



Legislation Details

File #:	ID 21-871	Version:	1	Name:	
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File created:	11/10/2021	In control:		Planning Commission	
On agenda:	11/17/2021	Final action:		11/17/2021	
Title:	Consideration of Plan Amendment and Rezone Application No. P21-01875, Vesting Tentative Tract Map Nos. 6238 and 6246, and Final Subsequent Environmental Impact Report (FSEIR) State Clearinghouse (SCH) No. 2000021003 relative to property generally located between North Friant Road, East Copper Avenue, North Willow Avenue and the East Silaxo Road (Council District 6)				

1. RECOMMEND CERTIFICATION (to the City Council) of Final SEIR SCH No. 2000021003 for the proposed development; and,
 - a. RECOMMEND ADOPTION (to the City Council) of Findings of Fact as required by Public Resources Code Section 21082(a) and CEQA Guidelines, Section 15091; and,
 - b. RECOMMEND ADOPTION (to the City Council) of the Statement of Overriding Considerations as required by Public Resources Code, Section 21081(b) and CEQA Guidelines, Section 15093; and
 - c. RECOMMEND APPROVAL (to the City Council) of a Mitigation Monitoring and Reporting Program as required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15092; and,
2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application P21-01875 proposing to amend the Fresno General Plan from the Medium Density Residential (± 35.59 acres) planned land use designation to Low Density Residential (±35.59 acres), Medium High Density Residential (± 0.93 acres) planned land use designation to Urban Neighborhood (± 0.93 acres), Medium High Density Residential (± 7.23 acres) planned land use designation to Medium Density Residential (± 7.23 acres), Medium High Density Residential (± 0.79 acres) planned land use designation to Medium Low Density Residential (± 0.79 acres), Medium High Density Residential (± 2.68 acres) planned land use designation to Community Commercial (± 2.68 acres), Open Space, Golf Course (± 2.07 acres) planned land use designation to Medium Low Density Residential (± 2.07 acres), Community Commercial (± 1.17 acres) planned land use designation to Low Density Residential (± 1.17 acres), Community Commercial (± 8.17 acres) planned land use designation to Urban Neighborhood (± 8.17 acres), Community Commercial (± 2.68 acres) planned land use designation to Medium Low Density Residential (± 2.68 acres), General Commercial (± 4.53 acres) planned land use designation to Low Density Residential (± 4.53 acres).
3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. P21-01875 proposing to amend the Official Zone Map to reclassify: ± 35.59 acres of property from the RS-5/UGM/cz (Single Family Residential, Medium Density/Urban Growth Management/conditions of zoning) zone district to RS-3/UGM/cz (Single-Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district, ± 0.93 acres of property from the RM-1/UGM/cz (Multi-Family Residential, Medium High Density/Urban Growth Management/conditions of zoning) zone district to RM-2/UGM/cz (Multi-Family Residential, Urban Neighborhood/Urban Growth Management/conditions of zoning) zone district, ± 7.23 acres of property from the RM-1/UGM/cz (Multi Family Residential, Medium High Density/Urban Growth Management/conditions of zoning) zone district to RS-5/UGM/cz (Single Family Residential, Medium Density/Urban Growth Management/conditions of zoning) zone district, ± 0.79 acre of property from the RM-1/UGM/cz (Multi Family Residential, Medium High Density/Urban Growth Management/conditions of zoning) zone district to RS-4/UGM/cz (Single Family Residential, Medium Low Density/Urban Growth

Management/conditions of zoning) zone district, ± 2.68 acres of property from the RM-1/UGM/cz (Multi-Family Residential, Medium High Density/Urban Growth Management/conditions of zoning) zone district to CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) zone district, ± 2.07 acres of property from the PR/UGM/cz (Parks and Recreation/Urban Growth Management/conditions of zoning) zone district to RS-4/UGM/cz (Single Family Residential, Medium Low Density/Urban Growth Management/conditions of zoning) zone district, ± 1.17 acres of property from the CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) zone district to RS-3/UGM/cz (Single Family Residential, Low Density/Urban Growth Management/conditions of zoning) zone district, ± 8.17 acres of property from the CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) zone district to RM-2/UGM/cz (Multi-Family Residential, Urban Neighborhood/Urban Growth Management/conditions of zoning) zone district, ± 2.68 acres of property from the CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) zone district to RS-4/UGM/cz (Single Family Residential, Medium Low Density/Urban Growth Management/conditions of zoning) zone district, and ± 4.53 acres of property from the GC/UGM/cz (General Commercial/Urban Growth Management/conditions of zoning) zone district to RS-3/UGM/cz (Single Family Residential, Low Density /Urban Growth Management/conditions of zoning) zone district.

4. RECOMMEND ADOPTION (to the City Council) of findings pursuant to Government Code Section 65863(b)(2) that there is substantial evidence in the record that remaining sites identified in the Housing Element can accommodate the City of Fresno's share of the Regional Housing Needs Assessment (RHNA).

5. RECOMMEND APPROVAL (to the City Council) of Vesting Tentative Tract Map No. 6238/UGM which requests authorization to subdivide approximately 14.01 acres of property for purposes of creating a 47-lot single family residential planned development subdivision located near the southeast corner of North Alicante Drive and North Crest View Drive subject to compliance with the Conditions of Approval dated November 17, 2021.

6. RECOMMEND APPROVAL (to the City Council) of Planned Development No. P21-02863 subject to compliance with the Conditions of Approval dated November 17, 2021.

7. RECOMMEND APPROVAL (to the City Council) of Vesting Tentative Tract Map No. 6246/UGM which requests authorization to subdivide approximately 41.58 acres of property for purposes of creating a 144-lot single family residential subdivision near the northeast corner of North Alicante Drive and North Crest View Drive subject to compliance with the Conditions of Approval dated November 17, 2021.

Sponsors: Planning and Development Department

Indexes:

Code sections:

Attachments: 1. Exhibit A - Vesting Tentative Tract No. 6238 dated May 20, 2021, 2. Exhibit A-1 - Planned Development No. P21-02863, related to Vesting Tentative Tract No. 6238, dated May 20, 2021, 3. Exhibit B - Vesting Tentative Tract No. 6246 dated September 1, 2021, 4. Exhibit C - 2020 Aerial Photograph, 5. Exhibit D - Proposed Planned Land Use Exhibits, 6. Exhibit E - Proposed Rezone Exhibits, 7. Exhibit F - Fresno Municipal Code Findings, 8. Exhibit G - Conditions of Approval for Vesting Tentative Tract Map No. 6238 dated November 17, 2021, 9. Exhibit H - Conditions of Approval for Planned Development Permit No. P21-02863 dated November 17, 2021, 10. Exhibit I - T-6238 Comments and Requirements from Responsible Agencies, 11. Exhibit J - Conditions of Approval for Vesting Tentative Tract Map No. 6246 dated November 17, 2021, 12. Exhibit K - T-6246 Comments and Requirements from Responsible Agencies, 13. Exhibit L-1 - Draft Subsequent Environmental Impact Report, 14. Exhibit L-2 - Draft Subsequent Environmental Impact Report - Appendices Vol. 1, 15. Exhibit L-3 - Draft Subsequent Environmental Impact Report - Appendices Vol. 2, 16. Exhibit L-4 - Final Subsequent Environmental Impact Report and Response to Comments, 17. Exhibit L-5 - Mitigation Monitoring and Reporting Program, 18. Exhibit L-6 - Findings of Fact, 19. Exhibit L-7 - Statement of Overriding Considerations, 20. Exhibit M - Ordinance Bill 2003-45, 21. Exhibit N - Department of Public Works, Memorandum dated September 28, 2021

Date	Ver.	Action By	Action	Result
11/17/2021	1	Planning Commission	APPROVED	Pass