

PROJECT INFORMATION TABLES

PROJECT SUMMARY

PROJECT	See Executive Summary in Staff Report for Conditional Use Permit Application No. C-15-165 and Vesting Tentative Parcel Map No. 2015-09.	
APPLICANT	Ken Motschieder of Barken Development and Construction, on behalf of Adamas, LLC	
LOCATION	6685, 6785, & 6825 West Barstow Avenue; Located on the south side of West Barstow Avenue Alignment between North Grantland Avenue and North Veterans Boulevard (APNs: 505-060-08) (Council District 2, Councilmember Brandau)	
SITE SIZE	± 42.15 total acres (±12.43 portion proposed to be developed)	
PLANNED LAND USE	Existing-	Medium High Density Residential (Vacant)
	Proposed-	Multiple Family Residential Apartment Complex
ZONING	<p>Current Zoning Designation: split zoned CMX+RM-1/UGM (<i>Corridor-Center Mixed Use + Residential Multi-Family, Medium High Density/Urban Growth Management</i>).</p> <p>The subject applications were submitted and accepted prior to the adoption of the new Development Code and the new Zoning Map. Therefore the previous zoning designation applies:</p> <p>Previous/Applicable Zoning Designation: R-2/UGM (<i>Low Density Multiple Family Residential/Urban Growth Management</i>)</p>	

HOUSING ELEMENT SITE	<p>The subject property is designated as a Housing Element (HE) site. The Housing Sites Inventory (2008-2013 RHNA) establishes the minimum capacity of this site to be 182 units with an affordability categorization of Moderate; the proposed project proposes 172 units and represents a loss of 10 Moderate units. Two more Housing Element Sites are included as outlots in VTPM 2015-09; no land use changes or development is being proposed on the outlots and therefore this project does not represent a change in capacity for those Housing Element Sites.</p> <p>State law requires that when a jurisdiction permits development on a Housing Element Site at less than the established minimum residential capacity, the following findings (supported by substantial written evidence) must be made at the time of approval: the reduction is consistent with the adopted general plan, including the housing element, and that the remaining sites identified in the Housing Element are adequate to accommodate the City of Fresno's share of the RHNA.</p> <p>As of the date of this analysis, the remaining sites identified in the Housing Element are adequate to meet the requirements of Section 65583.2 of the California Government Code and to accommodate the City's share of the regional housing need pursuant to Section 65584. Approval of this project will reduce the 2013-2023 RHNA capacity for Moderate units by 10 units, which will reduce the excess capacity from 1,525 units to 1,515 units. The 2013-2023 RHNA obligation for Moderate is 3,228 units, and the total capacity remaining after the proposed decrease is 4,743.</p>
PLAN DESIGNATION AND CONSISTENCY	<p>Multi-family apartment complexes are consistent with the previous/existing R-2/UGM zone district and the medium high density residential planned land use designation of the Fresno General Plan and the West Area Community Plan. For informational purposes, multi-family apartment complexes are also consistent with the current RM-1/UGM zone district and the medium high density residential planned land use designation of the Fresno General Plan and the West Area Community Plan.</p>
ENVIRONMENTAL FINDING	<p>A Mitigated Negative Declaration dated November 26, 2018 was completed.</p>
PLAN COMMITTEE RECOMMENDATION	<p>The District 2 Project Review Committee reviewed and approved the proposed project at their meeting on October 8, 2018.</p>
STAFF RECOMMENDATION	<p>Approval of Conditional Use Permit Application No. C-15-165 and Vesting Tentative Parcel Map No. 2015-09 subject to conditions found in the Conditions of Approval dated March 13, 2019.</p>

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Community Commercial Medium Low Density Residential Medium Density Residential	CC <i>(Community Commercial)</i> RS-4 <i>(Single Family Residential, Medium Low Density)</i> RS-5 <i>(Single Family Residential, Medium Density)</i>	Vacant Land Single Family Homes Rural Residential
South	Urban Neighborhood Residential	RMX <i>(Regional Mixed Use)</i> CMX <i>(Corridor-Center Mixed Use)</i>	Vacant Agricultural Land
East	Regional Mixed Use Open Space - Park	RM-2 <i>(Multi-Family Residential, Urban Neighborhood)</i>	Vacant Land
West	Medium Low Density Residential Regional Mixed Use Medium Density Residential	RS-4 <i>(Single Family Residential, Medium Low Density)</i> RMX <i>(Regional Mixed Use)</i> RS-5 <i>(Single Family Residential, Medium Density)</i>	Rural Residential Canal Vacant Agricultural Land