

**CONSIDERATION OF
ENVIRONMENTAL ASSESSMENT NO.
A-16-016/R-16-017/D-16-139,
PLAN AMENDMENT APPLICATION NO.
A-16-016,
REZONE APPLICATION NO. R-16-017, &
DEVELOPMENT PERMIT APPLICATION
NO. D-16-139**

*Filed by
Giorgio Russo of Ginder Development,
on behalf of SFI Fresno, LLC*

Aerial Photograph (2017)



Planned Land Use Map

**MEDIUM
DENSITY
RESIDENTIAL**

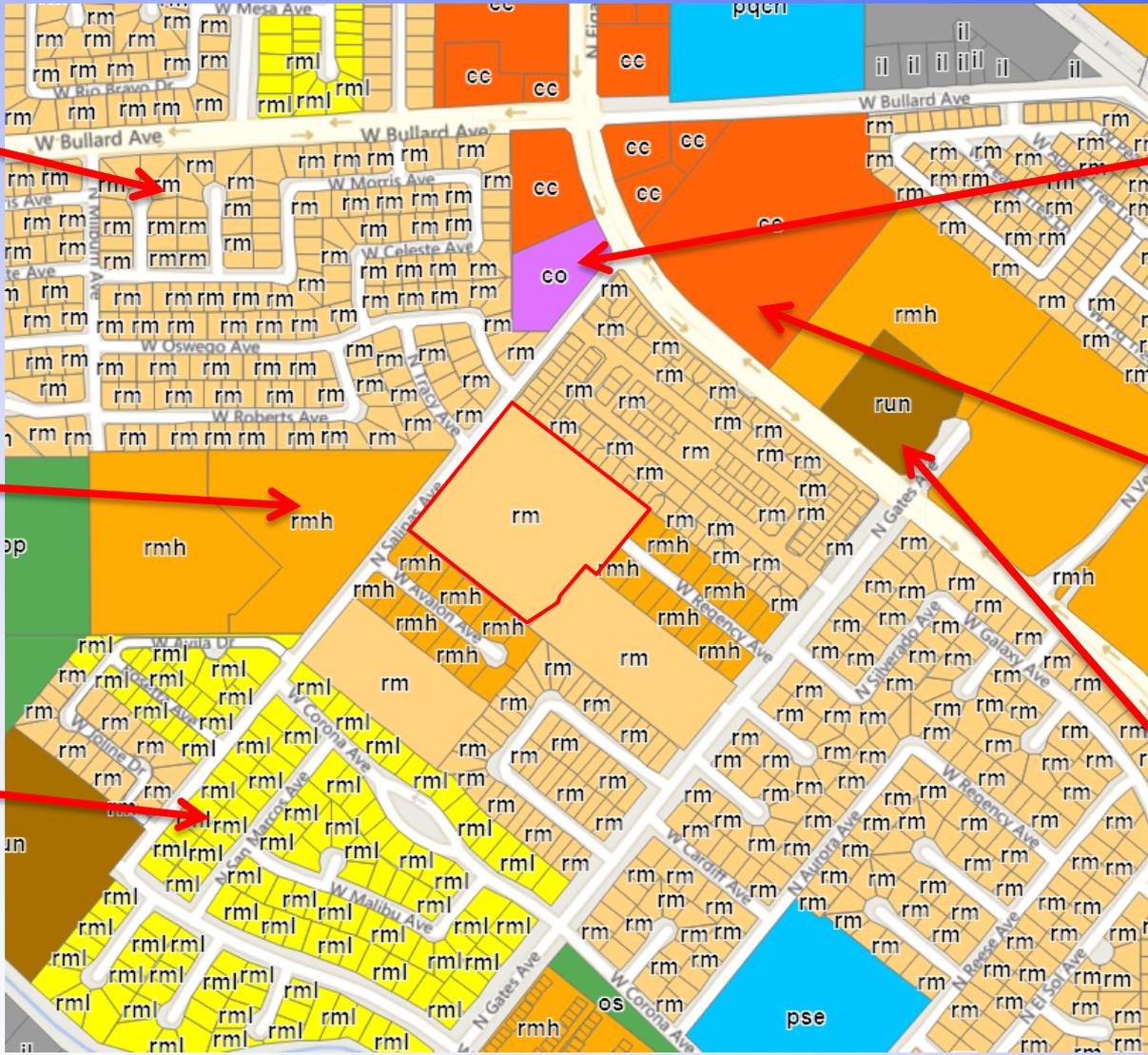
**OFFICE
COMMERCIAL**

**MEDIUM HIGH
DENSITY
RESIDENTIAL**

**COMMUNITY
COMMERCIAL**

**MEDIUM LOW
DENSITY
RESIDENTIAL**

**URBAN
NEIGHBORHOOD
RESIDENTIAL**



Staff Recommendation

- **ADOPT** the Mitigated Negative Declaration prepared for Environmental Assessment No. A-16-016/R-16-017/D-16-139 dated May 5, 2017.
- **RESOLUTION** Approving Plan Amendment Application No. A-16-016 proposing to amend the Fresno General Plan and the Bullard Community Plan for the subject property from the Medium Density Residential (5-12 du/ac) planned land use designation to the Medium High Density Residential (12-16 du/ac) planned land use designation.
- **BILL (For introduction and adoption)** - Approving Rezone Application No. R-16-017 requesting to rezone the subject property from the RS-5/UGM (*Residential Single Family, Medium Density/Urban Growth Management*) zone district to the RM-1/UGM (*Residential Multi Family, Medium High Density/Urban Growth Management*) zone district.
- **APPROVE** Development Permit Application No. D-16-139 requesting authorization to construct a 120-unit multi-family development in compliance with the Conditions of Approval dated July 5, 2017.