and,

WHEREAS, recommendations for each land use change request (with the exception of those deemed "late") have been provided by City staff, the Steering Committee, the Project Review Committees for District 1 and District 2, and by the Planning Commission; and,

WHEREAS, certain land uses, such as parks and public facilities receive a secondary land use designation; and,

WHEREAS, and updates to the dual land use layer in the West Area are needed; and,

WHEREAS, additional review is needed to assess the proposed dual land use designations for their environmental impacts; and,

WHEREAS, on July 20, 2022, the Fresno City Planning Commission held a duly noticed public hearing to receive public testimony and to consider the Planning and Development Department's report on staff-recommended list of land use change requests and the dual land use map to be considered for the purposes of initiating a follow-up Plan Amendment to the West Area Neighborhoods Specific Plan; and,

WHEREAS, at the hearing seven persons spoke in favor of the applications, one spoke in opposition of a particular land use change, and two spoke neutrally on topics related to the project; and,

WHEREAS, the Fresno City Planning Commission took action to recommend approval of the direction to evaluate the staff-recommended land use change requests with the inclusion of late Land Use Change Request “L-2”; and,

NOW, THEREFORE, BE IT RESOLVED by the Fresno City Planning Commission, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

1. The Fresno City Planning Commission hereby recommends to the City Council the evaluation of staff-recommended land use change requests and the dual designation map for the purposes of a follow-up Plan Amendment, with the inclusion of late Land Use Change Request "L-2”, as indicated in Attachment 1.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion from Commissioner Fuentes seconded by Commissioner Vang.

VOTING:	Ayes	-	Fuentes, Diaz, Wagner, Bray, Vang
	Noes	-	None
	Not Voting	-	Hardie
	Absent	-	Criner

Dated: July 20, 2022

JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13757
Direction to evaluate land use change requests and dual designation map
Filed by Planning & Development Director
Action: Recommend Approval with modification

Attachment:
- Attachment 1: Land Use Change Requests List

Request #	Location	APN(s)	Request by	Request Summary	Size	Current General Plan Designation	Current Use	Original Staff Recommendation	Steering Committee Recommendation	Current Staff Recommendation	District Committee Feedback	Other Feedback	Planning Commission Recommendation
3-1	District 1	51003023	Highway City Community Development	Redesignate from Split/Dual Public Facility and Medium Density Residential to Split/Dual Public Facility and Neighborhood Mixed-Use	2.67 acres	Medium Density Residential	public facility	Approve	Approve	Approve	D1: Concur with staff's recommendation (4-0-1)		Concur with staff's recommendation (5-0)
6-1	District 1	51102201	Precision Civil Engineering	Redesignate from Community Commercial to 2.6 acres of Community Commercial and 16.14 acres of Medium Density Residential	18.74 acres	Community Commercial	vacant	Approve with 5 acres of commercial	Approve with 2.6 acres of commercial	Approve with 2.6 acres of commercial	D1: Concur with staff's recommendation (4-0-1)		Concur with staff's recommendation (5-0)
8-1	District 2	50504033, 50504034, 50504017, 50504018	Community member	Redesignate from NMX - Neighborhood Mixed Use to a designation with lower density/activity	9.36 acres	Medium High Density Residential	rural residential	Keep current General Plan Land Use (Medium High)	Deny	Keep current General Plan Land Use (Medium High)	D2: Defer provision of feedback until property owners notified (2-0 consent)		Concur with staff's recommendation (5-0)
11-13	County	51205055, 51205059	Steering Committee member	Redesignate from Commercial General to Split/Dual Community Park and Commercial General	13.98 acres	Split/Dual Community Park and Community Commercial	food packing facility	Neutral	Approve	Approve	n/a		Concur with staff's recommendation (5-0)
12-22	Districts 1 & 2	50529235, 50529501, 31271509S, 50419453T, 50420317T, 50422028ST, 50519063ST, 50519064ST, 50530331T, 50531313T, 50532122T, 50534207T, 51138206ST	Community member	Show CFD parks on the Land Use Map	n/a	n/a	n/a	Approve	Approve	Approve	D1: Concur with staff's recommendation (4-0-1) D2: Support (2-0 consent)		Concur with staff's recommendation (5-0)
12-23	District 1	51203007, 51203027, 51203039, 51203040, 51203043, 51203045, 51203046, 51203051, 51203053, 51203054, 51203055, 51203056, 51203057, 51203075	Community member	Extend the land use of Open Space along the designated Class 1 Trail north from Gettysburg under the powerline alignment to Shaw Avenue.	~7 acres	Neighborhood Park, Medium Density Residential, Residential Urban Neighborhood, High Density Residential	powerlines	Approve	Approve	Approve	D1: Concur with staff's recommendation (4-0-1)		Concur with staff's recommendation (5-0)
13-1	District 1	51124001, 51124035, 51124036, 51124038, 51124019, & 51124003	Community member	Redesignate from Commercial General to Community Commercial or a Mixed-Use Designation	18.34 acres	Community Commercial, Commercial General	gas station, car wash, vacant	Approve with Community Commercial	Deny	Approve with Community Commercial	D1: Concur with staff's recommendation (4-0-1)		Concur with staff's recommendation (5-0)
16-1	District 2	50506007	Land Development Services	Redesignate from Neighborhood Mixed-Use to Medium Density Residential	2.75 acres	Regional Mixed-Use	vacant	Approve	Approve	Approve	D2: Support (2-0 consent)		Concur with staff's recommendation (5-0)
18-1	District 1	51207050	Wathen Castanos Homes	Redesignate from Community Commercial to Medium Density Residential	5 acres	Medium Density Residential	medium density housing	Approve	Approve	Approve	D1: Concur with staff's recommendation (4-0-1)		Concur with staff's recommendation (5-0)
29-7	District 1	51202126	Staff	Redesignate from Medium Density Residential to Community Commercial	4.64 acres	Medium Density Residential and Community Commercial	agriculture	Approve	Approve	Approve	D1: Concur with staff's recommendation (4-0-1)		Concur with staff's recommendation (5-0)
29-8	County	31205248, 31205214	Staff	Redesignate from Medium Density Residential to Neighborhood Mixed-Use or Community Commercial	5 acres	Community Commercial	rural residential, agriculture	Approve with Community Commercial	Approve with Community Commercial	Approve with Community Commercial	n/a	Property owner of 31205214 would like to keep WANSP Medium Density Residential	Concur with staff's recommendation (5-0)
31-1	County	51102113	Land owner	Redesignate from Medium Density Residential to Community Commercial	2.03 acres	Medium Density Residential	agriculture	Neutral	Approve	Approve	n/a		Concur with staff's recommendation (5-0)
L-2	District 2	50506016S, 50506042, 50506041, 50506043, 50506034, 50506033	Precision Civil Engineering	Proposed land use change for property located on the NE corner of Shaw Avenue and Veterans Boulevard (±26.34-acres) from Open Space to Corridor/Center Mixed-Use. Additional request for property west of Veterans, north of Shaw (±14.6 acres), to retain existing land use of Regional Mixed-Use.	26.34 acres 14.6 acres	Regional Mixed-Use and Community Park	vacant	n/a (request submitted late)	n/a (request submitted late)	Return to RMX - insufficient information to determine consistency Remove park - not consistent	n/a (request submitted late)		Approve