

Agenda Item: File 20-00443 (10:15 A.M.)

Date: 04/09/2020

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## FRESNO CITY COUNCIL



### Late Submission Information Packet

Agenda Related Item(s) – File ID 20-00443 (10:15 A.M.)

#### ITEM(S)

**File ID 20-00443 (10:15 A.M.) – HEARING to Consider Rezone Application No. P19-04890, Development Permit Application No. P19-02898; and related Environmental Assessment No. P19-02898/P19-04890 pertaining to 0.44 acres of property located on the east side of North Arthur Avenue, south of its intersection with West Shaw Avenue (Council District 1) - Planning and Development Department.**

**Contents of Supplement: Additional bullet summary information**

#### Item(s)

##### **Supplemental Information:**

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

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To: Councilmembers

From: Planning and Development Department

Date: April 9, 2020

Re: ID 20-00443, 10:15 a.m. item

- Rezone Application No. P19-04890 is a request to remove conditions of zoning on 0.44 acres of property located on the east side of North Arthur Avenue, south of West Shaw Avenue. Said rezone application would facilitate development of the subject property with a seven-unit multi-family development.
- The rezone application is a request to rezone the subject property from the RM-1 (Residential Multi-Family – Medium High Density/conditions of zoning) zone district to the RM-1 (Residential Multi-Family – Medium High Density) zone district. The purpose of the rezone is to remove the conditions of zoning previously established in 1980, which limit the development to no more than three (3) units, while the current zoning, RM-1 (12-16 dwelling units/acre), requires a density of five to seven (5-7) units supported by the General Plan designation of Residential - Medium High Density.
- On March 4, 2020, the Planning Commission recommended approval of the subject applications to the City Council. Two members of the public spoke on the project. One member spoke in opposition and expressed concern of increased on-street parking along North Arthur Avenue, and another individual spoke in support of the project and also had questions on parking.

Staff notes that the project meets the parking requirements of the FMC. The FMC requires 7 parking stalls while the applicant proposes 10 parking stalls.

- The Council District 1 Project Review Committee reviewed the proposed project on November 5, 2019, and voted unanimously to recommend approval of the project, 5 votes to 0.
- Staff recommends the City Council approve the subject applications and adopt the associated findings.