

Consideration of

**PLAN AMENDMENT NO. P18-00826;
REZONE APPLICATION NO. P18-00826;
DEVELOPMENT PERMIT APPLICATION NO. P18-02232; AND
RELATED ENVIRONMENTAL ASSESSMENT**

Filed by

*Giorgio Russo, Ginder Development on behalf of
Russ Nakata, Sequoia-Fresno Joint Venture &
Sequoia II, LLC*

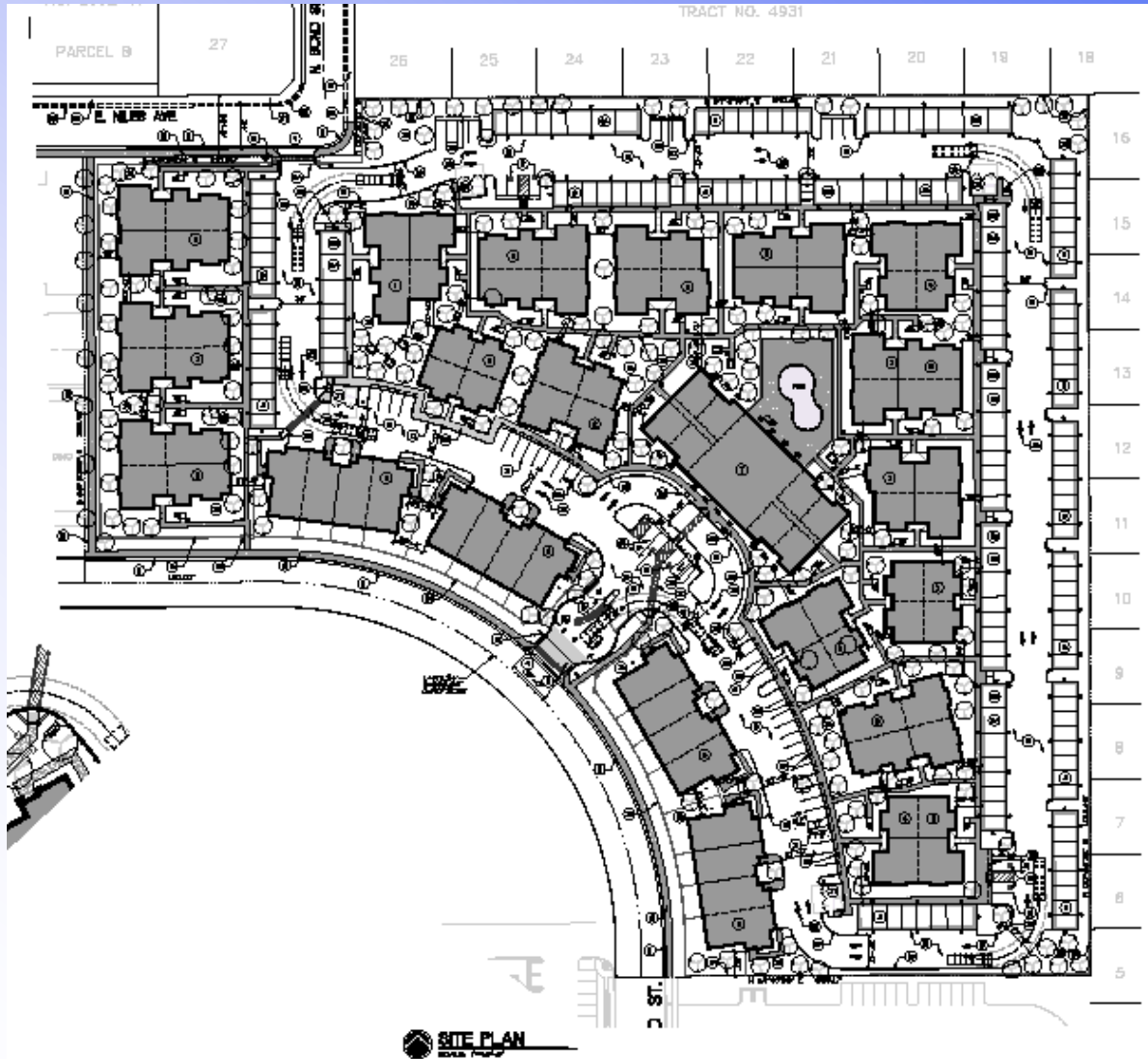
2018 – SITE AERIAL PHOTOGRAPH



Proposes to amend the Fresno General Plan and Woodward Park Community Plan planned land use FROM: *Commercial Recreation* TO: *Residential Multi-Family Medium High Density (12-16 Dwelling Units/Acre)*

Proposes to amend the Official Zone Map FROM: *CRC/UGM/cz (Commercial Recreation/Urban Growth Boundary/conditions of zoning)* TO: *RM-1/UGM (Residential Multi-Family, Medium High Density/Urban Growth Boundary/conditions of zoning)*

Development Permit Application No. P18-02232



- Construction of a gated 164-unit luxury apartment complex on 10.25-acre portion that includes the following:
 - 16 two story buildings with four units/building (1, 2 & 3 bedroom mix);
 - Two story clubhouse which includes 20 one bedroom units;
 - 4 single-story fourplex buildings with 2 bedroom units + garage for each;
 - 20 separate single-story garage buildings providing 184 parking spaces;
 - 54 guest parking spaces
 - Extension of N. Bond Street (private);
 - Landscaping, walkways, decorative masonry walls, iron fencing/gates, patio and pool

STAFF RECOMMENDATION

- **ADOPT** CEQA Environmental Assessment for P18-00826 and P18-02232, a Negative Declaration dated March 21, 2019.
- **RESOLUTION** – Approving Plan Amendment Application No. P18-00826 proposing to amend the Fresno General Plan and the Woodward Park Community Plan land use designation of the subject 11.16 acre portion of the 22.81 acre parcel from Commercial-Recreation to Residential Medium High Density (12-16 Dwelling Units/Acre).
- **BILL** (for introduction and adoption) – Approving Rezone Application No. P18-00826 to amend the Official Zone Map to reclassify the 11.16-acre portion of the 22.81 acre parcel from CRC/UGM/cz (Commercial-Recreation/Urban Growth Management/Conditions of Zoning) to RM-1/UGM (Residential Multi-Family, Medium High Density/Urban Growth Management/Conditions of Zoning) in accordance with Plan Amendment No. P18-00826.
- **APPROVE** – Development Permit Application No. P18-02232 authorizing construction of a gated 164-unit multi-family luxury apartment complex on the 10.25 acre portion of the 11.16 acres.