

PROJECT INFORMATION TABLES

PROJECT	<p>Conditional Use Permit Application No. P18-03989 was filed by Mike deAlba of DeAlba Architecture, on behalf of Star Housing Project, and pertains to a 0.22 acre parcel of land located at 267 West Spruce Avenue in the neighborhood community of Pinedale. The applicant proposes the construction of a market-rate, two-unit attached residential townhouse development. Each townhome is proposed to be developed as a two-story 2,055 square-foot residence with a proposed 92 square-foot covered front porch and a 420 square-foot attached garage.</p>
APPLICANT	<p>Mike de Alba, Architect De Alba Architecture 5129 North First Street Fresno, CA 93710</p>
OWNER	<p>Star Housing Project, Inc. 6771 Carmalee Lane Fresno, CA 93727</p>
LOCATION	<p>267 West Beechwood Avenue APN: 303-121-04 Council District 2</p>
SITE SIZE	<p>0.22 acre</p>
LAND USE	<p>Residential – Medium Density</p>
ZONING	<p>RS-5</p>
HOUSING ELEMENT SITE	<p>The subject property is on a site listed in the Housing Element (HE) Sites Inventory (2013-2023 RHNA). The Housing Sites Inventory establishes the minimum capacity of this site to be one unit with an affordability categorization of Above Moderate. This project proposes two units of market rate (Above Moderate) housing. This project is consistent with the Housing Element.</p>
PLAN DESIGNATION AND CONSISTENCY	<p>The request to construct a market-rate, two-unit detached residential townhouse development is consistent with the RS-5 (<i>Residential Single Family, Medium Density</i>) and the Residential Medium Density planned land use designation of the Fresno General Plan, Bullard Community Plan, and the Pinedale Neighborhood Plan.</p>

<p>ENVIRONMENTAL FINDING</p>	<p>A Class 32 Categorical Exemption was prepared on August 4, 2019.</p>
<p>SPECIAL POLICY AREA APPLICABLE POLICIES</p>	<p><u>Pinedale Neighborhood Plan</u> <u>PolicyB-1.b:</u> The City shall encourage innovative housing design that maximizes the use of space, particularly as it relates to small lot residential development.</p> <p><u>Policy C-1.b:</u> Assure that the construction of all improvements is of appropriate quality and complimentary to the unique circumstances of the community through the adoption of design standards for new construction.</p>
<p>HISTORIC INFORMATION HISTORIC SITE/DISTRICT</p>	<p>The Pinedale neighborhood has served a variety of purposes since its beginning in 1923 as a new town for the workers of the Sugar Pine Lumber Company. The Pinedale community housing includes numerous small cottages and homes from that early period (1923 to 1933). From 1933 through 1945 the site was used by the U.S. Army for both the Japanese relocation camp and Camp Pinedale—the U.S. Army Signal Corps training school. Post-war through the 1950s and 1960s Pinedale remained an island to itself surrounded by fig orchards. In June 1979 Pinedale was annexed to the City of Fresno.</p>
<p>PLAN COMMITTEE RECOMMENDATION</p>	<p>On June 3, 2019, the Council District 2 Plan Implementation Committee reviewed and recommended approval of Conditional Use Permit Application No. P18-03989 by a vote of 4 – 0 with no conditions.</p>
<p>STAFF RECOMMENDATION:</p>	<p>Staff recommends approval of Conditional Use Permit Application No. P18-03989 subject to compliance with the Conditions of Approval contained in the approval letter dated September 18, 2019.</p>