

CONSIDERATION OF  
PLAN AMENDMENT-REZONE APPLICATION NO. P20-00213;  
DEVELOPMENT PERMIT APPLICATION NO. P22-03749  
PLANNED DEVELOPMENT PERMIT APPLICATION NO.  
P23-03173;  
AND  
THE RELATED ENVIRONMENTAL FINDING FOR  
ENVIRONMENTAL ASSESSMENT NO. P20-00213/P22-  
03749/P23-03173



PRESENTATION BY: ROB HOLT, SUPERVISING PLANNER

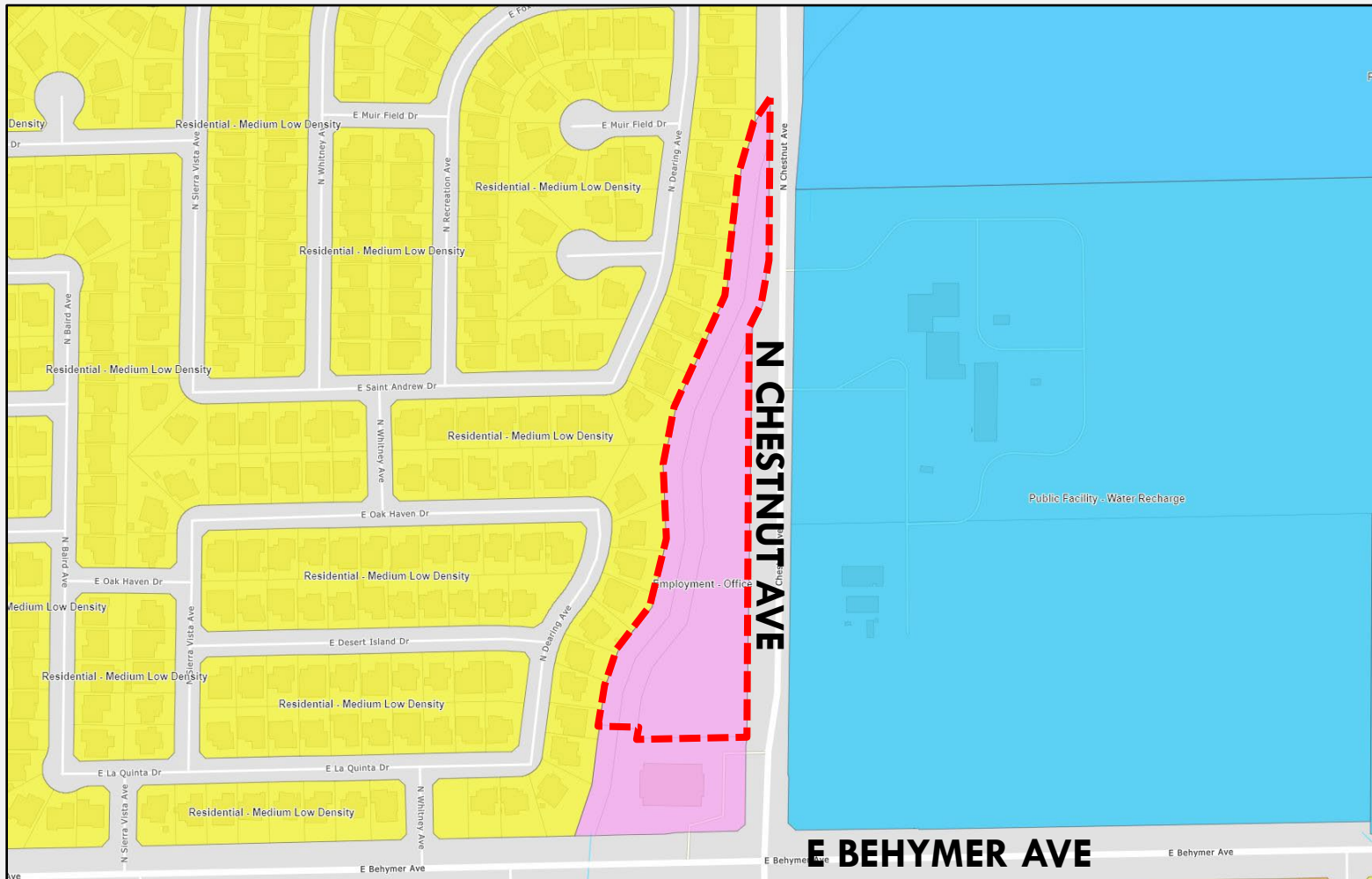
ID 25-860

CITY COUNCIL HEARING | JULY 17, 2025

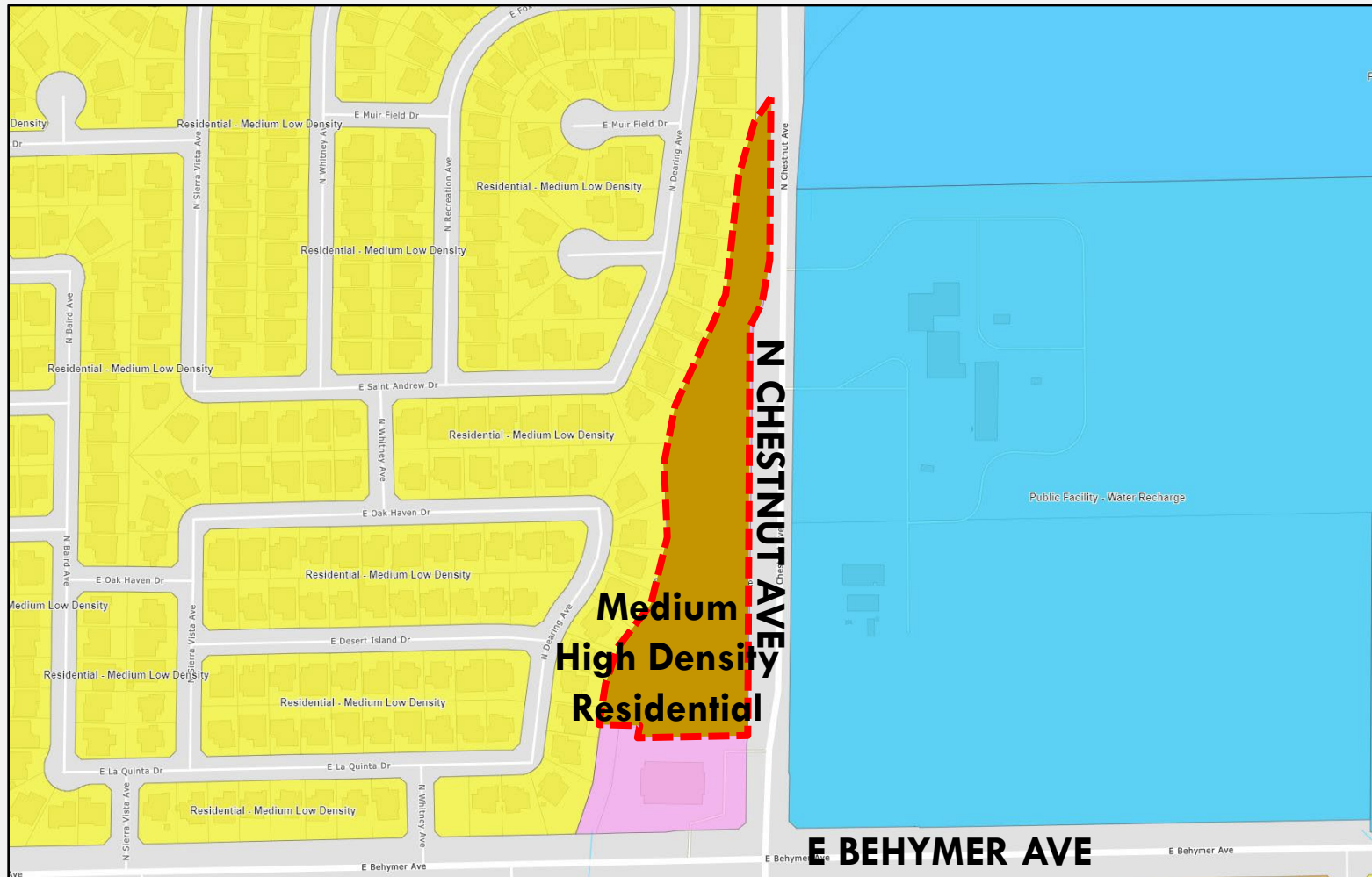
# AERIAL MAP



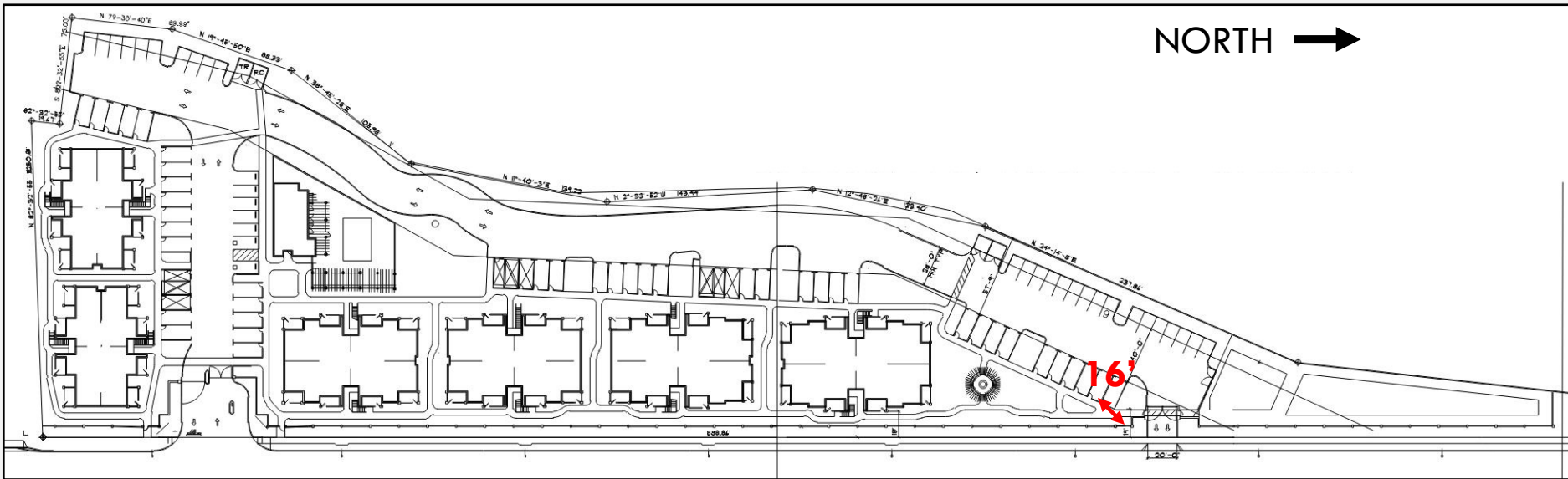
# EXISTING GENERAL PLAN MAP



# PROPOSED GENERAL PLAN MAP



# DEVELOPMENT STANDARDS



±3.78 ACRES

48 UNITS

12.70 DU/AC (PLAN AMENDMENT-REZONE)

6 TWO-STORY BUILDINGS

PLANNED DEVELOPMENT (PARKING SETBACK)

CONDITIONS OF ZONING

ALUC RECOMMENDATION

CD6 RECOMMENDATIONS

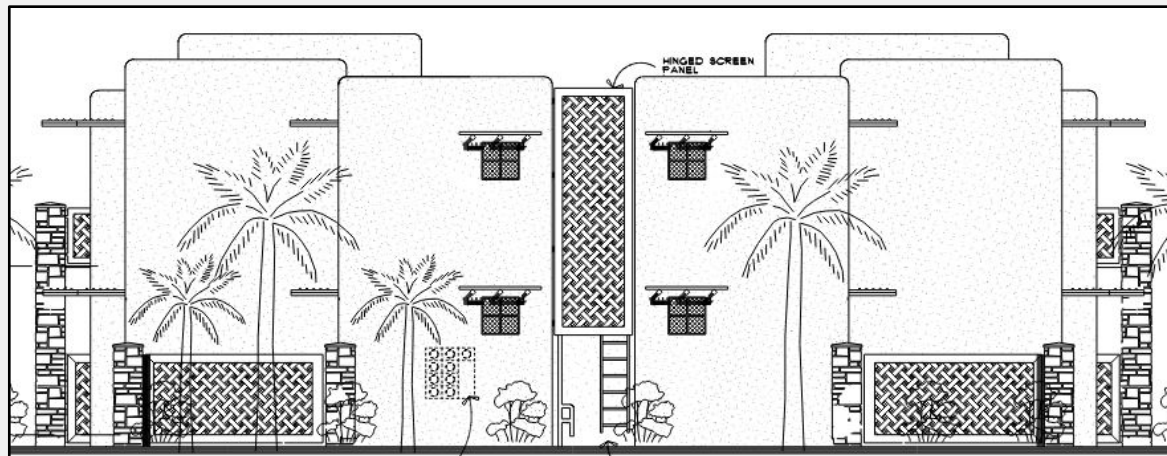
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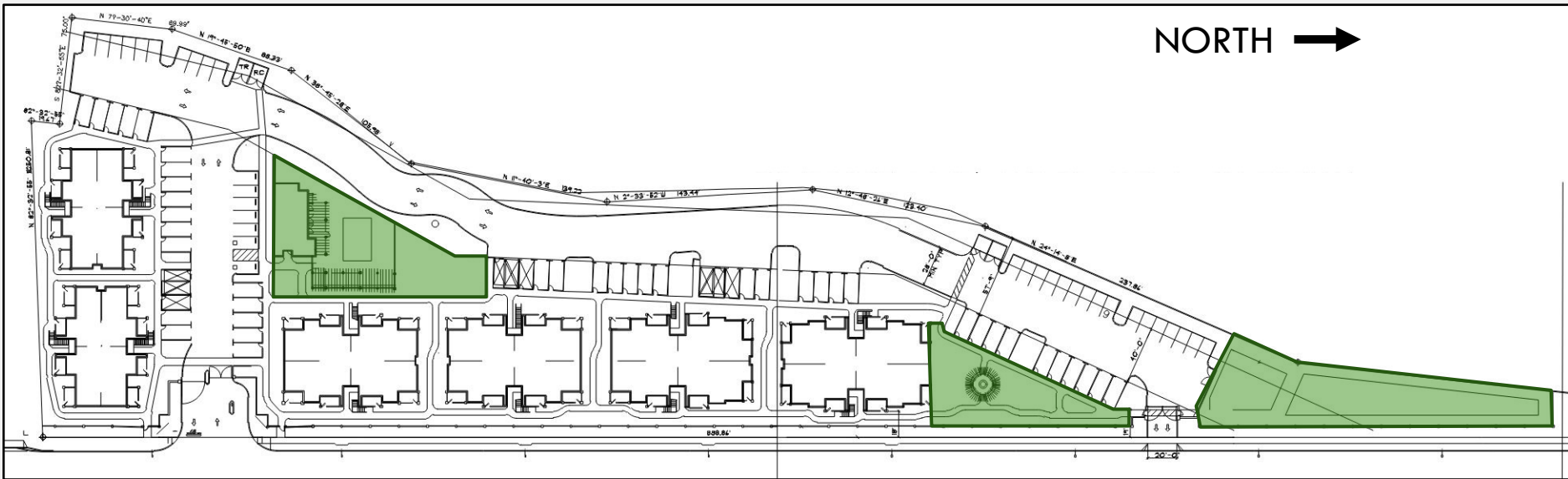
## WALLS: ALONG SFR BOUNDARY

### HEIGHT

- RM-1 MAX ALLOWED: 40 FT
- CONDITIONS OF ZONING: 35 FT
- PROJECT PROPOSAL: 30 FT



# DEVELOPMENT STANDARDS



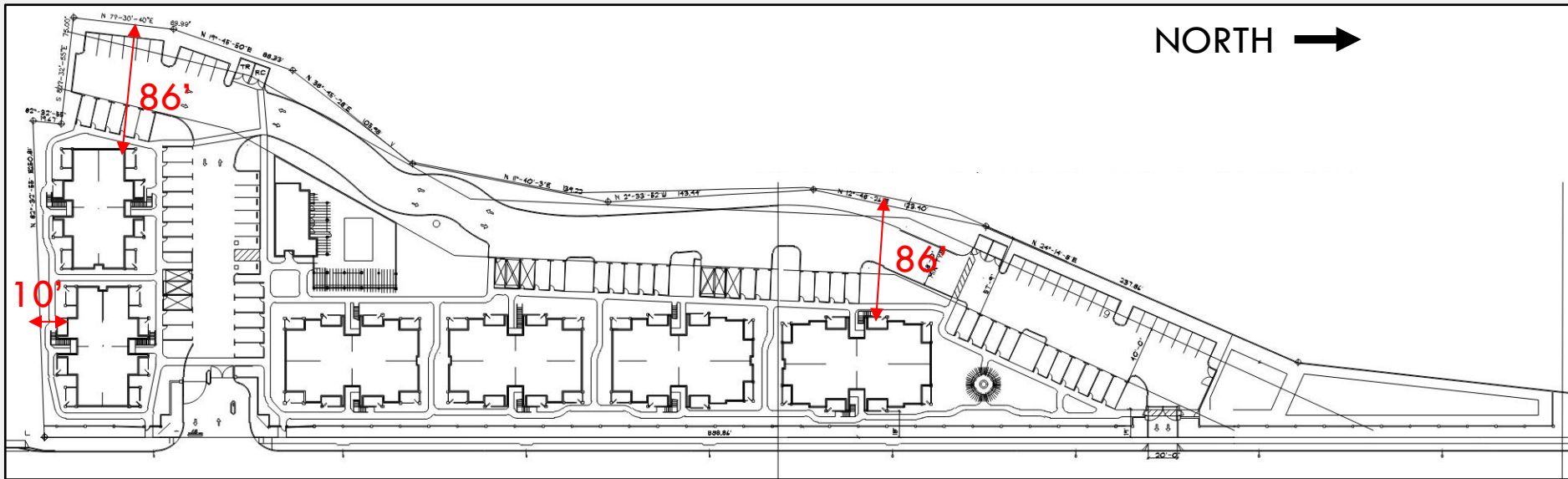
## OPEN SPACE

- **REQUIRED: 32,931 SF (0.76 AC)**
- **PROPOSED: 41,793 SF (0.96 AC)**

## LOT COVERAGE

- **REQUIRED, MAX: 50%**
- **PROPOSED: 32%**

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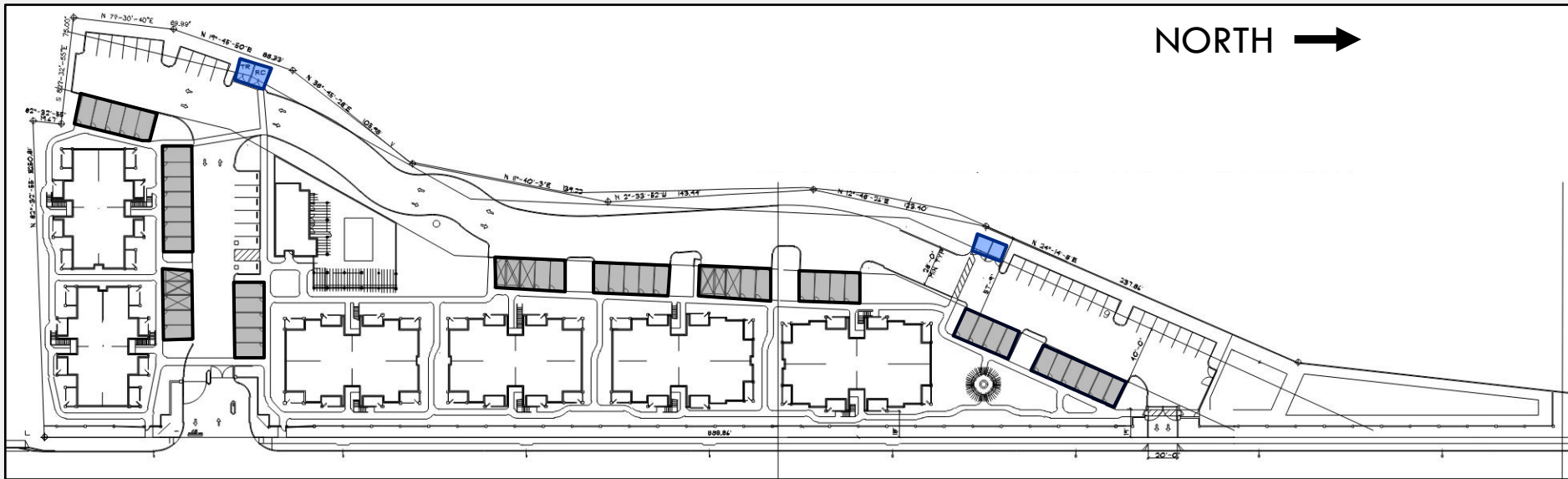
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## SETBACKS

- INTERIOR SIDE: REQUIRED 10'; PROPOSED: 10'
- REAR YARD: REQUIRED 20'; PROPOSED: 86 FT

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## PARKING

- **REQUIRED: 78 SPACES (48 COVERED)**
- **PROPOSED: 81 SPACES (48 COVERED)**

# NEIGHBORHOOD MEETING

## FMC SECTIONS 15-5006 & 15-5805

- THREE NEIGHBORHOOD MEETINGS WERE HELD
  - ▣ DECEMBER 17, 2019
  - ▣ AUGUST 14, 2024
  - ▣ MAY 27, 2025
  
- CONCERNS INCLUDED NOISE, TRAFFIC, ON-SITE & ON-STREET PARKING, LIGHTING IMPACTS, BACKYARD PRIVACY

# OPPOSITION LETTERS

- ❑ TRAFFIC CONGESTION & PEDESTRIAN SAFETY
  - ▣ TOTAL PEAK-HOUR AM TRIPS: 19; TOTAL PEAK-HOUR PM TRIPS: 24
  - ▣ SIDEWALK (6' WIDE), CURB, GUTTER INSTALLATION REQUIRED ALONG PROPERTY FRONTAGE
- ❑ LOSS OF BACKYARD PRIVACY
- ❑ INADEQUATE PARKING CAPACITY
  - ▣ PARKING SPACES REQUIRED: 78 TOTAL (48 COVERED, 30 UNCOVERED)
  - ▣ PARKING SPACES PROPOSED: 81 TOTAL (48 COVERED, 33 UNCOVERED)
- ❑ NOISE POLLUTION
- ❑ OVERCROWDING IN LOCAL SCHOOLS
  - ▣ THERE IS CURRENT CAPACITY IN ALL 3 SCHOOLS (RIVERVIEW ELEM., GRANITE RIDGE INT., CLOVIS NORTH HIGH)
- ❑ HEALTH IMPACT FROM INCREASED AIR POLLUTION

# PLANNING COMMISSION

- ❑ HEARING ON JUNE 18, 2025
- ❑ RECOMMENDED APPROVAL (6-0) W/ CONDITION THAT AREA ALONG SOUTHERN BOUNDARY ADJACENT TO DAY CARE IS DENSELY SCREENED.



# HOUSING ELEMENT

- INTENT OF HOUSING ELEMENT IS TO ENSURE THAT THE CITY MAKES A MEANINGFUL EFFORT AND COMMITS AVAILABLE RESOURCES TO MEETING THE HOUSING NEEDS OF ALL ECONOMIC SEGMENTS OF THE COMMUNITY.
  
- THE PROPOSED PROJECT COMPLIES W/ THE FOLLOWING PROGRAM:
  - ▣ PROGRAM 2: VARIETY OF HOUSING OPPORTUNITIES IN HIGH RESOURCE AREAS

# STAFF RECOMMENDATION

- **ADOPTION** of the Mitigated Negative Declaration prepared for Environmental Assessment No. P20-00213/P22-03749/P23-03173 dated May 16, 2025, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines.
- **APPROVAL** of Plan Amendment Application No. P20-00213 proposing to amend the Fresno General Plan and Woodward Park Community Plan to change the planned land use designation for the subject property from Employment – Office to Medium High Residential Density.
- **APPROVAL** of Rezone Application No. P20-00213 proposing to rezone the subject property from the O/UGM/cz (Office/Urban Growth Management/conditions of zoning) zone district to the RM-1/UGM/cz (Multi-Family Residential, Medium High Density/Urban Growth Management/conditions of zoning) zone district.
- **APPROVAL** of Development Permit Application No. P22-03749 proposing to construct a 48-unit private multi-family residential development, subject to the Conditions of Approval.
- **APPROVAL** of Planned Development Permit Application No. P23-03173 proposing to modify the development standards of the RM-1 (Multi-Family Residential, Medium High Density) zone district to allow for a reduction in the minimum parking setback from back of sidewalk, subject to the Conditions of Approval.