

**CONSIDERATION OF**

**DEVELOPMENT PERMIT APPLICATION**  
**NO. P19-02013**

**THE RELATED ENVIRONMENTAL FINDING FOR**  
**ENVIRONMENTAL ASSESSMENT NO.**  
**P19-02013**

**AND**

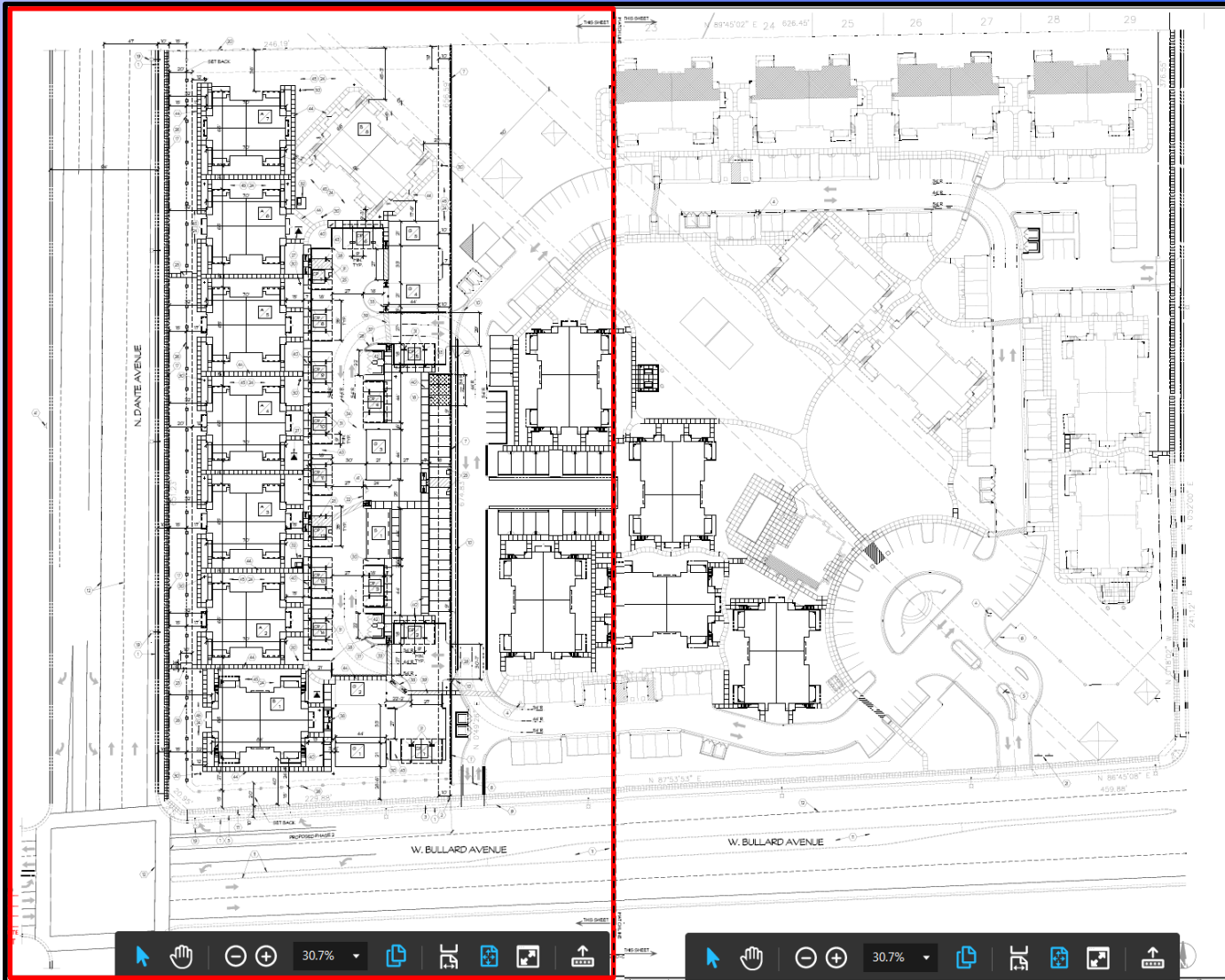
**THE RELATED HOUSING ELEMENT FINDING**

*City Council Hearing*  
*September 19, 2019*

# Vicinity Map



±3.73 acres of property located on the northeast corner of West Bullard and North Dante Avenues.



**Orchards II (Proposed)**

**Orchards I (Existing)**

# Staff Recommendation

- **ADOPT** Environmental Assessment for P19-02013, a determination the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 32 Categorical Exemption dated May 31, 2019.
- **ADOPT** findings pursuant to Government Code Section 65863(b)(2) that there is substantial evidence in the record that remaining sites identified in the Housing Element can accommodate the City of Fresno's share of the Regional Housing Needs Assessment (RHNA).
- **APPROVE** Development Permit Application No. P19-02013 requesting authorization to construct a 64-unit multi-family development in a RM-2/UGM/cz (Residential Multi-Family – Urban Neighborhood/Urban Growth Management/conditions of zoning) zone district, on the subject property.