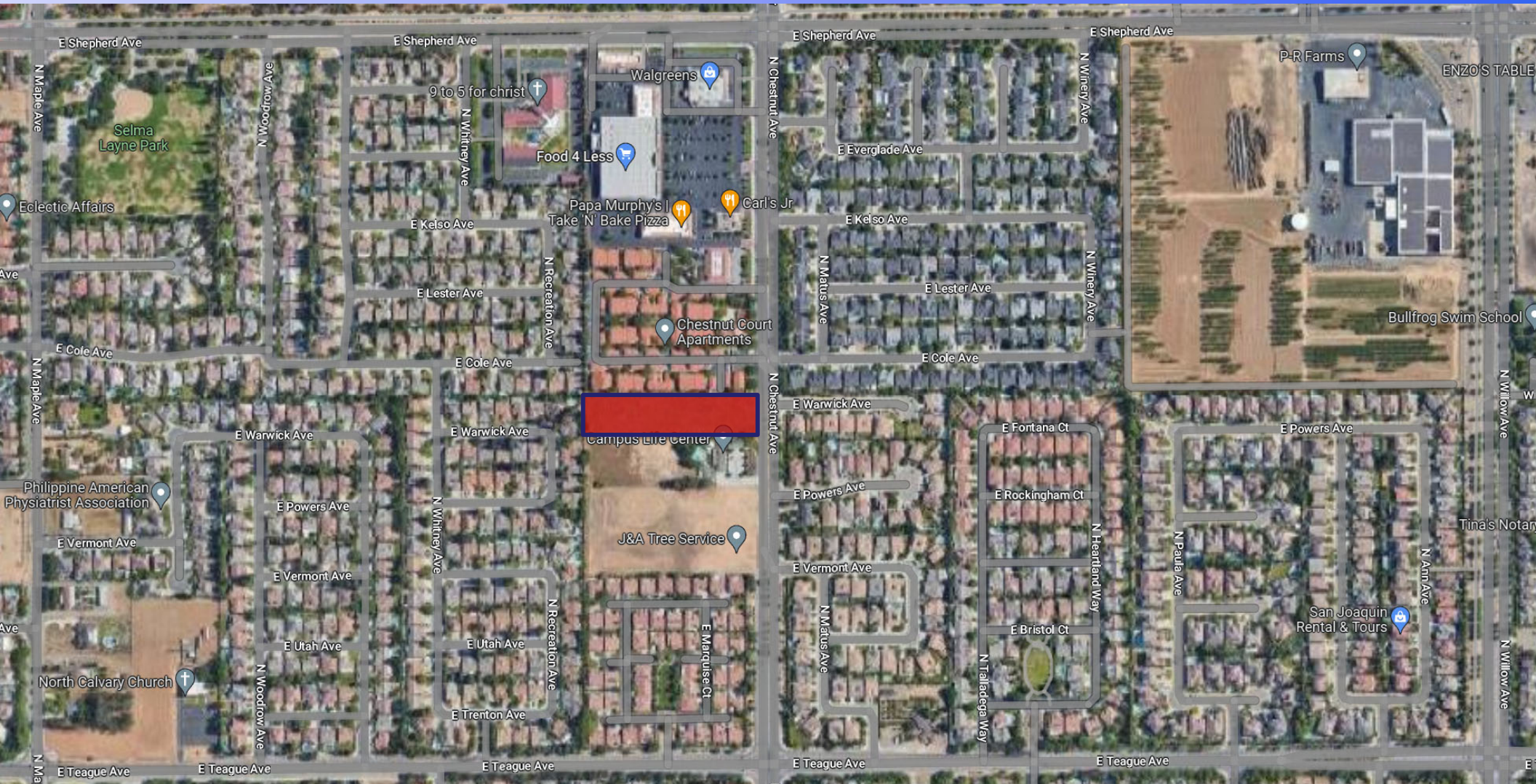


Exhibit R – PowerPoint Presentation

CONSIDERATION OF

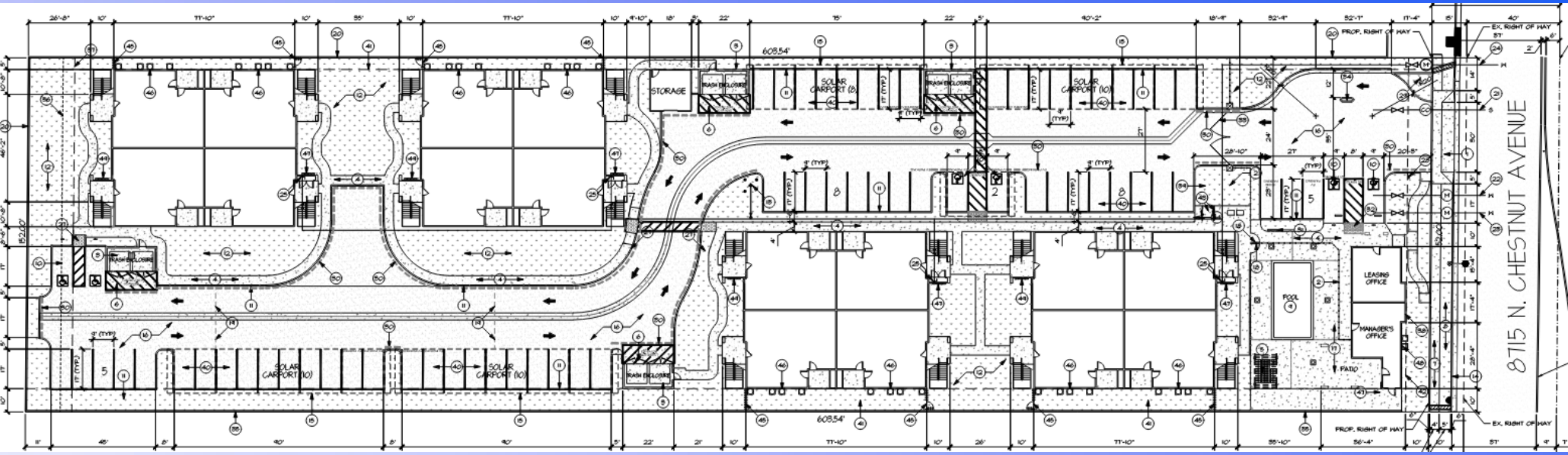
Plan Amendment and Rezone Application No. P22-01086,
Development Permit Application No. P21-06232, and related
Environmental Assessment No. P22-01086/P21-06232



VICINITY MAP

City Council Hearing May 11, 2023





Project Design and Details

- Four (4) ±5,750 square-foot two-story buildings
- A ±1,069 square-foot leasing and managers office
- New drive approach
- Second southbound lane adjacent to property
- 79 parking stalls
- Pool
- Trash enclosures
- ±19,165 square feet of private and common open space
- Landscaping,
- Curb, gutter, and sidewalks



Site Plan

PUBLIC NOTICE AND INPUT

- **On November 14, 2022**, the applicant conducted a neighborhood meeting, with ±30 neighborhood property owners in attendance.
- **On November 14, 2022**, a letter was received in opposition to the proposed project (**Exhibit G in staff report**).
 - The letter requested clarification on what environmental review occurred and if a TIS had been prepared for the project.
 - The letter expressed concern that the proposed rezoning and project could have a negative impact on traffic to the surrounding neighborhood.
 - The letter stated that local schools already divert neighborhood children to other schools.
 - The letter stated that the proposed change is incongruent with the General Plan and could be considered spot zoning.

PUBLIC NOTICE AND INPUT

- **On February 6, 2023**, the District 6 Project Review Committee reviewed the project but did not make a recommendation to approve.
 - Committee voted (2-5-2) to recommend approval of the project with the condition that the City requires the adjacent property to the south construct off-site improvements consistent with the requirements required of the subject property. The motion did not pass, and no further motions were made. As such, no recommendation was provided by the District 6 project review committee.
- **On March 24, 2023**, a notice for a Planning Commission Public Hearing was mailed to property owners within 1,000 feet of the subject property and posted online.
- **On April 3, 2023**, an additional letter was received in opposition to the proposed project. The letter cited concerns with traffic, schools, and locating additional multi-family residential housing in the area.
- **On April 28, 2023**, a notice for a City Council Public Hearing was mailed to property owners within 1,000 feet of the subject property and posted online.

STAFF RECOMMENDATION

Based upon the evaluation contained in this report, staff recommends that the City Council take the following actions:

1. **ADOPT** - Mitigated Negative Declaration as prepared for Environmental Assessment No. P22-01086/P21-06232, dated March 28, 2023, for the proposed project pursuant to the State of California Environmental Quality Act (CEQA); and,
2. **ADOPT RESOLUTION** - approving Plan Amendment Application No. P22-01086, requesting authorization to amend the Fresno General Plan and Woodward Park Community Plan to change the planned land use designation for the subject ±2.20 acre property from Residential – Medium Low Density to Residential - Medium High Density; and
3. **INTRODUCE AND ADOPT BILL** - approving Rezone Application No. P22-01086, requesting authorization to amend the Official Zoning Map of the City of Fresno to rezone the ±2.20 acre subject property from the from RS-4/UGM (*Residential Single Family, Medium Low Density/Urban Growth Management Area*) to RM-1/UGM (*Residential Multi-family - Medium High Density/Urban Growth Management Area*) zone district in accordance with the Plan Amendment Application; and
4. **APPROVE** - Development Permit Application No. P21-06232, requesting authorization to construct a 32 unit apartment complex consisting of four (4) 5,750 square-foot two-story buildings and a 1,069 square-foot leasing and managers office on a vacant parcel, subject to compliance with the Conditions of Approval dated April 5, 2023.