

PROJECT INFORMATION TABLES

PROJECT	Conditional Use Permit Application No. P18-03987 was filed by Mike deAlba of DeAlba Architecture, on behalf of Star Housing Project, and pertains to a 0.24 acre corner parcel of land located at 293 West Beechwood Avenue in the neighborhood community of Pinedale. The applicant proposes the construction of a market-rate, two-unit detached 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.
APPLICANT	Mike de Alba, Architect 5129 North First Street Fresno, CA 93710
OWNER	Star Housing Project, Inc. 6771 Carmalee Lane Fresno, CA 93727
LOCATION	293 West Beechwood Avenue (site address), located on the southeast corner of West Beechwood and North College Avenues Townhome Addresses: 7042 North College Avenue, Unit 101 7042 North College Avenue, Unit 102 APN: 303-152-01 Council District 2
SITE SIZE	0.24 acre
LAND USE	Residential – Medium Density
ZONING	RS-5/EA (<i>Residential Single Family Medium Density/Expressway Area Overlay</i>)
HOUSING ELEMENT SITE	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>	<p>The request to construct a market-rate, two-unit detached residential townhouse development is consistent with the RS-5/EA zone district 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 May 15, 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. P18-03987 by a vote of 4 – 0 with no conditions.</p>
<p>STAFF RECOMMENDATION:</p>	<p>Staff recommends approval of Conditional Use Permit Application No. P18-03987 subject to compliance with the Conditions of Approval contained in the approval letter dated September 18, 2019.</p>