

PROJECT INFORMATION TABLES

PROJECT SUMMARY

PROJECT	See Executive Summary in Staff Report for Conditional Use Permit Application No. P19-02037.	
APPLICANT	Mike de Alba, of De Alba Architecture, on behalf of Star Housing Project, Inc.	
LOCATION	5240 North State Street S/A; Located on the south side of North State Street between West Mission Avenue and North Golden State Boulevard, in Highway City (APNs: 508-110-35S) (Council District 2, Council Member Karbassi)	
SITE SIZE	±0.78 Acres	
PLANNED LAND USE	Existing-	Medium Density Residential
	Proposed-	No Change
ZONING	RS-5 (<i>Single Family Residential, Medium Density</i>)	
HOUSING ELEMENT SITE	the subject property is not located on a site listed in the Housing Element Sites Inventory (2013-2023 RHNA).	
PLAN DESIGNATION AND CONSISTENCY	Conditional Use Permit Application No. P19-02037 is proposed in accordance with the Medium Density Residential planned land use designation identified in the Highway City Neighborhood Specific Plan, West Area Community Plan, and Fresno General Plan. The Medium Density Residential planned land use designation is consistent with the subject property's underlying RS-5 (<i>Single Family Residential, Medium Density</i>) zone district.	
ENVIRONMENTAL FINDING	A determination of Categorical Exemption, Section 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines was prepared for this project.	
PLAN COMMITTEE RECOMMENDATION	The Council District 2 Project Review Committee recommended approval of the proposed project on June 3, 2019 by a vote of 4-0 with no additional comments or recommendations.	
STAFF RECOMMENDATION	Approval of Conditional Use Permit Application No. P19-02037 subject to conditions found in the Conditions of Approval letter, dated September 18, 2019.	

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Medium Density Residential	RS-5 (<i>Single Family Residential, Medium Density</i>)	Single Family Residence
South	Medium Density Residential	RS-5 (<i>Single Family Residential, Medium Density</i>)	Single Family Residence
East	Commercial - General	CG (<i>General Commercial</i>)	Vacant
West	Medium Density Residential	RS-5 (<i>Single Family Residential, Medium Density</i>)	Single Family Residence