

Exhibit E

Project Information Tables

EXHIBIT E - PROJECT INFORMATION TABLES

PROJECT SUMMARY

PROJECT	See Executive Summary in Staff Report for Conditional Use Permit Application No. P20-01643.	
APPLICANT	Tommy Phelen Maple Luxury Living LLC 1004 Reno Ave Modesto, Ca 95351	
LOCATION	2056 S Maple Ave (APN: 47130228) (Council District 5)	
SITE SIZE	±1.92 acres	
PLANNED LAND USE	Existing	Residential medium Density planned land use designation..
	Proposed	Duplex Apartments
ZONING	Existing	RS-5 Residential Single Family - Medium Density
	Proposed	No Change
HOUSING ELEMENT SITE	Not a Housing Element site.	
PLAN DESIGNATION AND CONSISTENCY	The RS-5 (<i>Residential Single Family</i>) zone district is consistent with the <i>Residential Medium Density</i> planned land use designation of the Fresno General Plan and Roosevelt Community Plan.	
ENVIRONMENTAL FINDING	A Class 32 Categorical Exemption was prepared.	
PLAN COMMITTEE RECOMMENDATION	On August 10, 2020, the Council District 5 Project Review Committee reviewed and recommended approval of Conditional Use Permit Application No. P20-01643 by a vote of 3–0. .One member was absent.	
STAFF RECOMMENDATION	Staff recommends approval of Conditional Use Permit Application No. P20-01643 for development of the site. Approval shall be subject to compliance with the Conditions of Approval dated December 2, 2020.	

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Residential Single Family - Medium Density	RS-5 (Residential Single Family - Medium Density)	Rural Residential
East	Residential Single Family - Medium Low Density	RS-4 (Residential Single Family - Medium Low Density)	Single Family Homes
South	Residential Single Family - Medium Density	RS-5 (Residential Single Family - Medium Density)	Apartments
West	Residential Multi family - Medium High Density	RM-1 (Residential Multi family - Medium High Density)	Apartments