

CONSIDERATION OF
AN AMENDMENT TO THE WEST CREEK VILLAGE
DEVELOPMENT AGREEMENT
AND
THE RELATED ENVIRONMENTAL FINDING FOR
ADDENDUM TO ENVIRONMENTAL ASSESSMENT NOS.
A-17-007/R-17-010/TPM-17-06/ANX-17-005
AND P18-03290



PRESENTATION BY: ROB HOLT, PLANNER III

ID 22-730

CITY COUNCIL HEARING | MAY 12, 2022

DEVELOPMENT AGREEMENT

Background

- March 5, 2020 – Final Approval of Original Development Agreement
 - Mixed-use activity center
 - Diversified Housing
 - Commercial Amenities
 - Fresno City College – West Fresno Satellite Campus

Section 3.9 of the Development Agreement

(a) Density Limitation. Master Developer covenants and agrees to develop Master Developer's Property within the density limits articulated by the West Creek Village Approvals and shall not exceed the number of residential units which are set forth in those approvals as a total of 481 residential units comprised of 92 single-family detached, 25 single-family attached, 264 multi-family, and 100 lofts over ground floor retail.

DEVELOPMENT AGREEMENT

Section 3.9(a)(ii) of the Development Agreement

“Nothing in this Section shall preclude Master Developer from applying for and seeking approval of an amendment to this Section pursuant to Section 16.2 of this Agreement. However, amendment of this Section shall not be processed as a Minor Change pursuant to Section 3.3.

Section 3.3(c) of the Development Agreement

“... All changes not considered Minor Changes will be considered Major Changes and shall require Council approval...”

DEVELOPMENT AGREEMENT AMENDMENT

Proposed Amendment to Section 3.9(a)

Density Limitation. Master Developer covenants and agrees to develop Master Developer's Property within the density limits articulated by the West Creek Village Approvals and shall not exceed the number of residential units which are set forth in those approvals as a total of 481 residential units ~~comprised of 92 single-family detached, 25 single-family attached, 264 multi-family, and 100 lofts over ground floor retail.~~

CONTINUANCE

Planning Commission continued to give SW Fresno Community chance to reach out to Staff

Four members of the Community visited Staff on April 25, 2022 and May 3, 2022.

STAFF RECOMMENDATION

- **ADOPT** an Addendum to Environmental Assessment No. A-17-007/R-17-010/TPM-17-06/ANX-17-005 dated August 24, 2017, and Environmental Assessment No. P18-03290 dated February 13, 2020, in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines.

- **BILL – (For introduction)** - Approving an amendment to Section 3.9(a) of the Development Agreement by and between the City of Fresno and 2500 MLK, LLC for the West Creek Village Project.