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Agenda Item: 10:15 A.M.

#15-471

Date:

6/11/2015

FRESNO CITY COUNCIL



Supplemental Information Packet

Agenda Related Items – Meeting of June 11, 2015

Supplemental Packet Date: June 10, 2015

Item(s)

PowerPoint Presentation Regarding Hearing to Consider Rezone Application No. R-15-001 and Related Environmental Assessment (Council District 3)

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

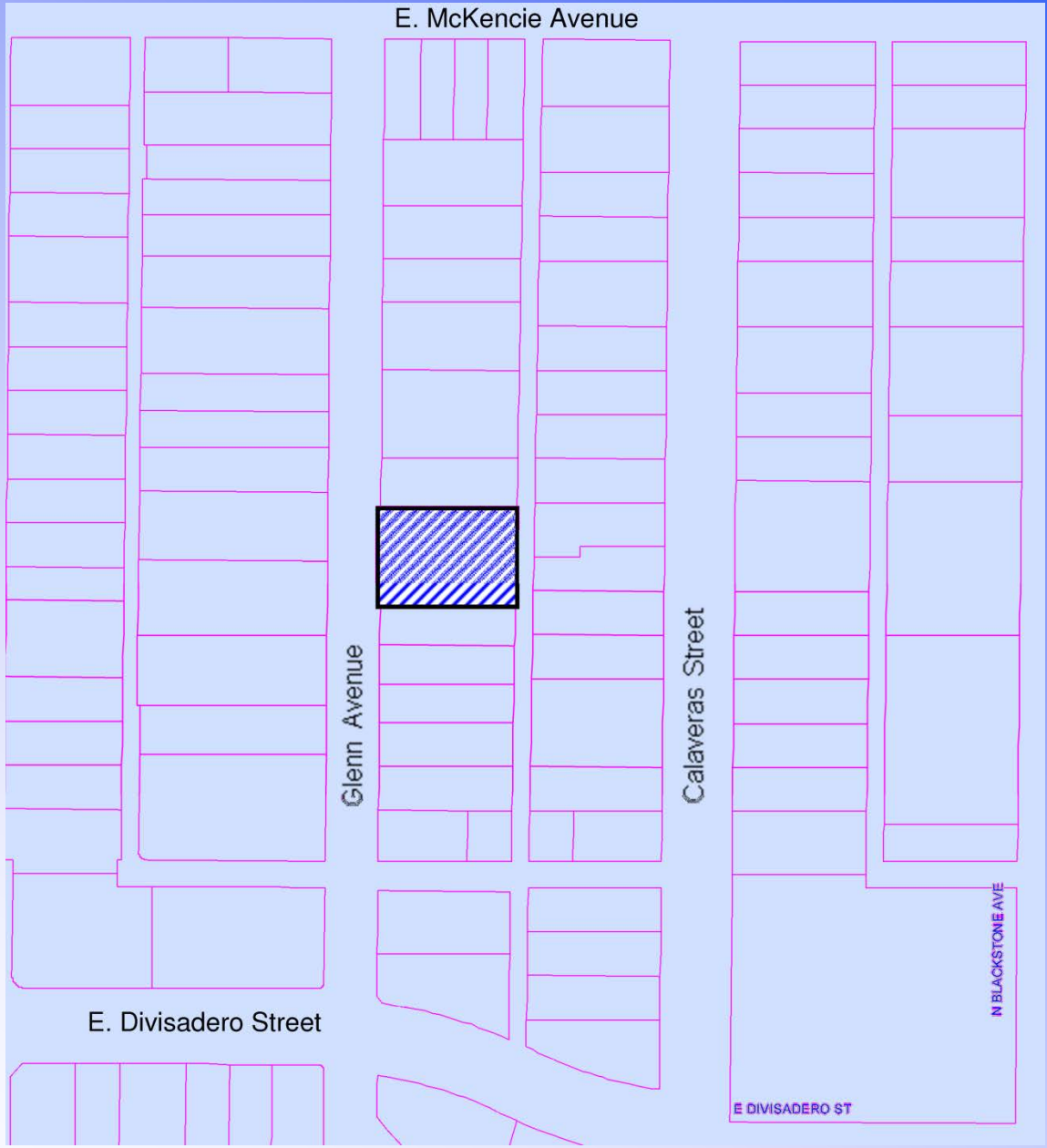
REZONE APPLICATION NO. R-15-001

AND RELATED ENVIRONMENTAL ASSESSMENT

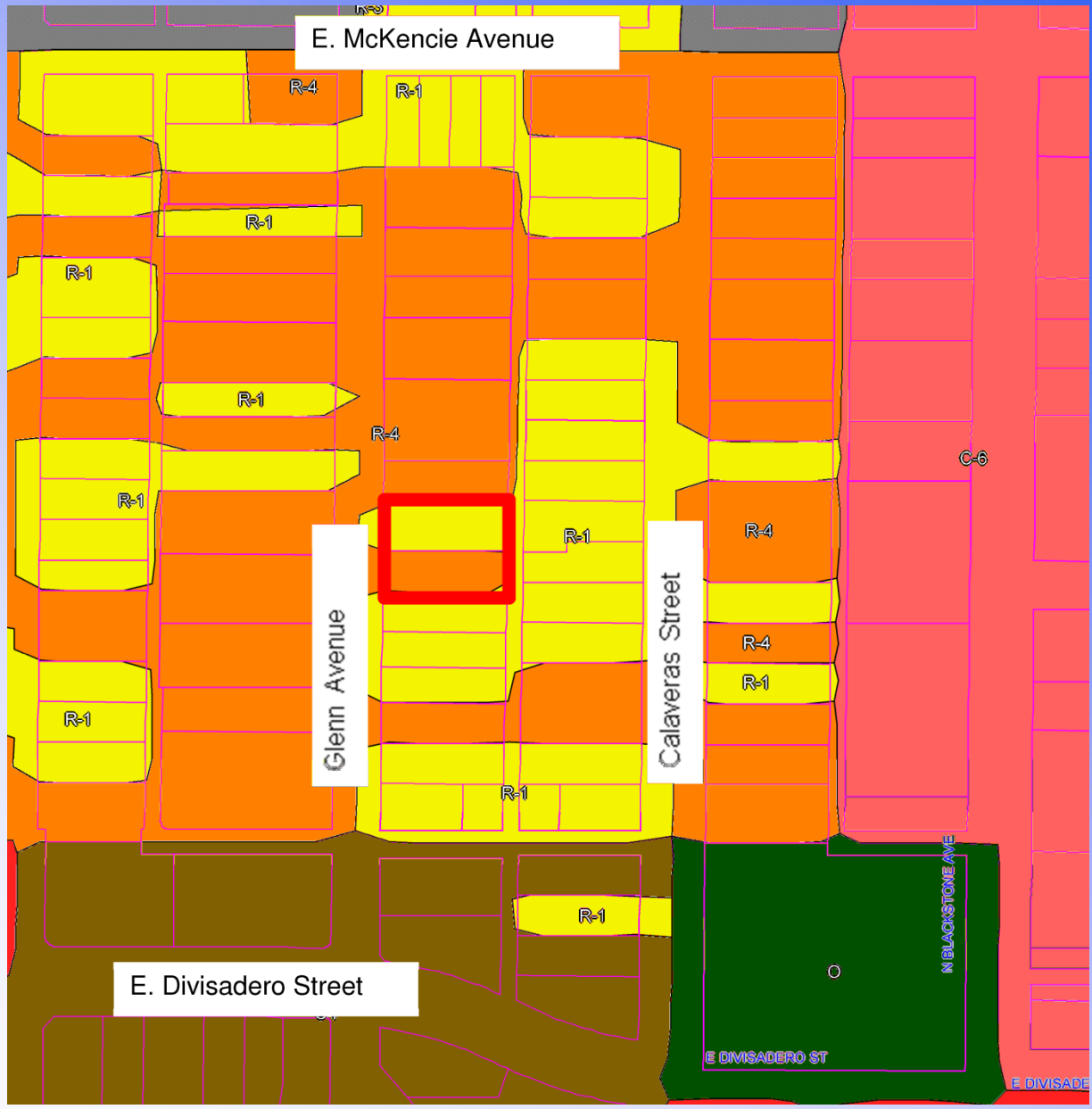
City Council Hearing
June 11, 2015

Summary

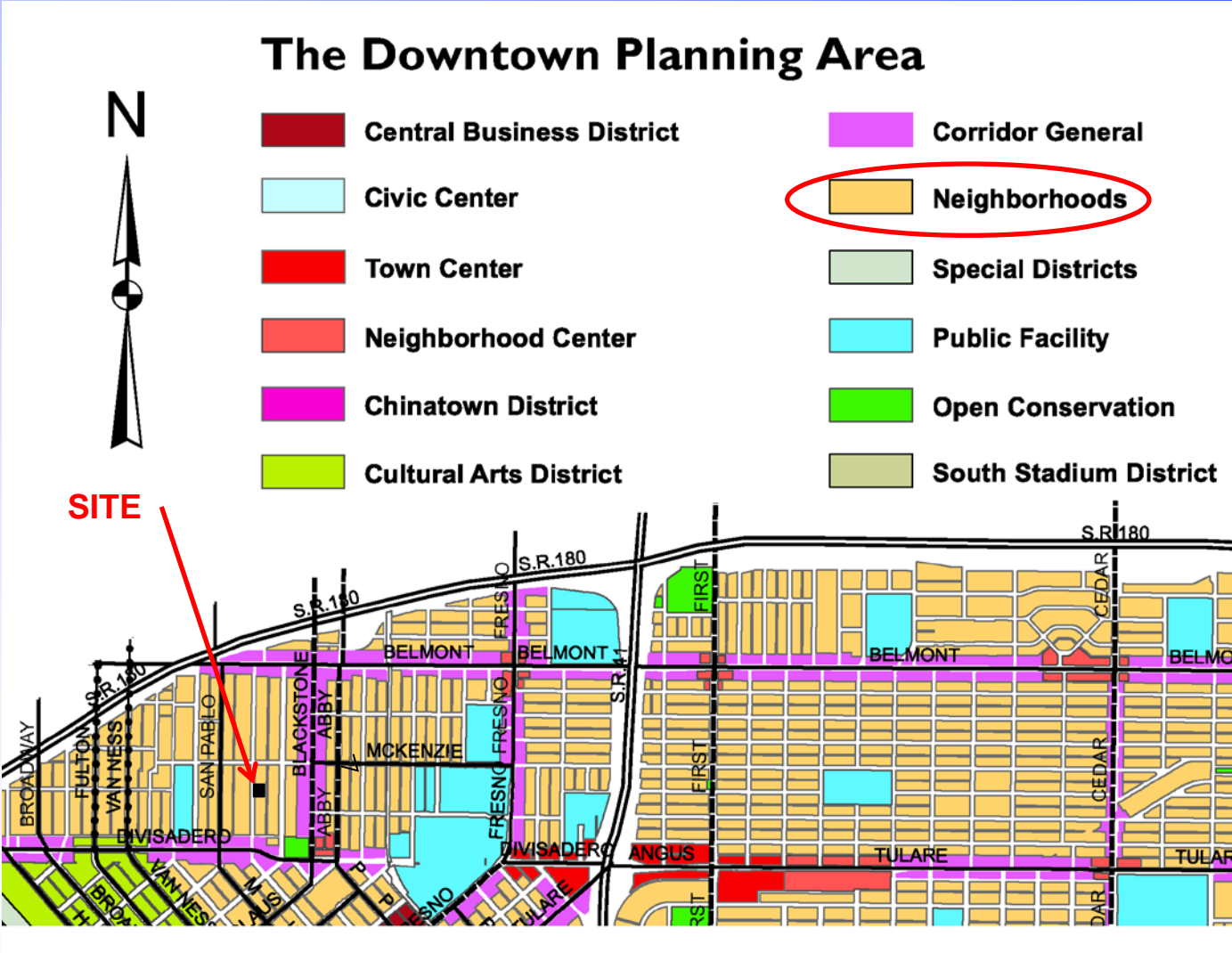
- **Rezone Application No. R-15-001:** Proposes to rezone the subject property from the R-1 (*Single Family Residential*) zone district to the R-4 (*High Density Multiple Family Residential*) zone district.
- **Environmental Assessment No. R-15-001/S-15-001** Recommends that a Class 32 Categorical Exemption be adopted for the project.







Fresno General Plan Land Use Designation



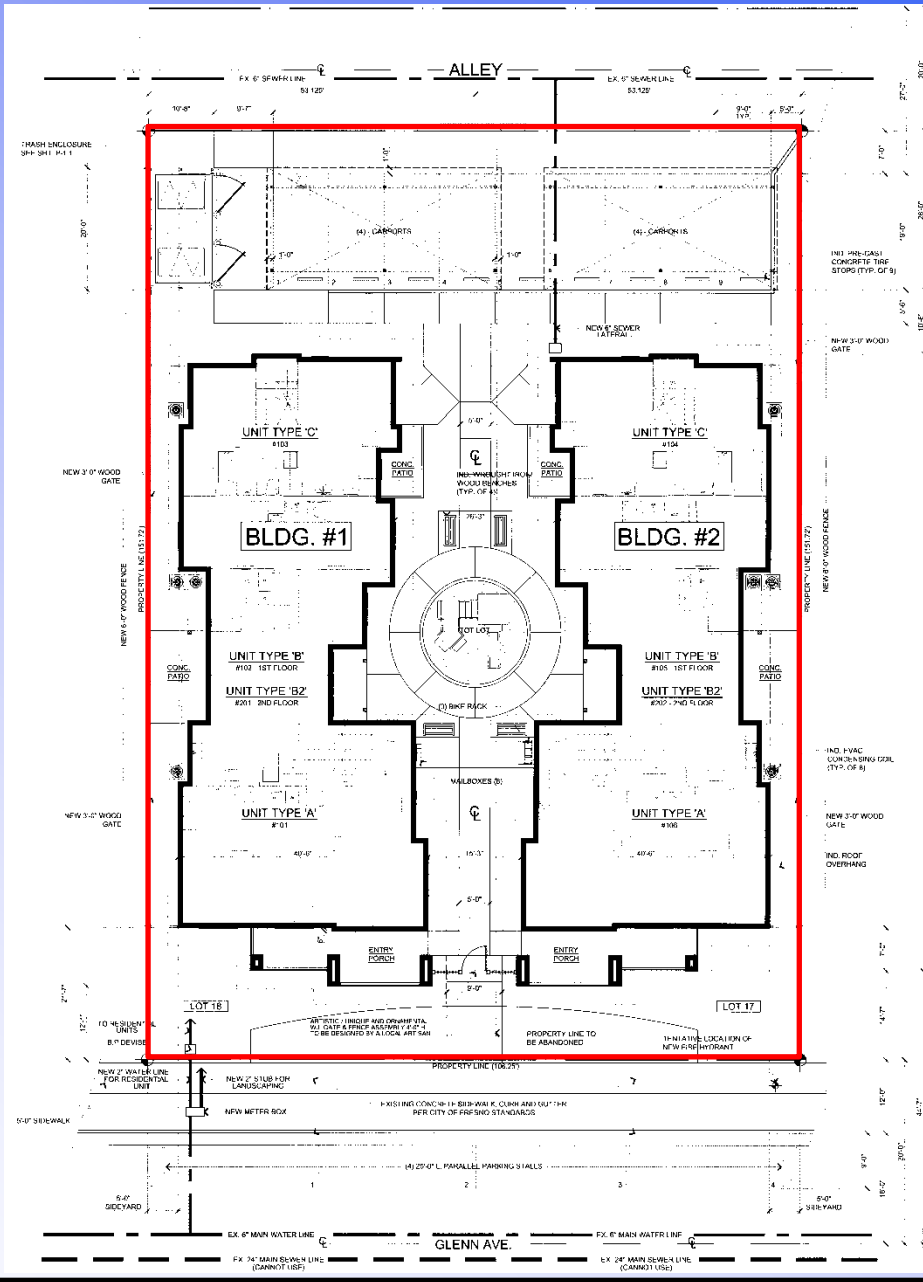
PROTECT – PRESERVE - PROMOTE

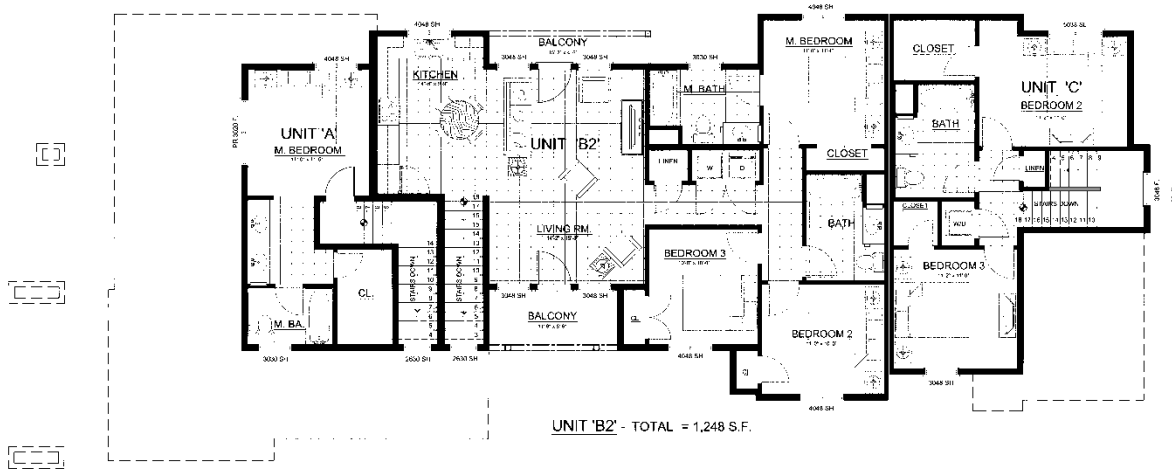
- The proposed project is consistent with many of the goals and policies of the newly adopted General Plan,
- The proposed project **Promotes** Reinvestment by proposing a quality development in an inner-city neighborhood,
- The proposed project **Preserves** Neighborhood character by proposing a design that is compatible with the historic architecture in the neighborhood, and
- The proposed project **Protects** Property values by constructing a compatible infill development on currently vacant property.

Residential Density Bonus and Incentives

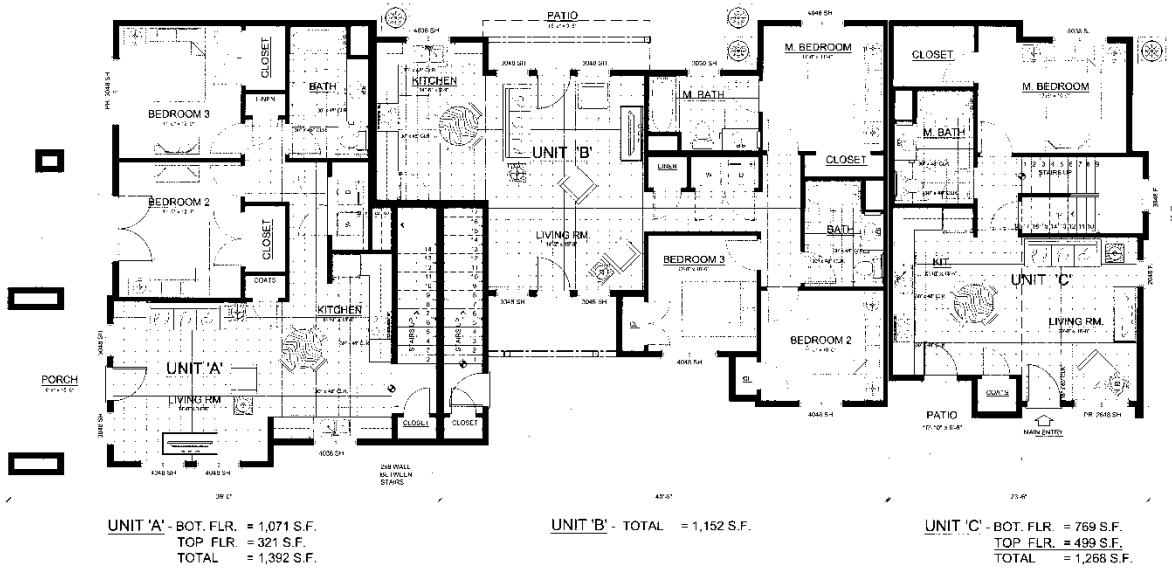
- The Applicant is proposing all units to be low income affordable units and therefore eligible for the maximum density increase of 35% and up to three incentives:
- Three incentives:
 - Parking reduction to 9 stalls (from 12)
 - Front setback to 12 ft. (with Public Art minor deviation)
 - Tree requirement reduced to 12 trees (from 20).
- 35% increase in density is equivalent to 9 units allowed on the subject site, with the applicant proposing 8

Fulton Lowell Committee, District 3
Committee, and Planning Commission
reviewed and approved the project





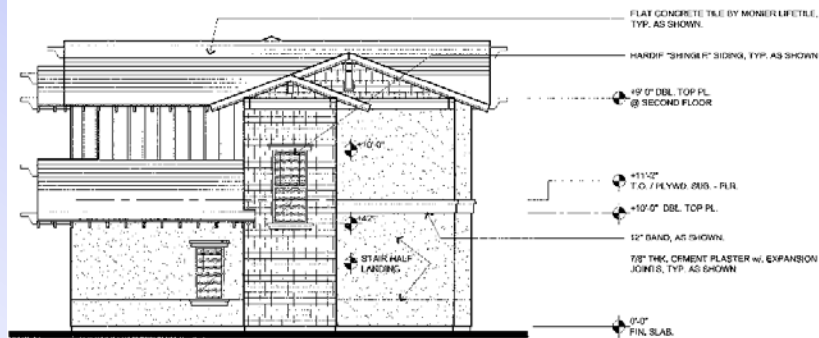
**BUILDING 1 - UPPER LEVEL UNIT / COORDINATION PLAN
(BUILDING 2 SIMILAR)**



**BUILDING 1 - LOWER LEVEL UNIT / COORDINATION PLAN
(BUILDING 2 SIMILAR)**



**BUILDING 1 - COURTYARD ELEVATION
(BUILDING 2 - SIMILAR)**



**BUILDING 1 - REAR EAST SIDE ELEVATION
(BUILDING 2 - SIMILAR)**



**BUILDING 1 - FRONT / WEST SIDE ELEVATION
(BUILDING 2 - SIMILAR)**

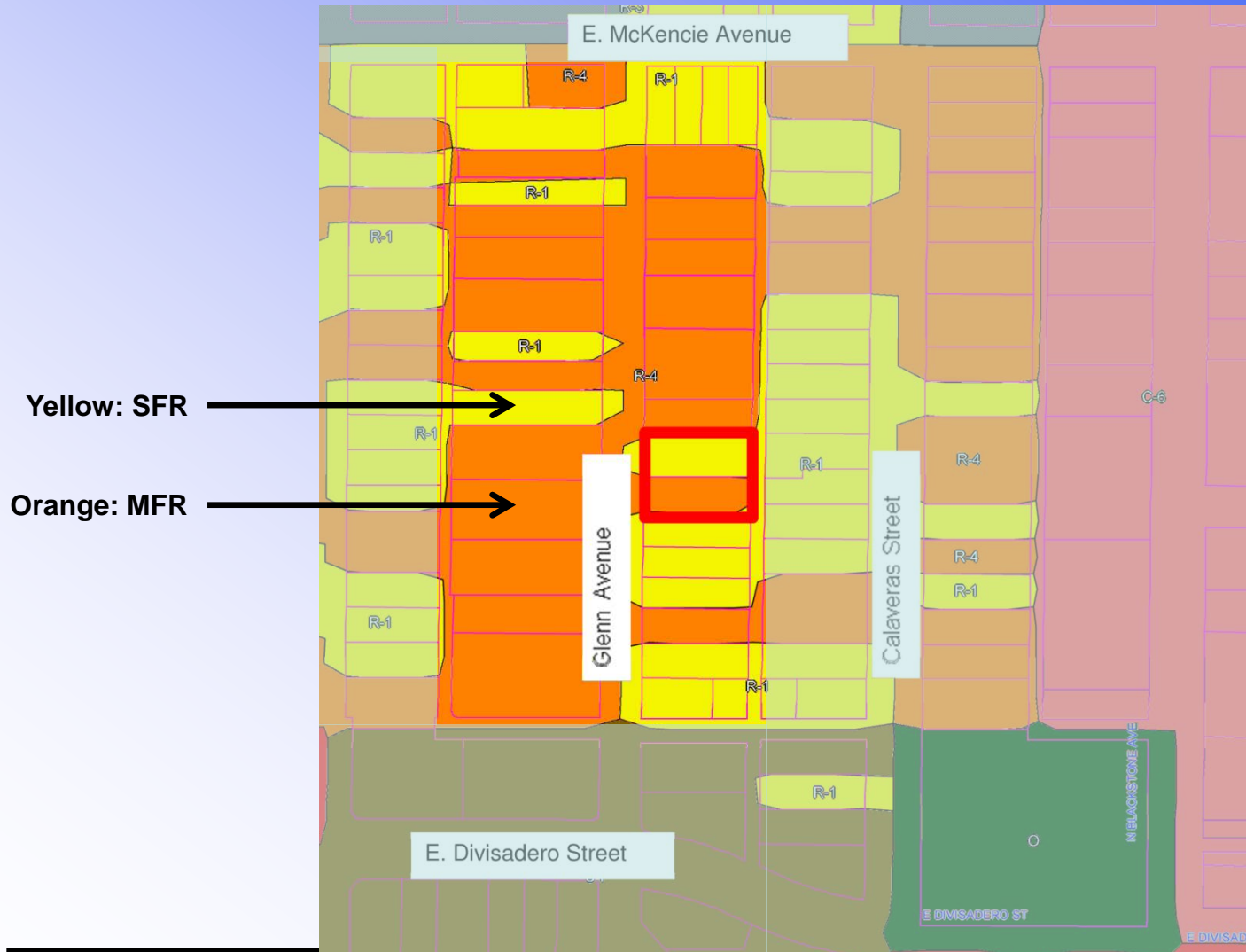


**BUILDING 1 - SIDERYARD ELEVATION
(BUILDING 2 - SIMILAR)**

Area of Concern

- **Parking and Density:** During the February 4, 2015 Planning Commission Hearing, neighborhood property owners expressed concern that the reduced parking will be problematic to the existing street parking conditions and that additional multi family units will increase the density of the neighborhood.

The existing neighborhood is a mixture of single family and multi family residential properties.



Yellow: SFR

Orange: MFR

Street scape looking North on Glenn Avenue at 8:20 p.m.
on Wednesday May 27, 2015.



Street scape looking South on Glenn Avenue at 8:20 p.m.
on Wednesday May 27, 2015.



Staff Recommendation

- Staff recommends that the City Council take the following actions:
- 1. RECOMMEND APPROVAL of the adoption of a Class 32 categorical exemption for Environmental Assessment (EA) No. R-15-001/S-15-001 prepared for Rezone Application No. R-15-001.
- 2. RECOMMEND APPROVAL of Rezone Application No. R-15-001 which proposes to amend the Official Zone Map to reclassify APN 459-322-18 from the R-1 (Single Family Residential) zone district to the R-4 (High Density Multiple Family Residential) zone district.