

# Exhibit E

## PROJECT INFORMATION TABLES

### PROJECT SUMMARY

PROJECT	See Executive Summary in Staff Report for Plan Amendment and Rezone Application No. P22-00507 and related Development Permit Application No. P22-00505.	
APPLICANT	Roger Hurtado of Centerline Design, LLC, on behalf of Valley Health Team, Inc	
LOCATION	49 West Fir Avenue; Located on the west side of North Sugar Pine Avenue between West Fir Avenue and West Beechwood Avenues in Fresno (APNs: 303-161-48, 303-161-49, 303-161-50, 303-161-51, 303-161-52, and 303-161-53) <b>(Council District 2, Council Member Karbassi)</b>	
SITE SIZE	± 1.23 acres	
PLANNED LAND USE	Existing-	Residential – Medium Density (One Single family home on APN 303-161-48)
	Proposed-	Commercial – General (Medical Facility/Office)
ZONING	Existing-	RS-5 ( <i>Residential Single Family, Medium Density</i> ) zone district
	Proposed-	CG ( <i>Commercial – General</i> ) zone district
HOUSING ELEMENT SITE	This project (P22-00505 and P22-00507) is located across six parcels, five of which are part of the 2013-2023 RHNA Housing Element Sites Inventory, which anticipates a combined minimum capacity of 5 above moderate units for this site. The 2013-2023 RHNA obligation for above moderate is 10,116 and the existing surplus capacity is 5,499 for a total existing capacity of 15,615 units. This project proposes 0 units of housing, therefore will lower the surplus capacity to 5,494 units. As the remaining sites identified in the Housing Element are adequate to meet the requirements of Section 65583.2 of the California Government Code and to accommodate the City’s share of the regional housing need pursuant to Section 65584, this project is consistent with the Housing Element.	

PLAN DESIGNATION AND CONSISTENCY	Plan Amendment Application No. P22-00507 proposes to amend the Fresno General Plan and Pinedale Specific Plan to change the planned land use designations for the subject property from Residential – Medium Density (± 1.23 acres) to Commercial - General (± 1.23 acres). The rezone application component proposes to amend the Official Zoning Map of the City of Fresno to rezone the subject property from the RS-5 ( <i>Residential Single Family, Medium Density</i> ) (± 1.23 acres) zone district to the CG ( <i>Commercial - General</i> ) (± 1.23 acres) zone district in accordance with the Plan Amendment Application. The proposed Commercial – General planned land use designation is consistent with the proposed underlying CG ( <i>Commercial - General</i> ) zone district.
ENVIRONMENTAL FINDING	A Mitigated Negative Declaration dated December 9, 2022, was completed.
PLAN COMMITTEE RECOMMENDATION	The Council District 2 Project Review Committee reviewed this project on October 10, 2022, and unanimously voted (3-0-0) to recommend approval of the project. The committee expressed support for the project and the services it provides. Recommended it be approved promptly and open as soon as possible to provide necessary services. No additional comments and/or recommendations.
STAFF RECOMMENDATION	<b>Adoption</b> of the Mitigated Negative Declaration as prepared for Environmental Assessment No. P22-00507/P22-00505, dated December 9, 2022 and <b>Approval</b> of Plan Amendment and Rezone Application No. P22-00507 and related Development Permit Application No. P22-00505 subject to conditions found in the Conditions of Approval dated March 1, 2023.

## BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
<b>North</b>	Public Facility - Elementary School	PI ( <i>Public and Institutional</i> )	Elementary School
<b>South</b>	Residential – Medium Density	RS-5 ( <i>Residential Single Family, Medium Density</i> )	Residential
<b>East</b>	Corridor/Center Mixed	CMX ( <i>Corridor - Center Mixed Use</i> )	Commercial
<b>West</b>	Residential – Medium Density	RS-5 ( <i>Residential Single Family, Medium Density</i> )	Residential