

## Exhibit A

**General Plan Amendment / Rezone  
Mr. David Fansler  
131 W. Nees Avenue  
Fresno, CA 93711  
REVISED August 30, 2022**

**Property Owner:**

Mr. David Fansler  
Fansler Restaurant Group  
7636 N. Ingram Ave., Suite 109  
Fresno, CA. 93711  
Office: (559) 492-2451  
superchefdave@gmail.com

**Applicant:**

Mr. David Fansler  
Fansler Restaurant Group  
7636 N Ingram Ave. Suite 109  
Fresno, CA. 93711  
Office: (559) 492-2451  
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**Representative:**

Dirk Poeschel Land Development Services, Inc.  
923 Van Ness Ave., Suite 200  
Fresno, CA 93721

**Location:**

131 W. Nees Ave Fresno, CA 93711.

APN: 303-630-21      Lot Size: +/- 1.73 acres

**Request**

A General Plan Amendment and Rezoning to amend the current land use designation and zoning of High-Density Multi-Family Residential to Regional Mixed Use (RMX).

The subject site is designated for High Density Residential uses in the adopted City of Fresno General Plan and is zoned RM-3 which allows from 30 to 45 apartments per acre. The applicant seeks approval of a general plan amendment and rezoning to *replace* the planned high density multifamily residential units High Density Residential designation with the RMX general plan designation and zoning. No land use entitlements for a project has been submitted.

Article 11 of the Fresno Citywide Development Code provides for a residential density of 30 to 45 units per acre in the RMX zone. The density of the current High Density Residential designation is identical to the 30 to 45 apartments per acre of the RMX zone. Therefore, there is no loss of residential units and correspondingly no makeup of units required.

### **Background**

The site is currently vacant and undeveloped. The subject parcel was purchased by the applicant from Villaggio Shopping Center, LLC and was part of that shopping center.

The site has been regularly tilled and disked for weed and fire control. The site is over 1,000 ft from the nearest Buss Rapid Transit (BRT) stop at the northwest corner of E. Nees and N. Blackstone Avenues.

The site is within the *green area* of the recently adopted *VMT per Employee* and within the half mile buffer of the *VMT Transit Map* prepared for the City of Fresno Vehicle Miles Traveled (VMT) evaluation policies.

The required neighborhood meeting occurred on October 14, 2019 which was attended by 12 project neighbors and representative of properties in the area. All who attended supported the project.

### **Operational Characteristics**

No specific uses or related characteristics are known. Sometime in the future, the applicant will identify a specific use(s) then process the required land use entitlements for that use(s).

### **Traffic**

According to J. Gormley of the City of Fresno, the project will not exceed established thresholds of concern and will not require a comprehensive traffic study. This conclusion was confirmed by John Rowland, P.T.E. by letter dated October 24, 2019 from Mr. Rowland. In addition, a Vehicle Miles Traveled (VMT) analysis was performed by LSA of Fresno that concluded no VMT issues were related to the proposal.