

PROJECT INFORMATION TABLES

PROJECT	See description under “Subject” and “Executive Summary” of the staff report.
APPLICANT	Bill Robinson, Sol Development Associates on behalf of Wesco, LP and Misaki Trusts (property owners)
LOCATION	<p>Approximately ¼ mile northwest from the intersection of South Clovis Avenue and East Jensen Avenue (portion of Assessor Parcel 481-100-04 and a portion of 481-100-08 along East Laurite Avenue)</p> <p>-Site Address: 5541 East Jensen Avenue (481-100-04);</p> <p>-Site Address: 5524 East Laurite Avenue (481-100-08);</p> <p>-Site Address: 2530 South Clovis Avenue (481-130-15)</p> <p>(Council District 5, Councilmember Chavez)</p>
SITE SIZES	<p>Two parcels totaling 1.30-acres; a 0.39 acre portion of an existing 1.44-acre parcel (481-100-04) fronting along E. Laurite Ave; and a 0.91 acre portion of an existing 7.94±-acre undeveloped parcel (481-100-08).</p> <p>Two contiguous parcels; 7.94±-acres (481-100-08) and 5.55±-acres (481-130-15)</p>
LAND USES	<p><u>Existing:</u></p> <p><i>Residential Medium Low Density (3.5-6 Dwelling Units/Acre)</i> 5541 East Jensen Avenue (0.39 acre portion of APN 481-100-04) and <i>Employment-Business Park</i> (APN 481-100-08 and APN 481-130-15)</p> <p><u>Proposed:</u></p> <p><i>Employment-Business Park</i> (APN 481-100-08 and APN 481-130-15) and 5541 East Jensen Avenue (0.39 acre portion of APN 481-100-04) and <i>Residential Medium Low Density (3.5-6 Dwelling Units/Acre)</i> (0.91 acre portion of APN 481-100-08)</p>

ZONING	<p><u>Existing:</u></p> <p><i>RS-4 (Residential Single-Family, Medium Low Density)</i> (APN 481-100-04) and <i>BP/UGM/cz (Business Park/Urban Growth Management /Conditions of Zoning)</i> (APN 481-100-08 and APN 481-130-15)</p> <p><u>Proposed:</u></p> <p><i>BP/UGM (Business Park/Urban Growth Management)</i> (APN 481-100-08 and APN 481-130-15 and 5541 East Jensen Avenue – the 0.39 acre portion of APN 481-100-04); and <i>RS-4 (Residential Single-Family, Medium Low Density)</i> (the 0.91 acre portion of APN 481-100-08)</p>
PLAN DESIGNATION AND CONSISTENCY	Plan Amendment/Rezone No. P18-00116 can be found consistent with the Fresno General Plan and the Roosevelt Community Plan, as further described in the “Land Use and Policies” analysis section of the staff report.
ENVIRONMENTAL FINDING	Finding of a Negative Declaration dated January 4, 2019.
PLAN COMMITTEE RECOMMENDATION	The Council District 5 Project Review Committee reviewed this project and recommended approval on June 25, 2018.
COVENANTS/ ZONE CONDITIONS	Conditions of Zoning per Ordinance No. 2006-13 are applicable to the subject properties identified as Assessor Parcels 481-100-08 and 481-130-15. See analysis under “Conditions of Zoning” in the staff report that outlines the existing conditions of zoning.
SPECIAL POLICY AREA APPLICABLE POLICIES	N/A
HISTORIC INFORMATION HISTORIC SITE / DISTRICT	The subject properties are currently vacant and undeveloped, with the exception of an existing single family residential structure on a portion of the adjacent 1.44-acre parcel (APN 481-100-04) which is the subject 0.39-acre portion. Therefore, the subject parcels have no historic structures and the areas surrounding the subject properties are not in a historic district and do not contain any historic structures.

	Planned Land Uses	Existing Zoning	Existing Land Uses
North	Residential-Medium Low Density	<i>RS-4/UGM (Residential Single-Family, Medium Low Density/Urban Growth Management)</i>	Single Family Residential Homes (Tract 5171)
	Residential-Medium Density	<i>RS-5/UGM (Residential Single-Family, Medium Density/Urban Growth Management)</i>	Single Family Residential Home (2460 S. Clovis Ave)
East	Residential-Medium Density	<i>RS-5/UGM (Residential Single-Family, Medium Density/Urban Growth Management)</i>	Single Family Residential Home (2460 S. Clovis Ave)
	Residential-Medium Low Density	<i>RS-4/UGM (Residential Single-Family, Medium Low Density/Urban Growth Management)</i>	Single Family Residential Homes (Tracts 4377/4760/1561)
	Residential-Medium Low Density	<i>RS-3/UGM (Residential Single-Family, Low Density/Urban Growth Management)</i>	Single Family Residential Homes (City Tract 5376)
		<i>R1B, Single-Family Residential (County)</i>	Single Family Residential Homes (County Tract 1272)
South	Employment-Business Park	<i>BP/UGM/CZ (Business Park/Urban Growth Management/Conditions of Zoning)</i>	Vacant Lands
	Community Commercial	<i>CC/UGM/CZ (Community Commercial/Urban Growth Management/Conditions of Zoning)</i>	
West	Residential-Low Density	<i>RS-3/UGM/CZ (Residential Single-Family, Low Density/Urban Growth Management/Conditions of Zoning)</i>	Single-Family Residential Homes (Tracts 5103 & 4918)
	Residential-Medium Low Density	<i>RS-4/UGM/CZ (Residential Single-Family, Medium Low Density/Urban Growth Management/Conditions of Zoning)</i>	