

PROJECT INFORMATION TABLES

PROJECT SUMMARY

PROJECT	See Executive Summary in Staff Report for Conditional Use Permit Application No. P20-00488.	
APPLICANT	Eric Zamora of MEC & Associates, on behalf of Omar Yanez	
LOCATION	5240 North State Street; Located on the east side of North College Avenue between West Minarets and West Spruce Avenues, in Pinedale (APNs: 303-082-37) (Council District 2, Council Member Karbassi)	
SITE SIZE	±0.39 Acres	
PLANNED LAND USE	Existing-	Medium Density Residential (Vacant)
	Proposed-	No Change (Multi-unit Residential)
ZONING	RS-5 (<i>Single Family Residential, Medium Density</i>)	
HOUSING ELEMENT SITE	This project is located on a parcel listed in the 2013-2023 RHNA Housing Element Sites Inventory, which anticipates two units of above moderate housing at this site. The 2013-2023 RHNA obligation for above moderate is 10,116 and the existing surplus capacity is 4,934 for a total existing capacity of 15,050 units. This project proposes the construction of a four units of above moderate housing, thus this project will cause a gain of two above moderate units to the Sites Inventory, resulting in a the surplus capacity of 4,936 units. As the remaining sites identified in the Housing Element are adequate to meet the requirements of Section 65583.2 of the California Government Code and to accommodate the City's share of the regional housing need pursuant to Section 65584, this project is consistent with the Housing Element.	
PLAN DESIGNATION AND CONSISTENCY	Conditional Use Permit Application No. P20-00488 is proposed in accordance with the Medium Density Residential planned land use designation identified in the Fresno General Plan, Bullard Community Plan, Pinedale Neighborhood Plan, and the Fresno County Airport Land Use Compatibility Plan. The Medium Density Residential planned land use designation is consistent with the subject property's underlying RS-5 (<i>Single Family Residential, Medium Density</i>) zone district.	

ENVIRONMENTAL FINDING	A determination of Categorical Exemption, Section 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines was prepared for this project.
PLAN COMMITTEE RECOMMENDATION	The Council District 2 Project Review Committee recommended approval of the proposed project on November 9, 2020 by a vote of 3-0 with no additional comments or recommendations.
STAFF RECOMMENDATION	Approval of Conditional Use Permit Application No. P20-00488 subject to conditions found in the Conditions of Approval letter, dated December 2, 2020.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Medium High Density Residential	RM-1 (<i>Multiple Family Residential, Medium High Density</i>)	Apartments
South	Medium Density Residential	RS-5 (<i>Single Family Residential, Medium Density</i>)	Single Family Residence
East	Medium Density Residential	RS-5 (<i>Single Family Residential, Medium Density</i>)	FID Easement and Single Family Residence
West	Medium Density Residential	RS-5 (<i>Single Family Residential, Medium Density</i>)	Single Family Residence