

PROJECT INFORMATION TABLES

PROJECT SUMMARY

PROJECT	See Executive Summary in Staff Report for Rezone Application No. P20-00596, Development Permit Application No. P20-00595.	
APPLICANT	Bret Giannetta, of Giannetta Engineering, on behalf of Samuel Lucido	
LOCATION	5612 North Fresno Street; Located on the northeast corner of North Fresno Street and East Browning Avenue in Fresno (APNs: 418-021-14) (Council District 4, Council Member Caprioglio)	
SITE SIZE	±1.07 Acres	
PLANNED LAND USE	Existing-	Employment - Office (Vacant)
	Proposed-	No Change (Professional Office Complex)
ZONING	Existing-	O/cz (<i>Office/conditions of zoning</i>)
	Proposed-	O (<i>Office</i>)
HOUSING ELEMENT SITE	The subject property is not located on a site listed in the Housing Element Sites Inventory (2013-2023 RHNA).	
PLAN DESIGNATION AND CONSISTENCY	Rezone Application No. P20-00596 and Development Permit Application No. P20-00595 are proposed in accordance with the Employment - Office planned land use designation identified in the Fresno County Airport Land Use Compatibility Plan, Hoover Community Plan, and the Fresno General Plan. The Employment - Office planned land use designation is consistent with the subject property's underlying O (<i>Office</i>) zone district.	
ENVIRONMENTAL FINDING	A determination the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Section 15183 (Projects Consistent w/ a Community Plan, General Plan, or Zoning) Exemption was made and Environmental Assessment No. P20-00595/P20-00596, dated September 16, 2020, was prepared for this project. A Section 15183 exempts from the provisions of CEQA projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified.	

PLAN COMMITTEE RECOMMENDATION	The Council District 4 Project Review Committee reviewed this project on June 22, 2020 and voted (3-0-1) to recommend approval of the project with no additional comments and/or recommendations.
STAFF RECOMMENDATION	Approval of Rezone Application No. P20-00596 and Development Permit Application No. P20-00595 subject to conditions found in the Conditions of Approval dated September 16, 2020.
PLANNING COMMISSION RECOMMENDATION	The Planning Commission considered this project on September 16, 2020 and voted (4-0-2) to recommend the City Council approve the rezone and development permit applications subject to the Conditions of Approval dated September 16, 2020.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Employment - Office	O (<i>Office</i>)	Professional Office Complex
South	Medium Density Residential	RS-5 (<i>Single Family Residential, Medium Density</i>)	Church and Park
East	Medium Density Residential	RS-5 (<i>Single Family Residential, Medium Density</i>)	Single Family Residential Neighborhood
West	Medium High Density Residential	RM-1 (<i>Multi-Family Residential, Medium High Density</i>)	Single family ranchette