

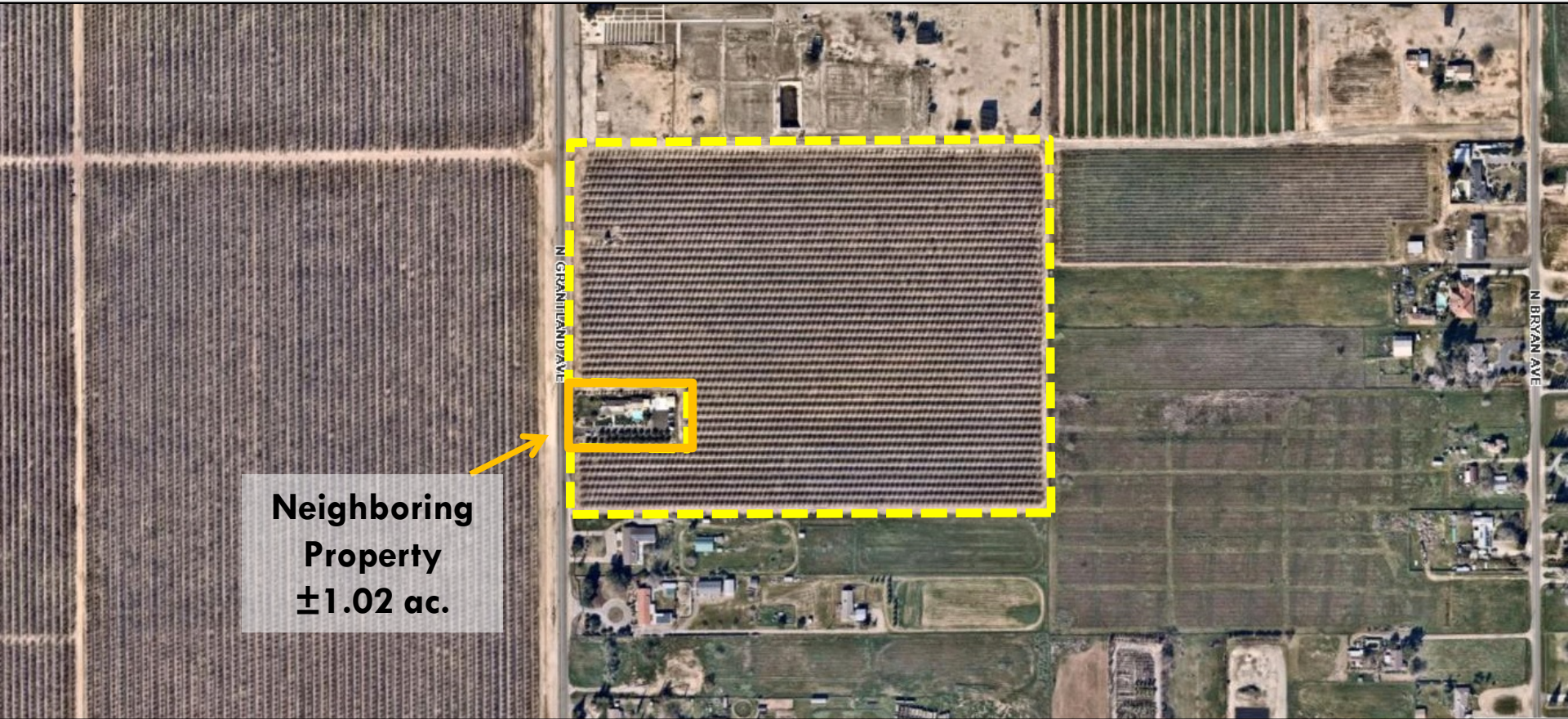
CONSIDERATION OF
PLAN AMENDMENT APPLICATION No. P18-01089;
PRE-ZONE APPLICATION No. P18-01089;
VESTING TENTATIVE TRACT MAP No. 6237/UGM;
AND
THE RELATED ENVIRONMENTAL FINDING FOR
ENVIRONMENTAL ASSESSMENT No. P18-01089/T-
6237



PRESENTATION BY: ROB HOLT, PLANNER III

CITY COUNCIL HEARING | JULY 16, 2020

AERIAL MAP



**Neighboring
Property
±1.02 ac.**

EXISTING GENERAL PLAN MAP

From:

(±18.07 ac.) –
Residential –
Medium Density

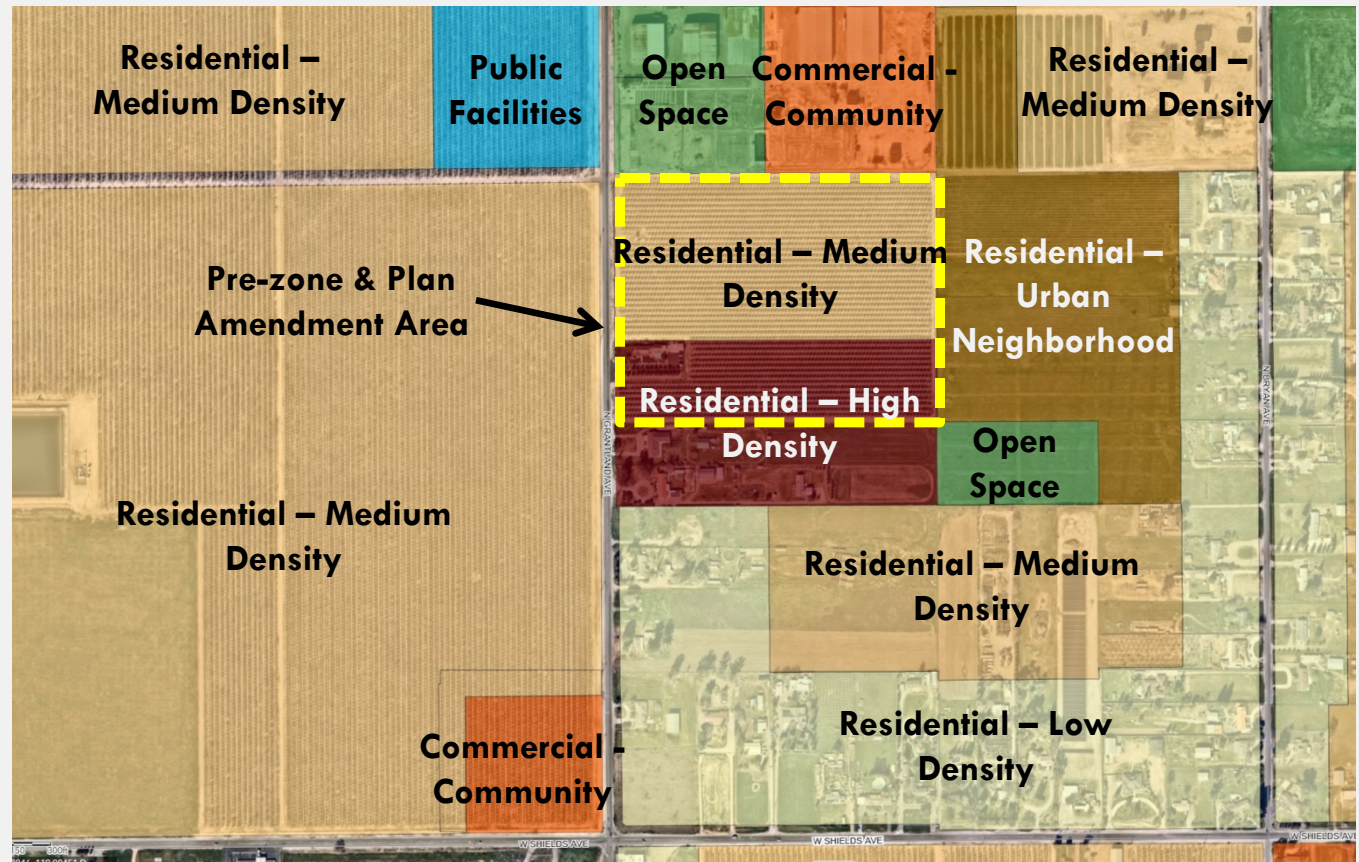
(±8.85 ac.) –
Residential – High
Density

To:

(±26.92 ac.) –
Residential –
Medium Low
Density

Pre-zone

±26.92 ac. from
Fresno County RR to
RS-4



SUBDIVISION MAP

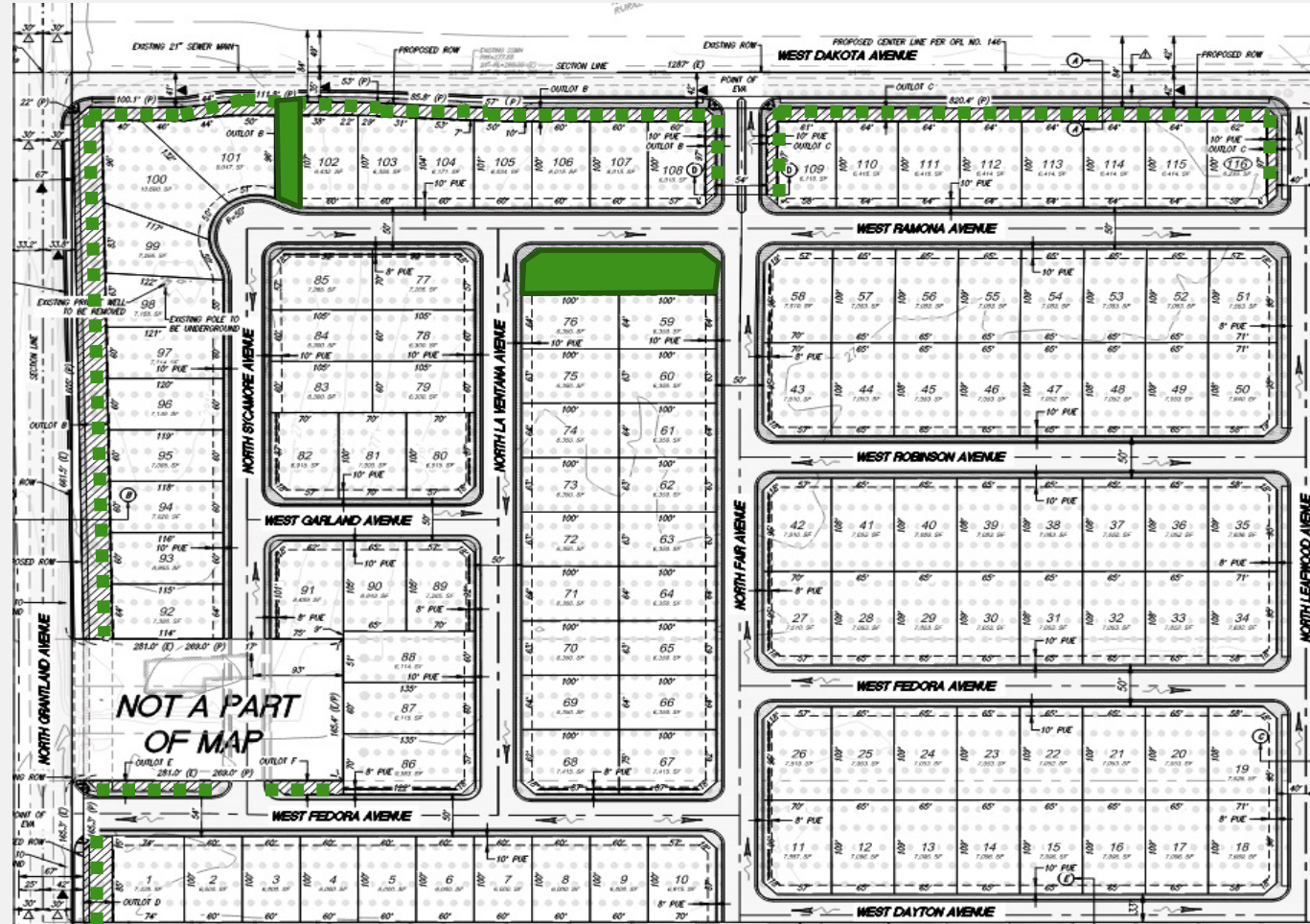
26.92 ACRES

116 LOTS

4.31 DU/AC

AVERAGE LOT
SIZE: 6,926 S.F.

RS-4
DEVELOPMENT
STANDARDS
DISTRICT 1 PRC
RECOMMENDS
APPROVAL (3-0)



STAFF RECOMMENDATION

1. **ADOPT** Environmental Assessment No. P18-01089/T-6237, dated May 15, 2020, a Mitigated Negative Declaration for the proposed project pursuant to the California Environmental Quality Act (CEQA).
2. **RESOLUTION** – Approving Plan Amendment Application No. P18-01089 proposing to amend the Fresno General Plan and the West Area Community Plan to change the planned land use designations for the subject property from Residential Medium Density (± 18.07 acres) and Residential High Density (± 8.85 acres) to Residential Medium Low Density (± 26.92 acres).
3. **BILL – (for introduction and adoption)** – Approving Pre-zone Application No. P18-01089 proposing to pre-zone the subject property from the Fresno County RR (*Rural Residential*) zone district to the RS-4/UGM (*Residential Single-Family, Medium Low Density/Urban Growth Management*) zone district.
4. **APPROVE** – Vesting Tentative Tract Map No. 6237/UGM, proposing to subdivide ± 26.92 acres into a 116-lot single-family residential development subject to compliance with the Conditions of Approval dated May 20, 2020, and contingent upon approval of Plan Amendment Application No. P18-01089, Pre-zone Application No. P18-01089 and the related environmental assessment.
5. **APPROVE** – Indemnification Agreement between the City of Fresno and Jeffrey Roberts of Assemi Group for indemnity related to claims arising from SB 330.