

## Exhibit E

# Exhibit E

## PROJECT INFORMATION TABLES

### PROJECT SUMMARY

PROJECT	See Executive Summary in Staff Report for Plan Amendment and Rezone Application No. P23-03475 and related Development Permit Application No. P23-00186.	
APPLICANT	Jared Brandt of Centerline Design. 1508 Tollhouse Road, Suite C Clovis, CA 93611	
LOCATION	3147 East Gettysburg Avenue S/A; Located on the north side of East Gettysburg Avenue, between North First and North Second Streets.  (APN: 427-261-25 and 427-261-26)  <b>(Council District 4, Councilmember Tyler Maxwell)</b>	
SITE SIZE	±1.96 Acres	
PLANNED LAND USE	Existing –	Employment – Office
	Proposed –	Employment – Office
ZONING	Existing –	O/cz ( <i>Office/conditions of zoning</i> ) zone district
	Proposed –	O ( <i>Office</i> ) zone district

<p>PLAN DESIGNATION AND CONSISTENCY</p>	<p>Rezone Application No. P23-03475 requests authorization to rezone the property from the O/cz (<i>Office/conditions of zoning</i>) zone district to the O (<i>Office</i>) to remove all conditions of zoning from the property, which include the following:</p> <ol style="list-style-type: none"> <li>1. Maximum building floor area not to exceed 15,000 square feet.</li> <li>2. No less than 96 parking spaces are to be provided on the site. Not less than 7 spaces per doctor, nor less than one space for each 200 square feet of floor area.</li> <li>3. A minimum of 40 percent of the site area shall be open space landscaping.</li> <li>4. Provision of a leaching system acceptable to the Fresno Metropolitan Flood Control District and the City of Fresno.</li> <li>5. Minimum building setbacks as follows: Front – 30 feet, side – 20 feet, rear – 30 feet.</li> <li>6. Provision of a 10-foot minimum landscaped space adjacent to existing single family residential lots.</li> <li>7. The exterior appearance and character of buildings must substantially conform to that of the residential neighborhood.</li> <li>8. Provision of a 6-foot decorative colored masonry wall on the property line adjacent to existing single family residential lots.</li> <li>9. An avigation easement is to be granted to the City of Fresno.</li> <li>10. Interior noise levels of new development attributable to exterior sources is not to exceed 45 dB CNEL.</li> </ol> <p>Development Permit Application No. P23-00186 requests authorization to construct an approximately 11,360 square foot medical office building and one pad for construction of an approximately 5,010 square foot future medical office building. Additionally, new on- and off-site improvements are proposed including, but not limited to, approximately 97 paved and striped parking spaces, two trash enclosures, landscaping, one new driveway approach for on- and off-site ingress and egress, curb, gutter, and sidewalk.</p>
<p>ENVIRONMENTAL FINDING</p>	<p>A Mitigated Negative Declaration dated January 5, 2024, was completed.</p>
<p>PLAN COMMITTEE RECOMMENDATION</p>	<p>The Council District 4 Project Review Committee recommended to approve the project.</p>
<p>STAFF RECOMMENDATION</p>	<p><b>Adoption</b> of the Mitigated Negative Declaration as prepared for Environmental Assessment No. P23-03475/P23-00186, dated February 7, 2024, and <b>Approval</b> of Rezone Application No. P23-03475 and related Development Permit Application No. P23-00186 subject to conditions found in the Conditions of Approval dated February 7, 2024.</p>

## BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
<b>North</b>	Medium High Density Residential	<b>CC/cz</b> ( <i>Commercial – Community/conditions of zoning</i> )	Multi-Family Apartment Complex
<b>South</b>	Employment – Office + Medium Density Residential	<b>O/cz + RS-5</b> ( <i>Office/conditions of zoning + Single-Family Residential, Medium Density</i> )	Restaurant without Alcohol Sales
<b>East</b>	Employment – Office + Medium Density Residential	<b>O/cz + RS-5</b> ( <i>Office/conditions of zoning + Single-Family Residential, Medium Density</i> )	Day Care Center, Single-Family Residential Neighborhood
<b>West</b>	Employment – Office	<b>O</b> ( <i>Office</i> )	Convenience Retail, General Retail, Service Station