

## PROJECT INFORMATION TABLES

### PROJECT SUMMARY

PROJECT	<p>Plan Amendment Application No. P20-00635 proposes to amend the 2035 Fresno General Plan to change the planned land use designations for the subject property from the Residential Urban Neighborhood (±3.53 acres), Commercial Community (±2.15 acres), and Light Industrial (±5.90 acres) to the Residential High Density (±3.4 acres), Commercial Community (±6.5 acres) and Light Industrial (±2.2 acres).</p> <p>Rezone Application No. P20-00635 proposes to amend the Official Zoning Map of the City of Fresno to reclassify the subject property from the RM-2/UGM (<i>Residential Multi-Family, Urban Neighborhood/Urban Growth Management</i>)(±3.53 acres), CC/UGM (<i>Community Commercial/Urban Growth Management</i>)(±2.15 acres) and IL (<i>Light Industrial/Urban Growth Management</i>)(±5.90 acres) to the RM-3/UGM (<i>Residential Multi-Family, High Density/Urban Growth Management</i>)(±3.4 acres), CC/UGM (<i>Community Commercial/Urban Growth Management</i>)(±6.5 acres) and IL/UGM (<i>Light Industrial/Urban Growth Management</i>)(±2.2 acres) zone districts in accordance with the Plan Amendment Application No. P20-00635.</p> <p>Conditional Use Permit Application No. P20-00636 proposes to construct a ±170,000 square-foot, 4-story, multi-family residential building with a ±4,000 square-foot day care center; a ±4,000 square-foot convenience store with an eight-dispenser/16-station fuel canopy; and ±73,091 square-feet of retail/office buildings.</p> <p>The project will also require dedications and/or acquisitions for public street rights-of-way and utility easements as well as the construction of public facilities and infrastructure in accordance with the standards, specifications and policies of the City of Fresno in order to facilitate the future proposed development of the subject property.</p>
APPLICANT	<p>Nick Yovino, QK, Inc.          1879 South Homsy Avenue          Fresno, CA 93727</p>

<p>LOCATION</p>	<p>4645 East Jensen Avenue</p> <p>±12.18 acres of property located on the northeast corner of East Jensen and North Maple Avenues.</p> <p>Site Latitude: 36°42'27.288" N</p> <p>Site Longitude: -119°44'39.876" W</p> <p>Mount Diablo Base &amp; Meridian, Township 13S, Range 21E</p> <p>Section 26 – California</p> <p>Assessor's Parcel Number: 480-030-60</p> <p><b>(Council District 5, Councilmember Chavez)</b></p>
<p>SITE SIZE</p>	<p>±12.18-acre site</p>
<p>PLANNED LAND USE</p>	<p><u>Existing</u></p> <p>Residential Urban Neighborhood (±3.53 acres)</p> <p>Commercial Community (±2.15 acres)</p> <p>Light Industrial (±5.90 acres)</p> <p><u>Proposed</u></p> <p>Residential High Density (±3.4 acres)</p> <p>Commercial Community (±6.5 acres)</p> <p>Light Industrial (±2.2 acres)</p>
<p>ZONING</p>	<p><u>Existing</u></p> <p>RM-2/UGM (Residential Multi-Family, Urban Neighborhood/Urban Growth Management)(±3.53 acres)</p> <p>CC/UGM (Community Commercial/Urban Growth Management)(±2.15 acres)</p> <p>IL (Light Industrial/Urban Growth Management)(±5.90 acres)</p> <p><u>Proposed</u></p> <p>RM-3/UGM (Residential Multi-Family, High Density/Urban Growth Management)(±3.4 acres)</p> <p>CC/UGM (Community Commercial/Urban Growth Management)(±6.5 acres)</p> <p>IL/UGM (Light Industrial/Urban Growth Management)(±2.2 acres)</p>

<p>PLAN DESIGNATION AND CONSISTENCY</p>	<p>The respective amendments proposed to the Official Zone Map for the subject property are consistent with the proposed planned land uses pursuant to Table 3-3 of the Fresno General Plan.</p> <p>The proposed RM-3/UGM (<i>Residential Multi-Family, High Density/Urban Growth Management</i>)(±3.4 acres), CC/UGM (<i>Community Commercial/Urban Growth Management</i>)(±6.5 acres) and IL/UGM (<i>Light Industrial/Urban Growth Management</i>)(±2.2 acres) are consistent with the proposed Residential High Density (±3.4 acres), Commercial Community (±6.5 acres) and Light Industrial (±2.2 acres) planned land use designations pursuant to the Fresno General Plan</p> <p>The proposed project is consistent with the Goals, Objectives and Policies of the Fresno General Plan and Roosevelt Community Plan.</p>
<p>ENVIRONMENTAL FINDING</p>	<p>Mitigated Negative Declaration tiered off the Fresno General Plan Master Environmental Impact Report (MEIR No. 2012111015) and dated February 10, 2021.</p>
<p>PLAN COMMITTEE RECOMMENDATION</p>	<p>On July 13, 2021, the District 5 Plan Implementation Committee unanimously recommended approval of the proposed project.</p>
<p>STAFF RECOMMENDATION</p>	<p>Recommend that the Planning Commission recommend approval to the City Council of proposed Plan Amendment/Rezone Application Nos. P20-00635, Conditional Use Permit Application No. P20-00636 and adoption of the related environmental finding of a Mitigated Negative Declaration dated February 10, 2021.</p>

**BORDERING PROPERTY INFORMATION**

	<b>Planned Land Use</b>	<b>Existing Zoning</b>	<b>Existing Land Use</b>
<b>North</b>	Residential Medium Low Density	<b>RS-4/UGM</b> <i>(Residential Single Family, Medium Low Density/Urban Growth Management)</i>	Single Family Residential
<b>East</b>	Residential Medium Low Density	<b>RS-4/UGM</b> <i>(Residential Single Family, Medium Low Density/Urban Growth Management)</i>	Single Family Residential
<b>South</b>	Heavy Industrial	<b>Fresno County M3</b> <i>(Heavy Industrial)</i>	Warehousing & Manufacturing
<b>West</b>	Commercial General & Residential Medium Density	<b>CG/UGM &amp; RS-5/UGM</b> <i>(Commercial General/Urban Growth Management) &amp; (Residential Single Family, Medium Density/Urban Growth Management)</i>	Service Station, Retail & Single Family Residential