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Agenda Item: 10:15 A.M. (File ID#15-936)  
Date: 10/29/15

2015 OCT 27 PM 6 05

# FRESNO CITY COUNCIL



## Supplemental Information Packet

Agenda Related Items – 10:15 A.M. Scheduled Hearing (File ID# 15-936)

### Contents of Supplement: PowerPoint Presentation

#### Item(s)

**HEARING – To Consider Rezone Application No. R-15-007 and Environmental Assessment No. R-15-007 / T-6091, filed by Gary Giannetta on behalf of Gary McDonald Homes, pertaining to 2.25 acres of property located on the east side of North Corneal Avenue between West McKinley and West Normal Avenues**

#### **Supplemental Information:**

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

#### **Americans with Disabilities Act (ADA):**

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

**CONSIDERATION OF  
REZONE APPLICATION NO. R-15-007  
AND THE RELATED ENVIRONMENTAL  
FINDING OF CONFORMITY**

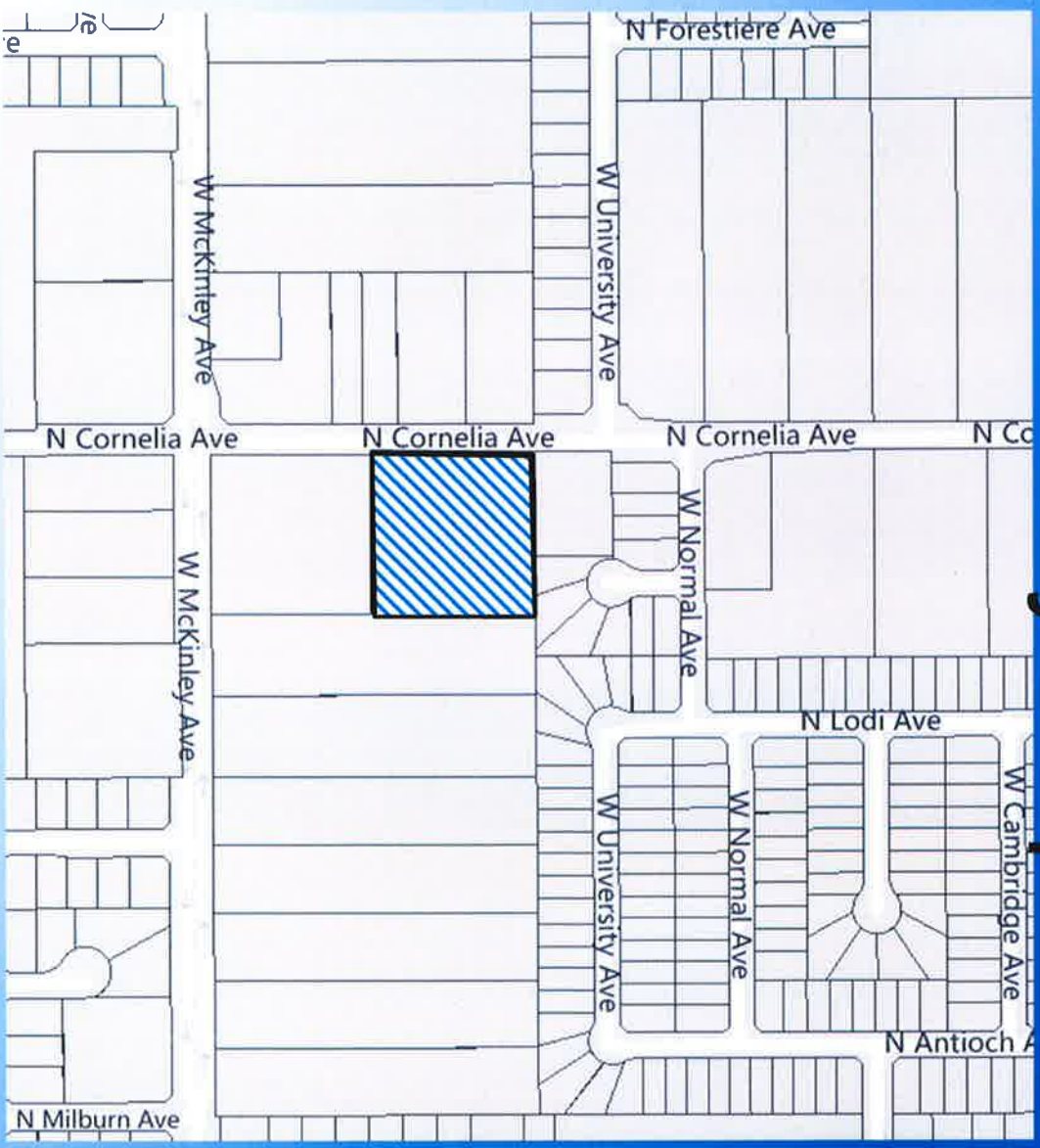
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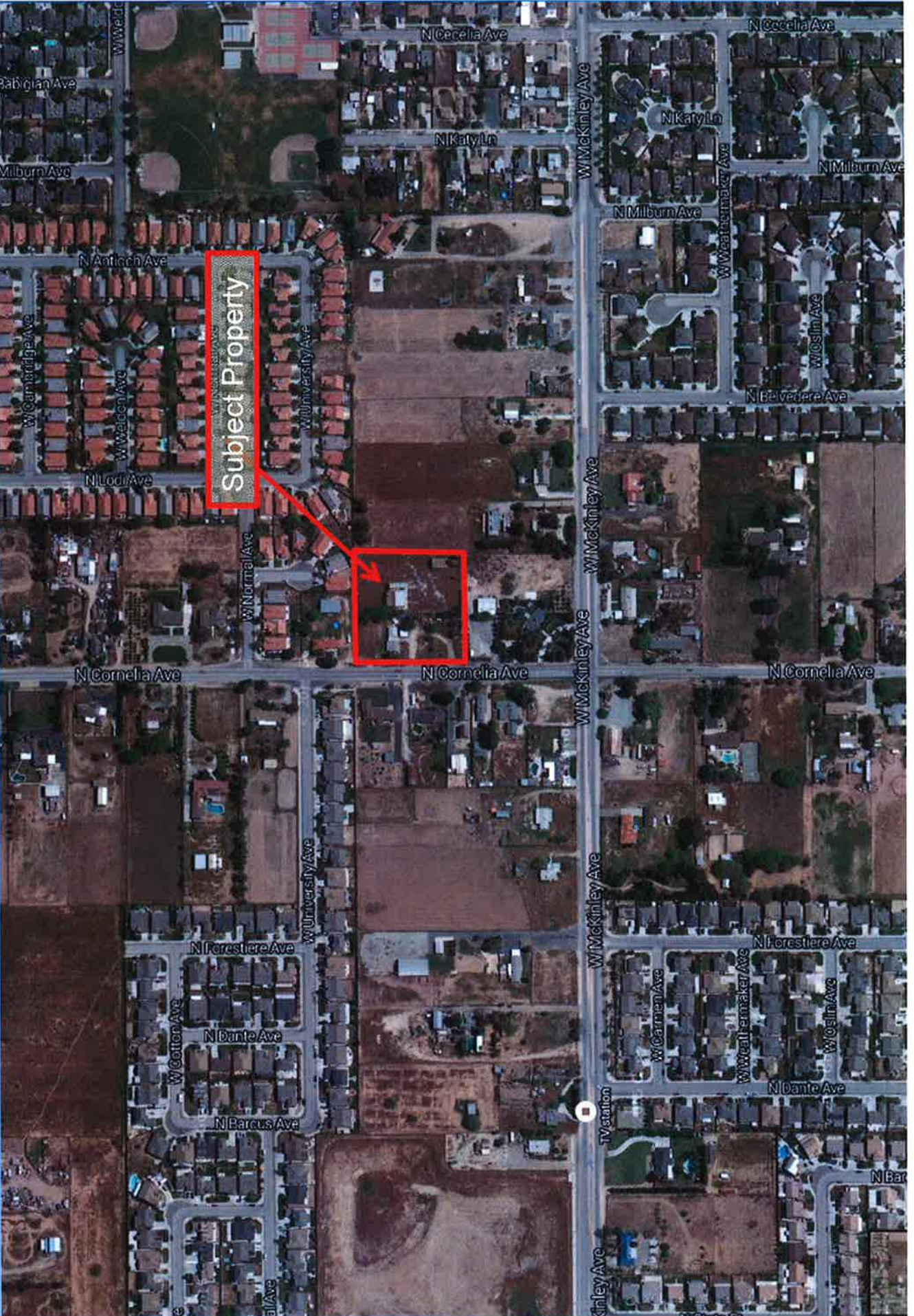
*City Council Hearing  
October 29, 2015*

# Vicinity Map

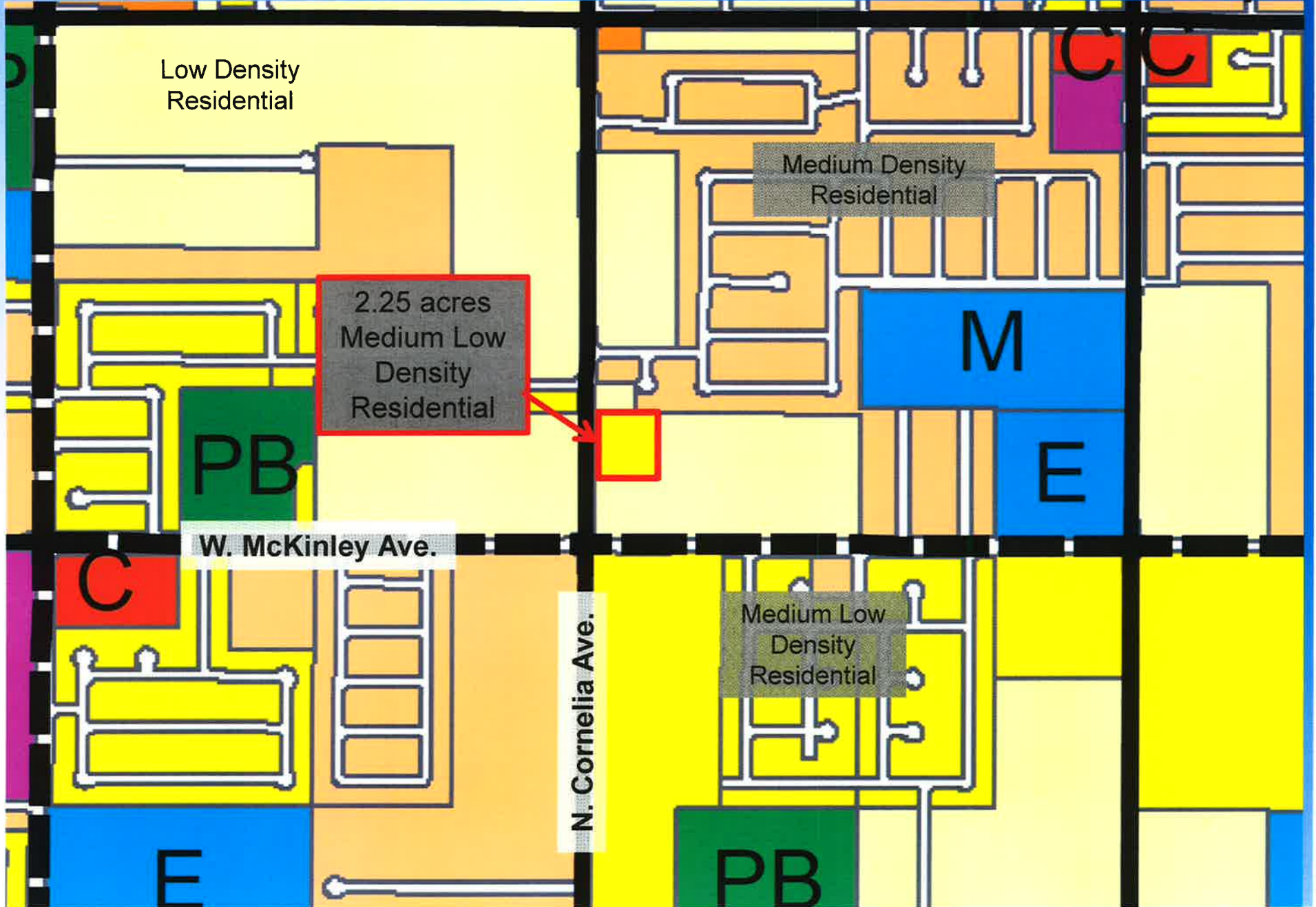


City Council Hearing  
October 29, 2015

# 2015 Aerial Photograph



# Fresno General Plan Land Use & Circulation Map



# Current Zoning



# Project Summary

- **Rezone Application No. R-15-007** requests to amend the Official Zone Map to reclassify the subject property from the AE-5/UGM (Exclusive Five Acre Agricultural District/Urban Growth Management) to the R-1/UGM (Single Family Residential District/Urban Growth Management) zone district.
- Rezone was filed in conjunction with Vesting Tentative Tract Map No. 6091/UGM, proposing an 8-lot single family subdivision.
- The proposed zoning is consistent with the planned land use of Medium Low Density Residential (3.5-6 D.U./acre) in the Fresno General Plan.

# General Plan Policies

- The project is consistent with several GP goals and objectives:
  - Promote orderly land use development in pace with public facilities and services needed to serve development.
  - Promote medium-low density residential uses to preserve existing uses of that nature or provide a transition between low and medium density residential areas.
  - Plan for a diverse housing stock that will support balanced urban growth, and make efficient use of resources and public facilities.



# Environmental Finding

- Based upon the attached environmental assessment and the list of identified mitigation measures, staff has determined that there is no evidence in the record that the project may have a significant effect on the environment and has prepared a Finding of Conformity to the Fresno General Plan MEIR. A public notice of the attached Finding of Conformity for Environmental Assessment Application No. R-15-007/T-6091 was published on July 2, 2015.

# Planning Commission

- Considered on August 19, 2015
- No public opposition
- The Commission voted & recommended the City Council approve the rezone.
  - Vesting Tentative Tract Map No. 6091/UGM was approved subject to rezone.

# Staff Recommendation

- Staff recommends that the City Council take the following actions:
- **Adopt** a Finding of Conformity to the Fresno General Plan MEIR as Environmental Assessment No. R-15-007/T-6091 dated July 2, 2015.
- **Adopt Bill** approving Rezone Application No. R-15-007 to amend the Official Zone Map to reclassify the subject property from the AE-5/UGM (*Exclusive Five Acre Agriculture/Urban Growth Management*) to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.

# Fresno General Plan Land Use & Circulation Map

