



Inter Office Memo

ATTENTION: FOR FINAL ACTION OR MODIFICATION TO OR ADDITION OF CONDITIONS, SEE FINAL BOARD OF SUPERVISORS' ACTION SUMMARY MINUTES.

DATE: November 16, 2023

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 13016 – GENERAL PLAN AMENDMENT NO. 570 AND AMENDMENT APPLICATION NO. 3860

APPLICANT: County of Fresno

OWNER: Various

REQUEST: Amend the Medium High Density Residential land use designation in the County-adopted Bullard, Caruthers, Clovis, Del Rey, Fresno High-Roeding, and Riverdale Community Plans to allow a density of up to 20 dwelling units per acre as is implemented in the County General Plan's Medium High Density Residential land use designation outside said Community Plans by the approval of General Plan Amendment No. 563 on November 24, 2020; and

Amend the County-adopted Del Rey Community Plan to expand the Plan boundary to encompass an 18-acre parcel identified as APN 350-080-68T; and

Amend the County-adopted Bullard, Caruthers, Clovis, Del Rey, Fresno High-Roeding, and Riverdale Community Plans to re-designate seven specified parcels as Medium High Density Residential; and

Rezone, of the seven specified parcels within the aforementioned Community Plans, four parcels from Supervisorial District Nos. 2 and 4 to the R-2 (Low Density Multiple Family Residential) Zone District, two parcels from Supervisorial District Nos. 1, 4, and 5 to the R-3 (Medium Density Multiple Family Residential) Zone District, and

separate portions of the remaining parcel from Supervisorial District No. 4 to the R-3 and R-1 (Single Family Residential) Zone Districts.

These modifications are submitted to address the Sixth Cycle Housing Element Regional Housing Needs Allocation (RHNA) obligation for the unincorporated County.

LOCATION: Multiple locations throughout the unincorporated area of the County of Fresno.

PLANNING COMMISSION ACTION:

At its hearing of November 16, 2023, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Woolf and seconded by Commissioner Zante to recommend denial of General Plan Amendment No. 570 and Amendment Application No. 3860 and include in the motion a request that the Board of Supervisors consider permanently precluding parcels identified as Assessor Parcel Nos. 415-120-35 and 415-133-09 from all future County-initiated rezone applications, and that all future County-initiated rezone applications be proposed on a parcel-by-parcel basis.

This motion passed on the following vote:

- VOTING: Yes: Commissioners Woolf, Zante, Arabian, Quist, Hill, and Abrahamian
- No: Commissioner Carver
- Absent: Commissioner Chatha
- Abstain: None

STEVEN E. WHITE, DIRECTOR
Department of Public Works and Planning
Secretary-Fresno County Planning Commission

By: 
Chris W. Motta, Manager
Development Services and Capital Projects Division

EXHIBIT A

GENERAL PLAN AMENDMENT NO. 570 AND AMENDMENT APPLICATION NO. 3860

- Commission: The Fresno County Planning Commission considered the Staff Report dated November 16, 2023, and heard a summary presentation by staff.
- Staff: Two County staff members made a presentation before the Planning Commission describing the need for the approval of GPA No. 570 and AA No. 3860.
- Others: A total of sixteen individuals presented information in opposition to GPA No. 570 and AA No. 3860, stating the following concerns based on the following locations:
 - One individual spoke in opposition to rezoning the parcel located on the northeast corner of McKinley and Feland Avenues (APN 442-341-07) stating the rezoning will have a detrimental impact on vehicular traffic and will increase property taxes. The individual also stated that a neighbor was opposed to the rezoning but couldn't be present to speak due to a prior appointment.
 - Two individuals spoke in opposition to rezoning the parcel located on the southeast corner of Ashlan and Clovis Avenues (APN 495-061-25) stating rezoning the property will have a detrimental impact on vehicular traffic, and noting that the parcel only has a single point of access for vehicles.
 - Thirteen individuals spoke in opposition to rezoning the parcel located on the southwest corner of Browning Avenue and Van Ness Extension stating the rezoning will have a detrimental impact on neighborhood aesthetics, vehicular traffic and property values.
- Correspondence: Staff received 35 emails expressing opposition to the approval of GPA No. 570 and AA No. 3860, stating concerns regarding adverse impacts on neighborhood aesthetics, increased traffic, and reduced property values.

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