

RECEIVED

Agenda Item: 10:15 A.M. (File ID16-518)

Date: 5/12/16

2016 MAY 10 PM 1 15



Supplemental Information Packet

Agenda Related Items – 10:15 A.M. (File ID16-518)

Contents of Supplement: PowerPoint Slides

Item(s)

HEARING to Consider Plan Amendment Application No. A-15-004, Rezone Application No. R-15-013, Site Plan Review S-15-115, Variance V-15-006 and related Environmental Assessment No. A-15-004/R-15-013/S-15-115/V-15-006, pertaining to approximately 18.5 acres of property on the north side of E. Herndon Avenue between N. Chestnut and N. Willow 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):

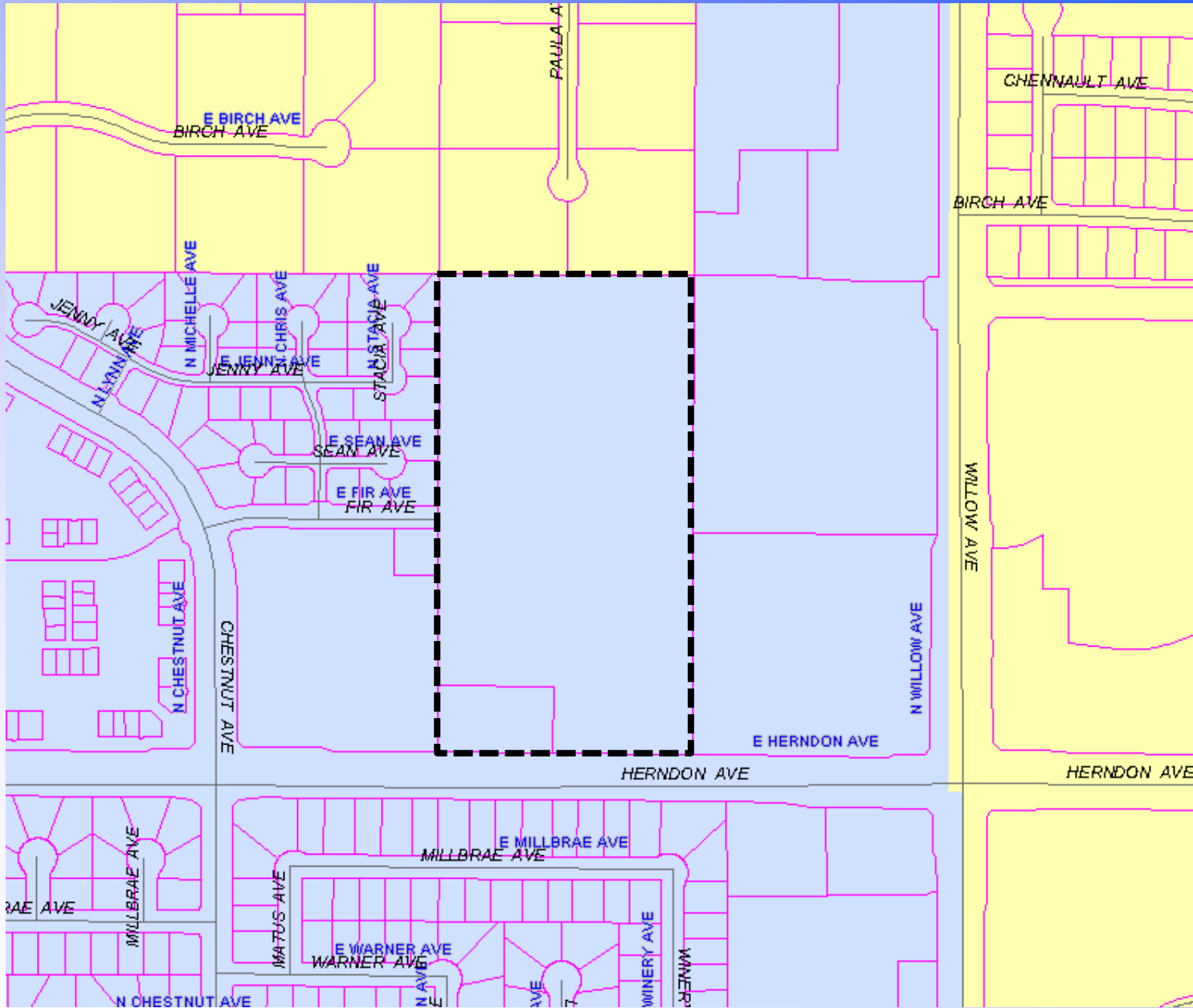
The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call 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

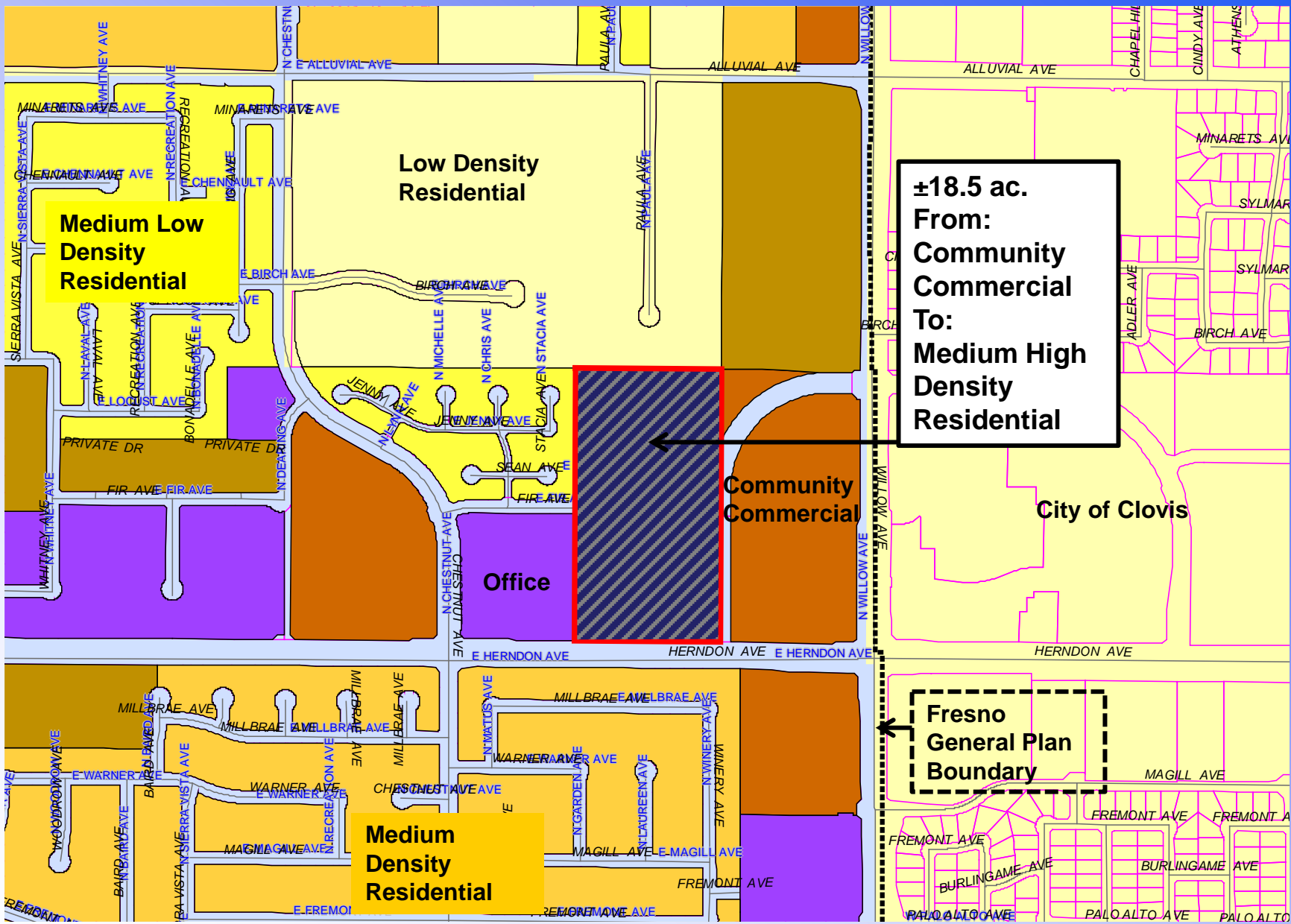
**PLAN AMENDMENT APPLICATION NO. A-15-004,
REZONE APPLICATION NO. R-15-013, SITE PLAN
REVIEW APPLICATION NO. S-15-115, VARIANCE
APPLICATION NO. V-15-006**

**AND RELATED ENVIRONMENTAL FINDING FOR
ENVIRONMENTAL ASSESSMENT NO. A-15-004/R-
15-013/S-15-115/V-15-006**

Filed by Bryan Sassano of S.I.M. Architects
on behalf of Spencer Enterprises

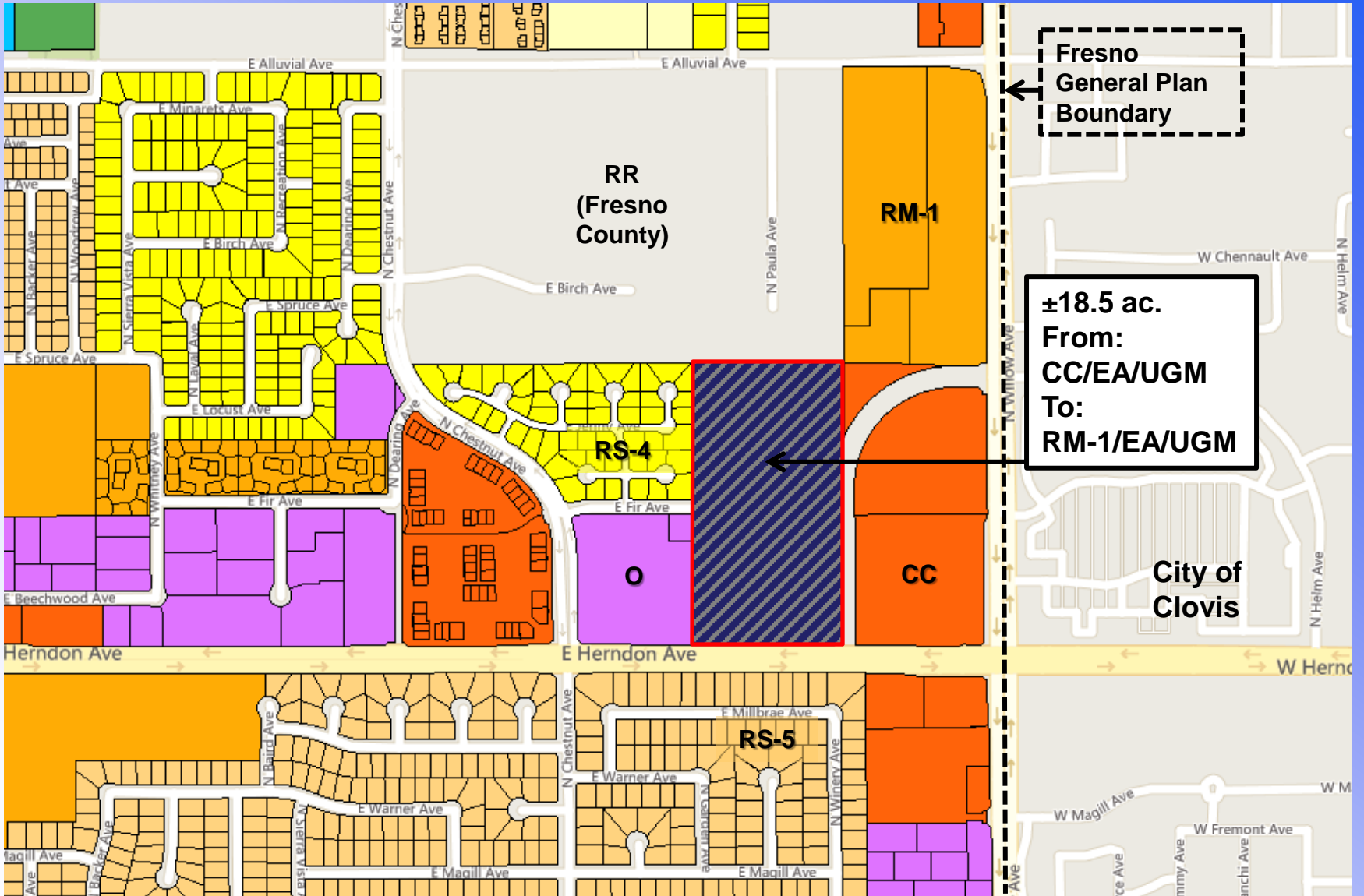




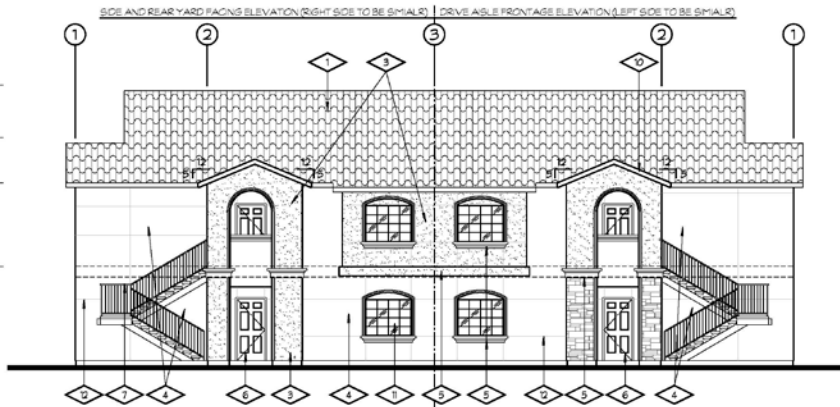


±18.5 ac.
From:
Community Commercial
To:
Medium High Density Residential

Fresno General Plan Boundary



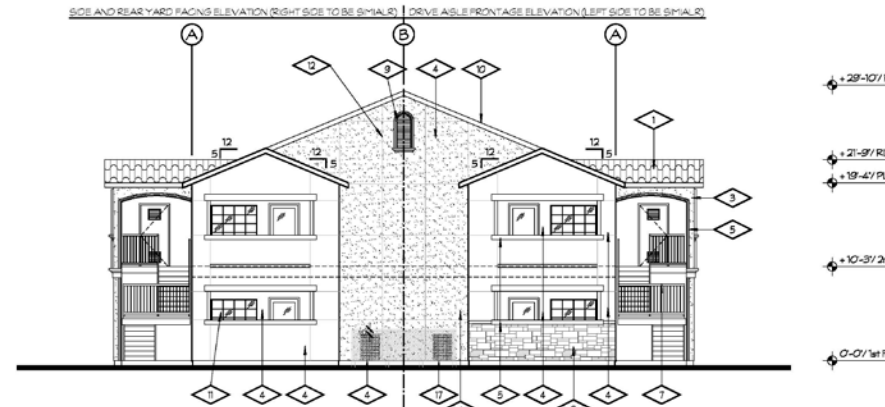




BUILDING 'A' - FRONT ELEVATION

1. STONE VENEER ONLY OCCURS ON THE SIDE OF THE BUILDING THAT IS FACING THE DRIVE ASLES AND/OR ENTRY DRIVE.
2. EACH ELEVATION IS SHOWN WITH STUCCO (LEFT SIDE) AND STONEVENEER (RIGHT SIDE) TO SHOW THE LAYOUT OF THE STUCCO EXPANSION JOINTS AT WINDOWS, WHERE STUCCO OCCURS AND THE LAYOUT OF THE STONE, WHERE STONE OCCURS.

SCALE: 1/8"=1'-0"

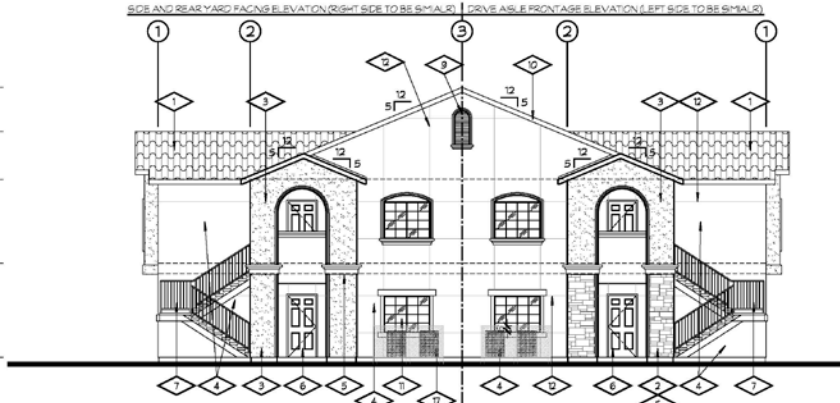


BUILDING 'A' - SIDE ELEVATION

1. STONE VENEER ONLY OCCURS ON THE SIDE OF THE BUILDING THAT IS FACING THE DRIVE ASLES AND/OR ENTRY DRIVE.
2. EACH ELEVATION IS SHOWN WITH STUCCO (LEFT SIDE) AND STONEVENEER (RIGHT SIDE) TO SHOW THE LAYOUT OF THE STUCCO EXPANSION JOINTS AT WINDOWS, WHERE STUCCO OCCURS AND THE LAYOUT OF THE STONE, WHERE STONE OCCURS.

SCALE: 1/8"=1'-0"

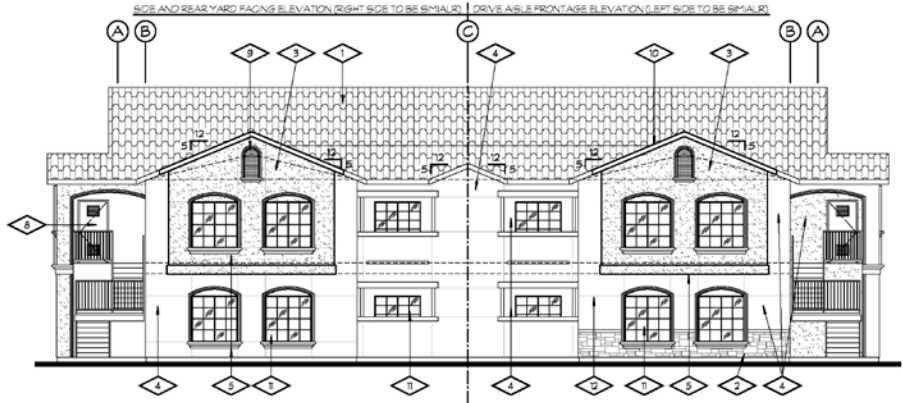
+28'-10 1/2"
 +21'-9 1/2"
 +19'-4 1/2"
 +10'-5 1/2"
 0'-0 1/2" F.F.



BUILDING 'B2' - FRONT ELEVATION

1. STONE VENEER ONLY OCCURS ON THE SIDE OF THE BUILDING THAT IS FACING THE DRIVE ASLES AND/OR ENTRY DRIVE.
2. EACH ELEVATION IS SHOWN WITH STUCCO (LEFT SIDE) AND STONEVENEER (RIGHT SIDE) TO SHOW THE LAYOUT OF THE STUCCO EXPANSION JOINTS AT WINDOWS, WHERE STUCCO OCCURS AND THE LAYOUT OF THE STONE, WHERE STONE OCCURS.

SCALE: 1/8"=1'-0"



BUILDING 'B2' - SIDE ELEVATION

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SCALE: 1/8"=1'-0"

Public Input

- The District 6 Plan Implementation Committee unanimously recommended approval of the proposed applications.
- The applicant held a neighborhood meeting on February 11, 2016. Notices were sent to property owners within 500 feet. Approximately 20 individuals attended. Concerns included traffic, crime, wall height, and construction impacts.
- A letter of concern was received on Tuesday April 5, 2016. The Sierra View Homeowners Association expressed concerns with traffic, noise, and the evaluation of environmental impacts.
- A Planning Commission hearing was held for this item on April 20, 2016. No one from the public spoke in opposition, and the project was recommended for approval by a unanimous vote.

Staff Recommendation

Staff recommends that the Planning Commission take the following actions:

1. ADOPT the Mitigated Negative Declaration prepared for Environmental Assessment No. A-15-004/R-15-013/S-15-115/V-15-006 dated April 15, 2016.
2. ADOPT RESOLUTION approving Plan Amendment Application No. A-15-004 proposing to amend the Fresno General Plan and Woodward Park Community Plan to change the planned land use designation of the subject property from Community Commercial to the Medium-High Density Residential land use designation.
3. ADOPT BILL repealing the Official Plan Line for North Winery Avenue from East Herndon Avenue to North Willow Avenue (OPL No. 148).

Staff Recommendation (Cont.)

Staff recommends that the Planning Commission take the following actions:

4. ADOPT BILL approving Rezone Application No. R-15-013 to rezone the subject property from the CC/EA/UGM (*Community Commercial /Expressway Area Overlay/Urban Growth Management*) zone district to the RM-1/EA/UGM (*Residential Multi-Family, Medium High Density/Expressway Area Overlay/Urban Growth Management*) zone district.
5. APPROVE Site Plan Review Application No. S-15-115 to facilitate approval of a proposed 296-unit gated multiple family residential development with amenities such as community building, swimming pool, garages, and carports.
6. APPROVE Variance Application No. V-15-006 for purposes of authorizing; (1) an increase in the height of a block wall to a maximum height of up to 8 feet tall; (2) a reduction in the required rear yard setback from twenty feet to ten feet; (3) a reduction in landscaping buffer requirements along interior property lines adjacent to neighboring properties.