

City of Fresno  
Planning and Development Department

April 16, 2018

**GENERAL PLAN AMMENMENTS and REZONES**

West side of South Clovis, north of East Jensen, and south of E Church Avenues

Roosevelt Community Plan

**Parcel APN: 481-100-08 2460 North Clovis Ave**

Owner: WESCLO, L.P., a California limited partnership  
3265 West Ashlan Avenue, Fresno, 93722

Applicant: WESCLO, L.P., a California limited partnership  
3265 West Ashlan Avenue, Fresno, 93722

Agent: Bill Robinson  
Sol Development Associates, LLC  
906 N Street, Ste 100, Fresno, 93721

**Parcel APN: 481-100-04, 5541 East Jensen Ave**

Owner: Takeshi W. Misaki and Gail A. Misaki, as Trustees of the Takeshi  
W. Misaki and Gail A. Misaki Revocable Trust Agreement dated  
October 29, 2008

Seiji R. Misaki and Loretta A. Misaki, as Trustees of the Seiji R.  
Misaki and Loretta A. Misaki Living Trust dated August 3, 2005

Applicant: Takeshi W. Misaki and Gail A. Misaki, as Trustees of the Takeshi  
W. Misaki and Gail A. Misaki Revocable Trust Agreement dated  
October 29, 2008

Seiji R. Misaki and Loretta A. Misaki, as Trustees of the Seiji R.  
Misaki and Loretta A. Misaki Living Trust dated August 3, 2005

Agent: Bill Robinson  
Sol Development Associates, LLC  
906 N Street, Ste 100, Fresno, 93721

## **OPERATIONS STATEMENT/DESCRIPTION**

These applications are for General Plan Amendments and Rezones for a +/- .91 acre portion of parcel **APN 481-100-08** and for a +/- .39 acre portion of parcel **APN 481-100 04**. See legal descriptions in Preliminary Title Reports.

This northern of the two adjacent parcels (**481-100-08** and **481-100-15**) for a future Derrel's Mini Storage facility is proposed to be modified from the current configuration by LLA to separate a +/- .91 acre area in the northern most portion of the parcel along the northern property line by LLA. Additionally, parcel **APN 481-100-04** is being proposed to be modified from the current configuration by separation of a +/- .39 acre portion to be incorporated by LLA into parcel **APN 481-100-08**.

Parcel **APN 481-100-08** has a General Plan use designation of Business Park and parcel **APN 481-100-04** has a use designation of Residential Single Family Medium Low Density therefore, **a General Plan Amendment is required to change the use designation of the +/- .91 portion to Residential Single Family Medium Low Density to match the land use designation of the remainder of parcel APN 481-100-04.**

Parcel **APN 481-100-04** has a General Plan use designation of Residential Single Family Medium Low Density, therefore, **a General Plan Amendment is required to change the use designation of the +/- .39 acre portion to Business Park to match the use designation of parcel APN 481-100-08.**

Parcel **APN 481-100-08** is Zoned BP therefore, the +/- .91 acre portion to be separated is proposed to be **Rezoned to RS-4 to match the remainder of parcel APN 481-100-04 and the residential subdivision adjacent to the north.**

Parcel **APN 481-100-04** is Zoned RS-4 therefore, the +/- .39 acre portion to be separated is proposed to be **Rezoned to BP to match parcel APN 481-100-08 and be incorporated by LLA.**

The separation of the .91 acre portion from parcel **APN 481-100-08** with a new General Plan use designation of Residential Single Family Medium Low Density and a new Zoning of RS-4 will allow the subdivision to the north to add residential single family parcels that match the remainder of the existing subdivision.

Parcel **APN 481-100-08** is vacant and void of any improvement.

Parcel **APN 481-100-04** is improved with a house and an outbuilding which will be removed.