

Exhibit "P"  
City Council PowerPoint Presentation

# Consideration of

**PLAN AMENDMENT NO. A-17-007;  
ANNEXATION APPLICATION NO. ANX-17-005;  
PREZONE APPLICATION NO. R-17-010; and,  
TENTATIVE PARCEL MAP NO. TMP-17-06;  
AND**

**THE RELATED ENVIRONMENTAL FINDING FOR  
ENVIRONMENTAL ASSESSMENT NO.  
A-17-007/ ANX-17-005/ R-17-010 / TPM-17-06**

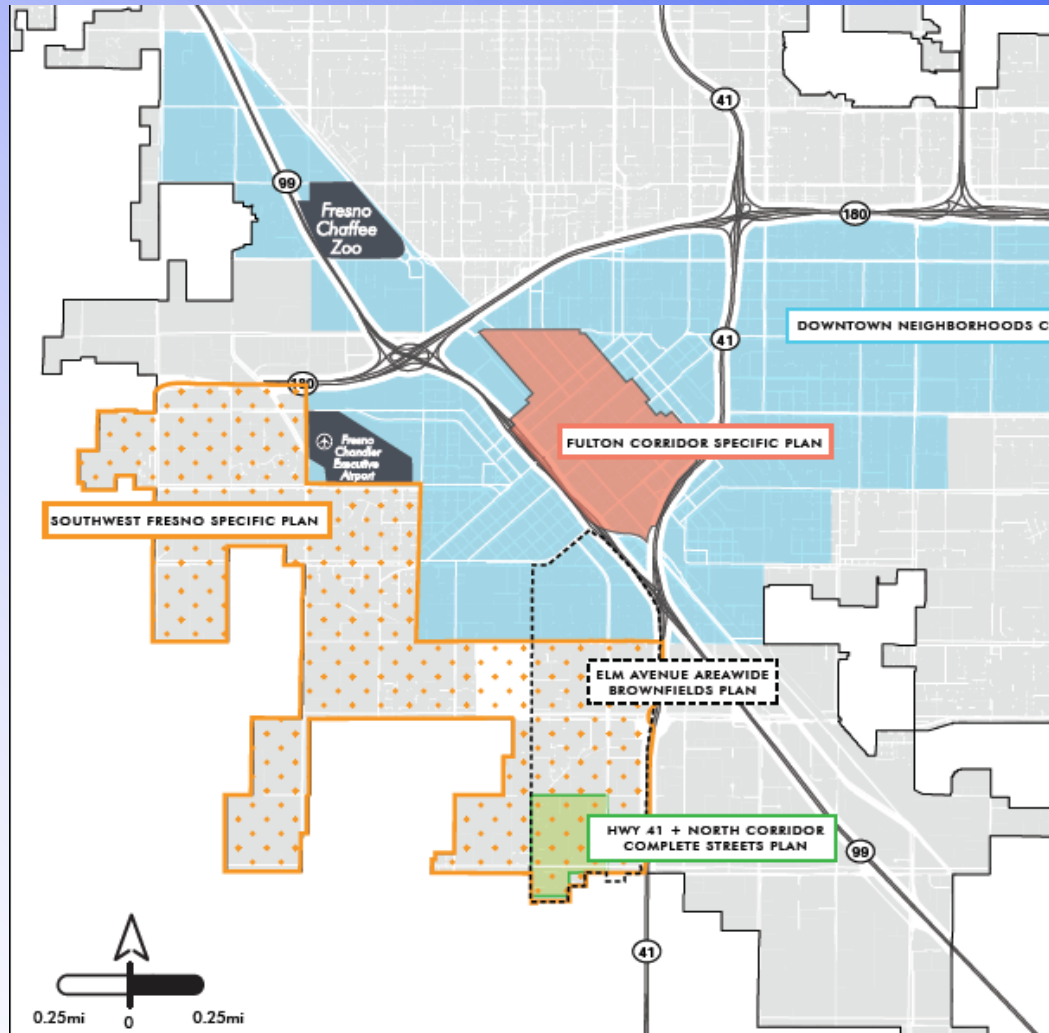
Filed by Scott Mommar on behalf of Sylvesta Hall of Blue Ocean  
Development America LLC

# Southwest Fresno Specific Plan

- **Planning  
Began in 2015**
- **Completion  
anticipated in  
October 2017**
- **Extensive  
Outreach and  
participation**



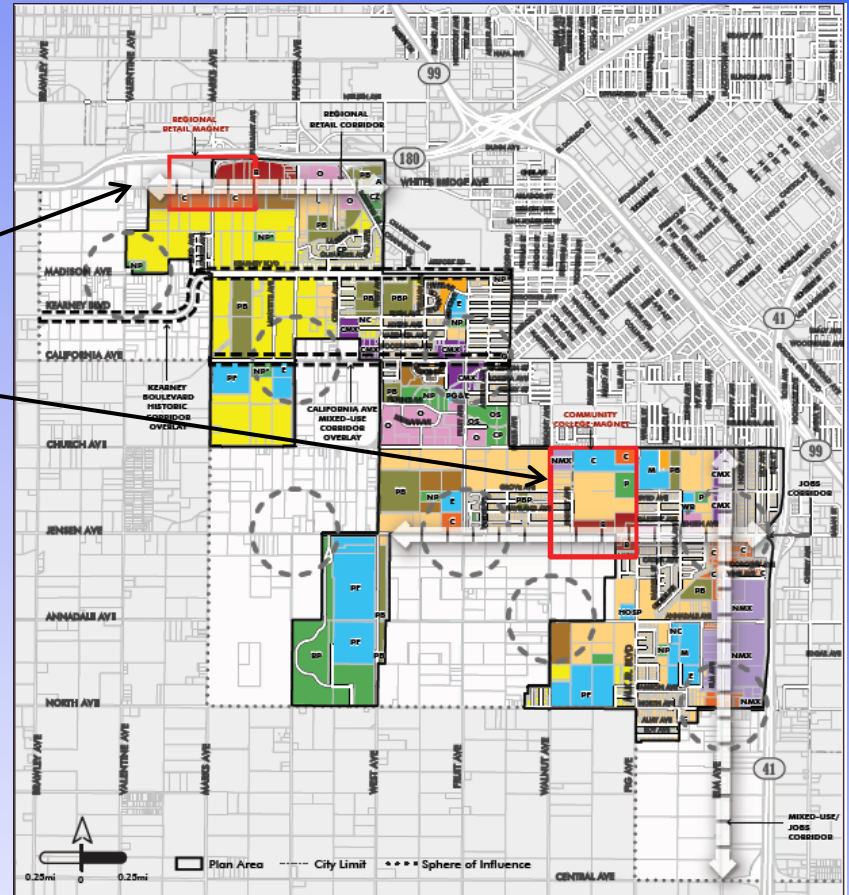
# Southwest Fresno Specific Plan



# Southwest Fresno Specific Plan

## Land Use Concepts

- Corridors
- Complete Neighborhoods
- Magnet Cores



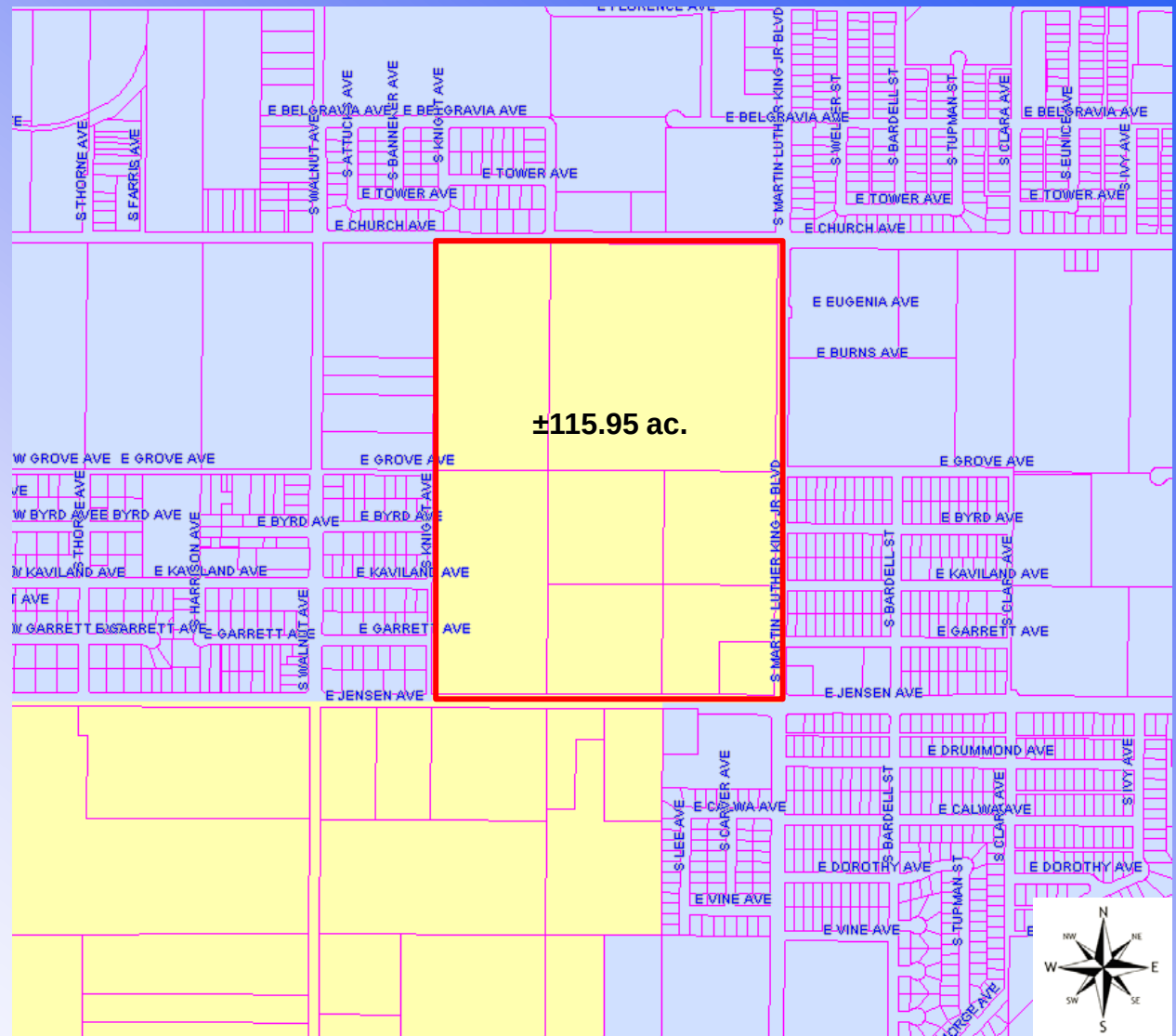


# Project Site

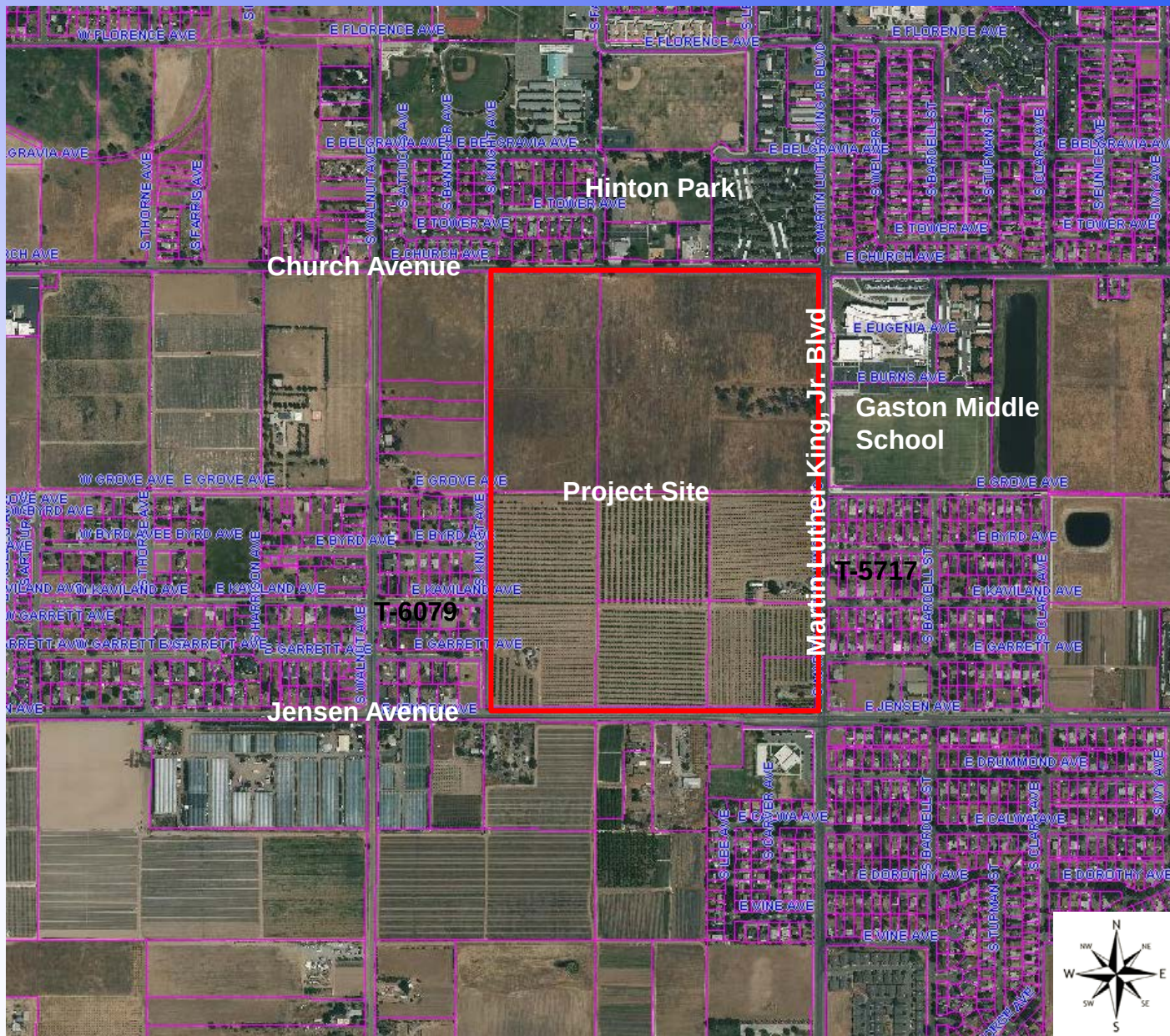


## Vicinity Map

±115.95 acres  
of property  
located on the  
northeast  
corner of E.  
Jensen Ave, &  
S. Martin  
Luther King Jr.  
Blvd









# Plan Amendment Application No. A-17-007:

Proposes to amend the Fresno General Plan and Edison Community Plan

**From**    **Medium Density Residential** (19.25 ac), **Urban Neighborhood** (29.44 ac), **Community Commercial** (10.11 ac), **Office** (37.69 ac) and **Community Park** (19.09)

**To**        **Medium Density Residential** (54.48 ac), **Community Commercial** (2.4 ac), **Regional Commercial** (22.52 ac), **Park** (9.63 ac) and the **Public Facility – College** designation (26.55 ac).

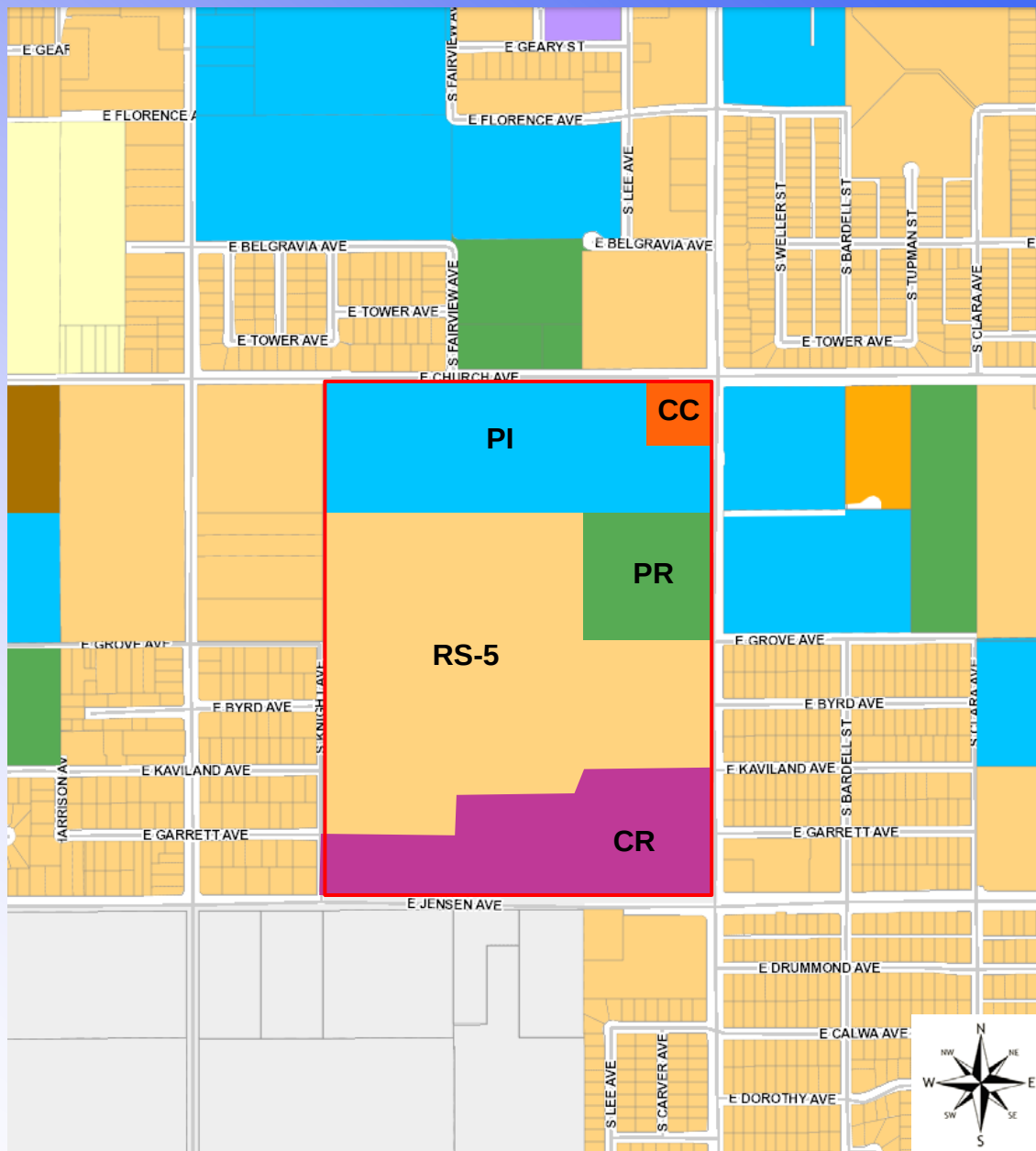


# Prezone Application No. R-15-009:

Proposes to amend the Official Zone Map for the purposes of facilitating annexation pursuant to **Annexation Application No. ANX-17-06**

**From** Fresno County **AL-20** (*Limited Agricultural*) for **115.95 ac**

**To** City of Fresno zone districts to be designated as follows:  
**RS-5** (*Residential Single-Family*) for **54.48 acres**,  
**CC** (*Community Commercial*) for **2.4 acres**,  
**CR** (*Commercial-Regional*) for **22.52 acres**,  
**PR** (*Parks and Recreation*) for **9.63 acres** and  
**PI** (*Public and Institutional*) for **26.55 acres**.



**±115.95 ac.**  
**From:**  
**AL-20 (115.95 ac)**  
**To:**  
**CC (2.4 ac)**  
**PI (26.55 ac)**  
**PR (9.63 ac)**  
**R-5 (54.48 ac)**  
**CR (22.52)**



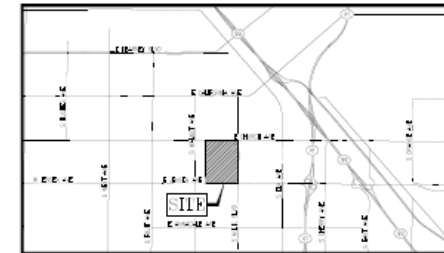
# **Tentative Parcel Map Application No. TPM-2017-06**

Proposes the creation of four parcels on 115.95 ac

## **Annexation Application No. ANX-17-005:**

Proposes detachment of the property from the Kings River Conservation District and the Fresno County Fire Protection District and annexation into the City of Fresno. These actions are under the jurisdiction of LAFCO.

# VESTING TENTATIVE PARCEL MAP NO. 2017-XX "A PLANNED DEVELOPMENT"



NEIGHBORHOOD MAP  
NOT TO SCALE

## NOTES:

1. There are buildings on the property.
2. The property is adjacent to the public right of way.
3. The property abuts the following public street(s):  
E Church Ave, S M.L.K. Ave, E Jensen Ave, S Knight Ave.

## FLOOD ZONE INFORMATION:

This property lies in Zone "X" as shown on Federal Emergency Management Agency (FEMA) Orange County and Incorporated Areas, California, Panel No. 2110 of 3525, Map No. 0601902110H Map Revised: February 18, 2009.

Flood Zone "X" is described as areas determined to be outside the 0.2% annual chance floodplain.

## APPLICANT:

Blue Ocean Development America, LLC.  
2273 Sierra Madre Avenue  
Chico, CA 95911  
(559) 337-5554

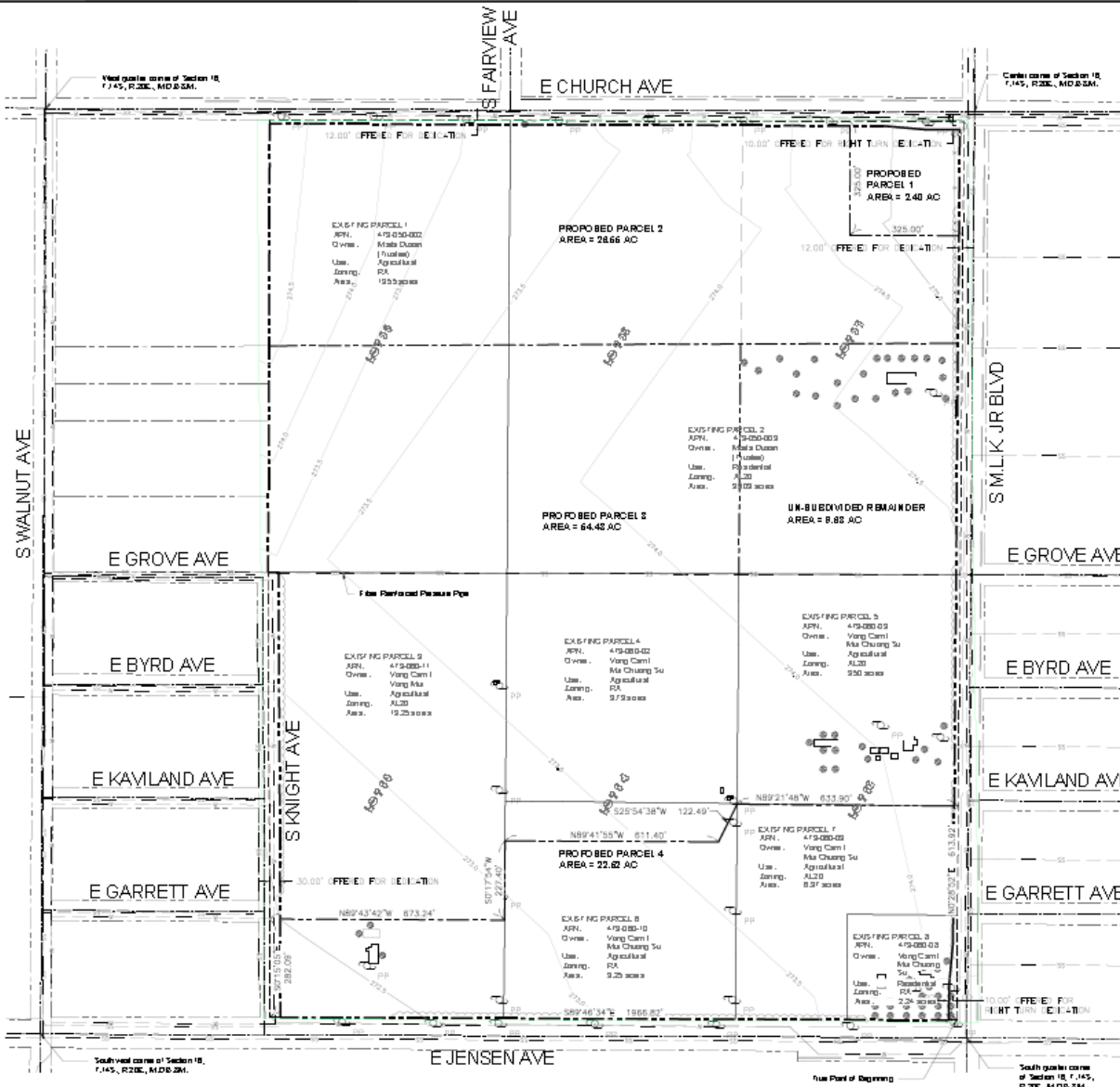


0' 200' 400'  
SCALE 1" = 200'

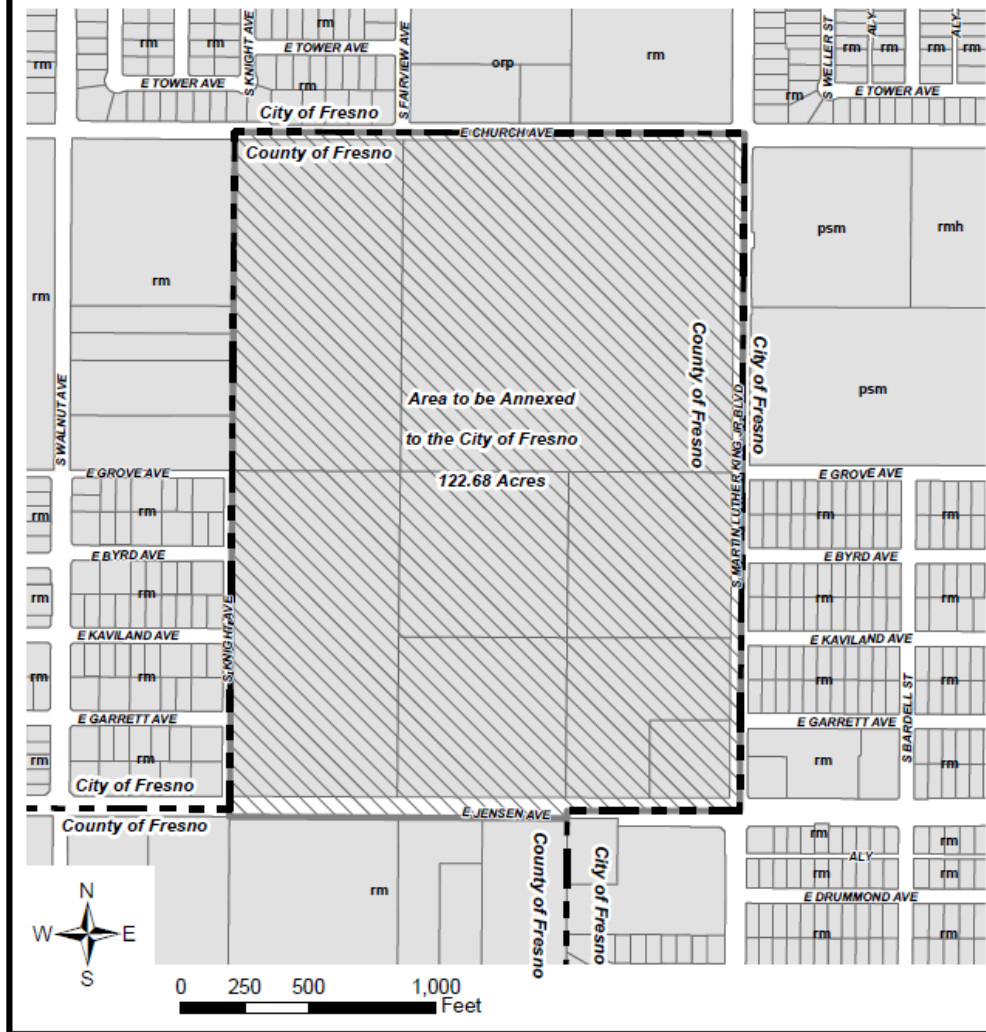


**LARS ANDERSEN & ASSOCIATES, INC.**  
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS

4694 WEST JACQUELYN AVENUE FRESNO CALIFORNIA 93722  
TEL: 559 276-2790 FAX: 559 276-0850 WWW.LARSANDERSEN.COM  
JOB NO. 16057.00 DATE: JUNE 21, 2017 SHEET 1 OF 1



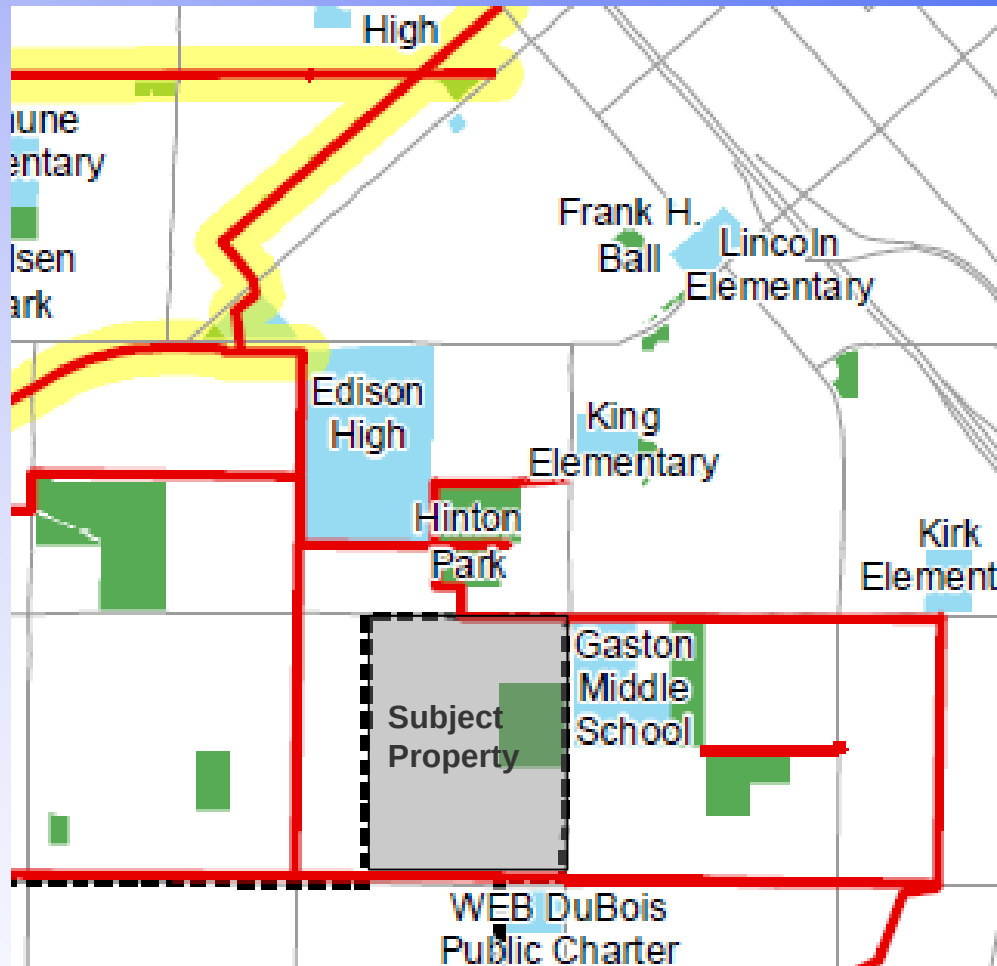
# Jensen-Martin Luther King Jr. No. 4 Reorganization







# Active Transportation Plan



# Environmental Assessment

Recommends that a Mitigated Negative Declaration be adopted for the entire project. Project specific mitigation measures include

- Indirect Source Review Application to SJVAPCD
- Phase I Environmental Site Assessment
- Drainage improvements
- Traffic improvements: California Ave at Walnut Ave, Church Ave at Walnut Ave, Church Ave at MLK Blvd Ave, Jensen Ave at Walnut Ave and Jensen Ave at Elm Ave

# Public Comment / Planning Commission

- Hearing notice mailed to all owners of property located within 1,000 feet of project site
- Approximately 6 phone calls received; once project explained, all callers were in support
- At Planning Commission hearing, 4 members of the public spoke in support and 4 in opposition. Main concern: eminent domain for roadway construction.
- Planning Commission recommended approval by a 6-0-0 vote.

# Findings

The proposed Plan Amendment, Annexation Application, Prezone and Tentative Parcel Map meet the following criteria:

- The project proposes changes to the General Plan Land Use Map and Official Zoning Map and those changes are **consistent with the General Plan goals** and policies, any operative plan, adopted policies and the Municipal Code;
- The change in land uses and zoning is **consistent with the purpose of the Development Code** to promote the growth of the city in an orderly and sustainable manner and to promote and protect the public health, safety, peace, comfort, and general welfare;
- The change is **necessary to achieve the balance of land uses desired by the City** and to provide sites for needed housing or employment-generating uses, consistent with the General Plan, any applicable operative plan, or adopted policy; and to increase the inventory of land within a given zoning district to meet market demand.



# Findings

- The project was routed to the appropriate agencies and it was determined that there is **sufficient public services, facilities and utilities available serve the proposed project and the lands proposed to be annexed** for this project, subject to the conditions listed in the memoranda from DPU, FD, and FMFCD
- **This project will not negatively impact City finances.** No City revenue will be used to replace or provide developer funding, the development project will fully fund public facilities and infrastructure as necessary to mitigate any impacts, the development project will pay for public facilities and infrastructure improvements in proportion to the development's neighborhood and citywide impacts, and the development will fund its proportionate share of public facility infrastructure, maintenance and public service costs according to the City Council approved Development Impact Fee Schedule.
- The annexation of this property supports **orderly growth**. The property is bounded on three sides by City limits.

# Staff Recommendation

1. **ADOPT** Environmental Assessment No. A-17-007/R-17-010/ANX-17-005/TPM-17-06, a Mitigated Negative Declaration dated August 2, 2017.
2. **BILL** – Approving Annexation Application No. ANX-17-005 proposing detachment from the Fresno county Fire Protection District and the Kings River Conservation District and annexation to the City of Fresno.
3. **RESOLUTION** – Approving Plan Amendment Application No. A-17-007, to amend the Fresno General Plan and Edison Community Plan from the following designations: Medium Density Residential for 19.25 acres, Urban Neighborhood for 29.44 acres, Community Commercial for 10.11 acres, Office for 37.69 acres and Community Park for 19.09 acres to Medium Density Residential for 54.48 acres, Community Commercial for 2.4 acres, Regional Commercial for 22.52 acres, Park for 9.63 acres and Public Facility - College designation for 26.55 acres.
4. **RESOLUTION** – Approving Prezone Application No. R-17-010 to amend the Official Zone Map to reclassify the subject property from the Fresno County AL-20 (*Limited Agriculture*) to the City of Fresno zone districts to designated as follows: RS-5 (*Residential Single Family*) for 54.48 acres, CC (*Community Commercial*) for 2.4 acres, CR (*Community-Regional*) for 22.52 acres, PR (*Parks and Recreation*) for 9.63 acres, and PI (*Public and Institutional*) for 26.55 acres.
5. **RESOLUTION** – Approving Tentative Parcel Map Application No. TPM-17-06 for the establishment of four parcels on 115.949 acres





