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Agenda Item: ID#15-1128 (2:15 P.M.)

Date: 12/17/15

CITY CLERK, FRESNO, CA

FRESNO CITY COUNCIL



Supplemental Information Packet

Agenda Related Item(s) – ID#15-1128 (2:15 P.M.)

Contents of Supplement: PowerPoint Presentation

Item(s)

Attached please find a Supplement to File ID#15-1128. The title of the item is as follows:

HEARING to consider Rezone Application No. R-15-005 and Environmental Assessment No. R-15-005/C-15-025, filed by Dirk Poeschel of Land Development Services, Inc., on behalf of Gary Chester, which pertains to approximately ± 2.7 acres of a ± 8.73 acre property located on the west side of N. Brawley Avenue between W. Herndon and W. Palo Alto Avenues (Council District 2)

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.

Americans with Disabilities Act (ADA):

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

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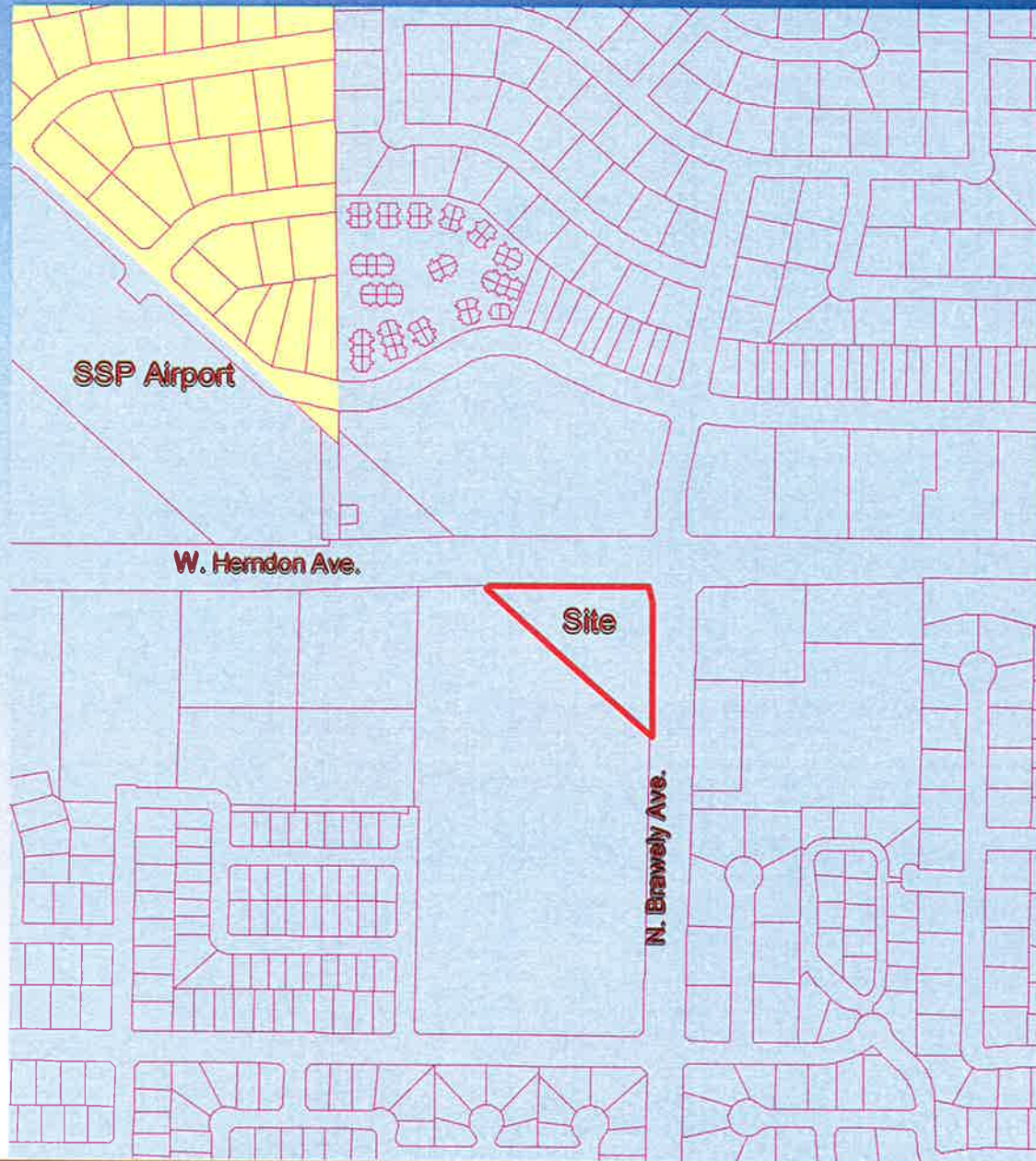
CITY CLERK, FRESNO, CA

CONSIDERATION OF
REZONE APPLICATION NO. R-15-005
AND
RELATED ENVIRONMENTAL ASSESSMENT
NO. R-15-005/C-15-025

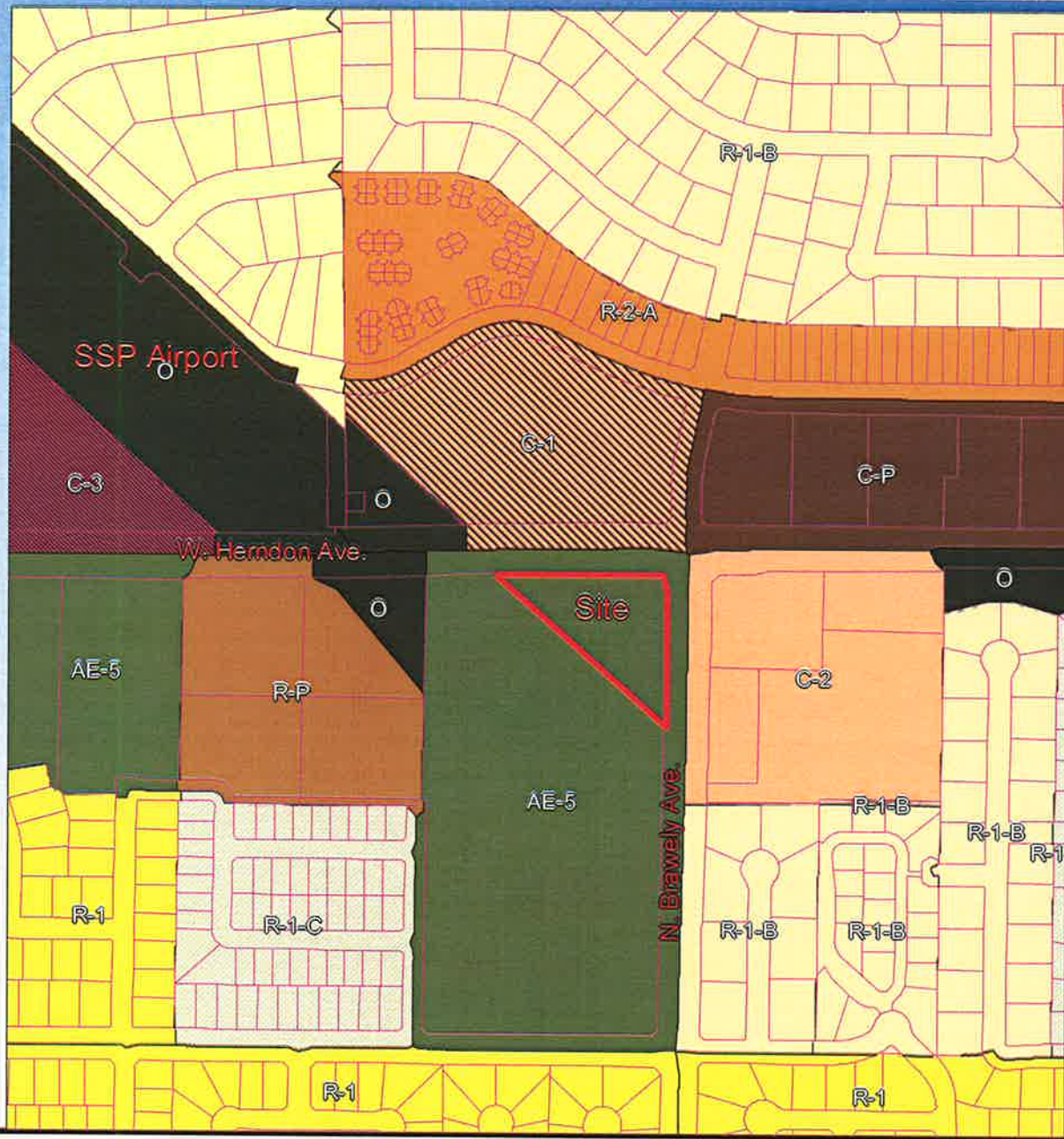
City Council Hearing
December 17, 2015

Summary

- **Rezone Application No. R-15-005** is a proposal to rezone a 2.7 acre portion of the subject property from the AE-5/UGM (*Exclusive Five Acre Agricultural/Urban Growth Management*) zone district to the C-5/UGM (*General Commercial/Urban Growth Management*) zone district.
- **Environmental Assessment No. R-15-005/C-15-025** recommends that a Finding of Conformity be adopted for the project.







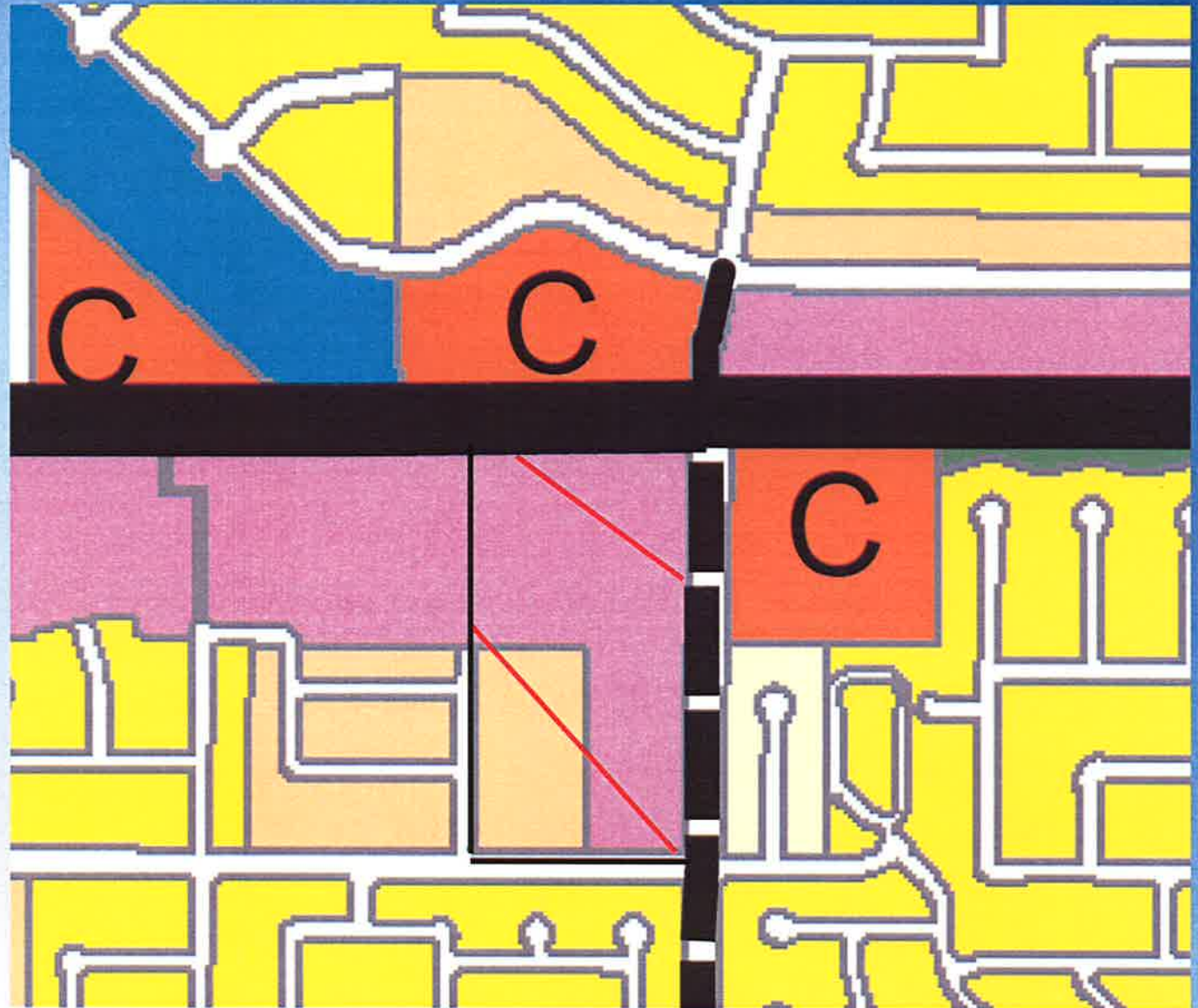
General Plan Land Use Map

Site #37,
Employment Office
land use changed
to:

1.8 acres
Commercial
General,

6.25 acres Clear
Zone,

3.93 acres
Residential Medium
density



PROMOTE – PRESERVE - PROTECT

- The proposed project is consistent with many of the goals and policies of the Fresno General Plan,
- The proposed project **Promotes** Reinvestment by proposing a quality development in a developed neighborhood,
- The proposed project **Preserves** Neighborhood character by proposing a design that is compatible with the existing Community Commercial planned land use, and
- The proposed project **Protects** Resources by constructing a compatible infill development on currently vacant property.

Sierra Sky Park Land Use Policy Plan

- The Applicant is proposing to place buildings outside the Clear Zone of Sierra Sky Park Airport.
- Airport Land Use Commission made a Determination of Consistency with Adopted Airport Land Use Plans.
- Federal Aviation Administration made a Determination of No Hazard to Air Navigation.

Conditions of Approval require compliance with goals and policies of the Sierra Sky Park Land Use Policy Plan, including:

- Applicant is required to enter into an Avigation Agreement,
- Acoustical Analysis is required for buildings, and
- No construction is allowed within the Airport Clear Zone.

Sierra Sky Park Airport Map

Noise Contours
measured in 60,
65 or 70
decibels (db)

Protection
Zones:

Primary Surface
= runway

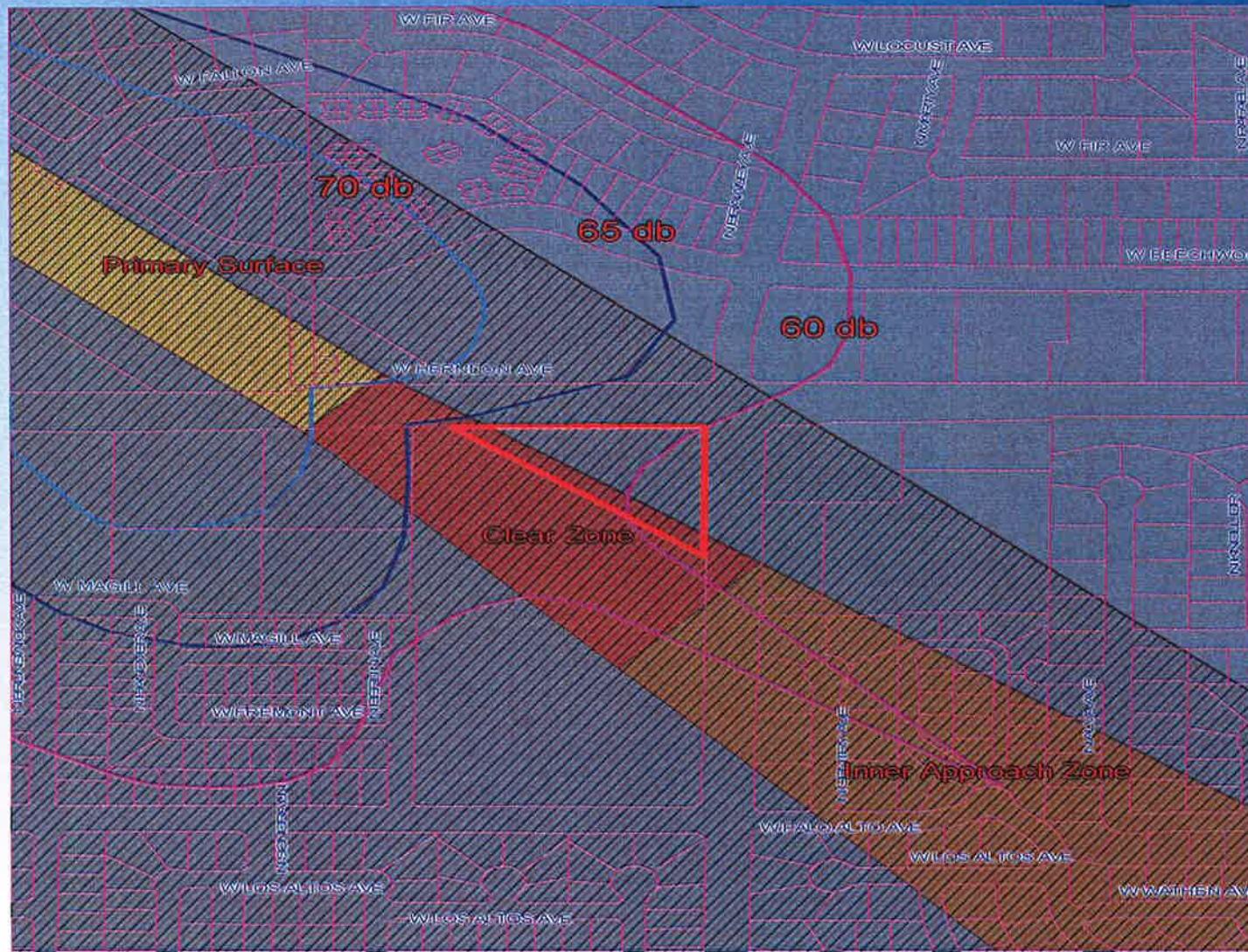
Clear

Zone = no
construction

Traffic Pattern
Area



Primary Review
Area



District 2 Committee

- The Council District 2 Committee met on Monday, March 23, 2015, and approved the project with a vote of 4 to 0.

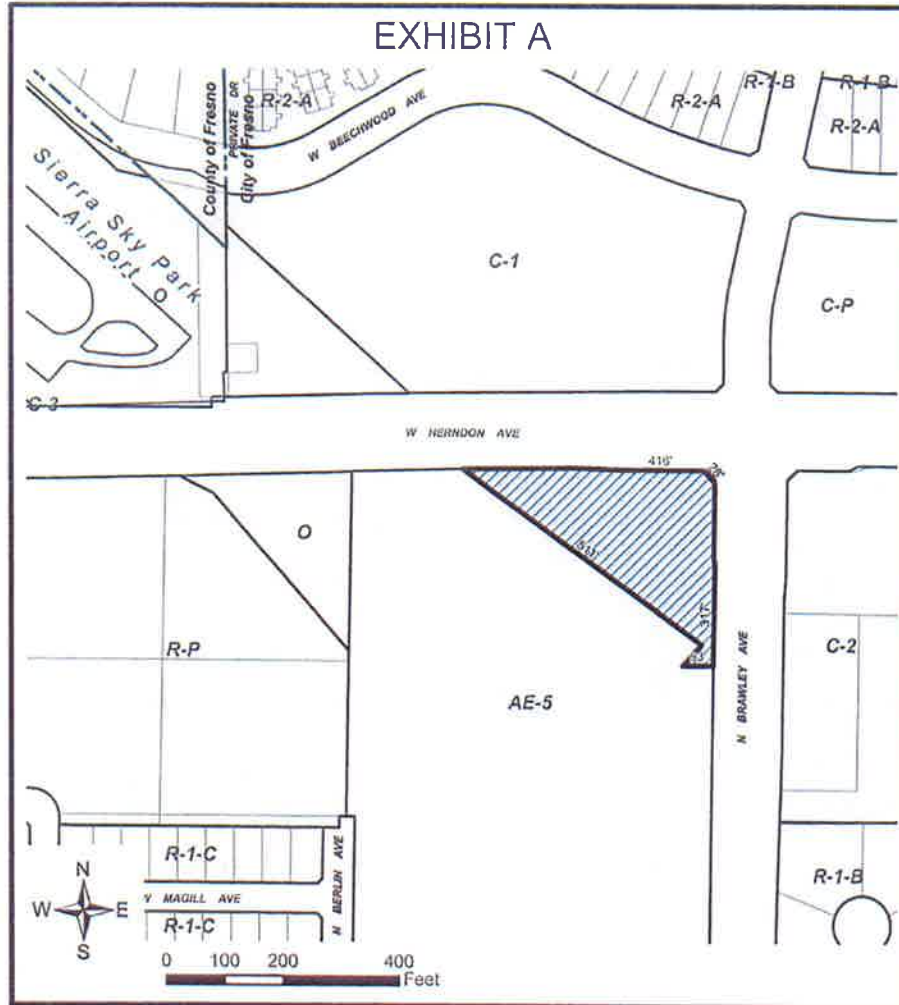
Planning Commission

- Rezone Application No. R-15-005 and related Environmental Assessment R-15-005/C-15-25 were reviewed by the Planning Commission on November 18, 2015.
- Neighbors expressed concern with hazards from gas station, potential for accidents from airplane traffic, risks of traffic at a busy intersection, and high crime rates related to gas stations and sale of alcohol.
- Upon consideration, the Planning Commission voted 6-0 (1 absent) to support the project.

Staff Recommendation

- **ADOPT** the environmental Finding of Conformity prepared for Environmental Assessment No. R-15-005/C-15-025, dated November 6, 2015.
- **ADOPT BILL** approving Rezone Application No. R-15-005 requesting authorization to reclassify the ± 2.7 acre portion of the ± 8.73 acres from the AE-5/UGM (*Exclusive Five Acre Agricultural/Urban Growth Management*) zone district to the C-5/UGM (*General Commercial/Urban Growth Management*) zone district.

EXHIBIT A



R-15-005
 APN: 507-030-12 (Portion)
 6985 North Brawley Avenue

 AE-5/UGM to C-5/UGM, 1.61 Acres

 City Limits