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Agenda Item: ID#19-1482 (10:05 A.M.#2)

Date: 4/25/2019

2019 APR 26 P 2:15

CITY OF FRESNO
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FRESNO CITY COUNCIL



Late Submission Information Packet

Agenda Related Item(s) – ID#19-1482 (10:05 A.M.#2)

Contents PowerPoint Presentation - DARM

Item(s)

HEARING to consider Plan Amendment and Rezone Application No. P18-00826, and Development Permit Application No. P18-02232, and related Environmental Assessment filed by Giorgio Russo of Ginder Development, on behalf of property owner Russ Nakata, Sequoia-Fresno Joint Venture & Sequoia II, LLC, for a general plan amendment, rezone and development permit located northeast from the corner of East Nees Avenue and North First Street. (Council District 6)

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.

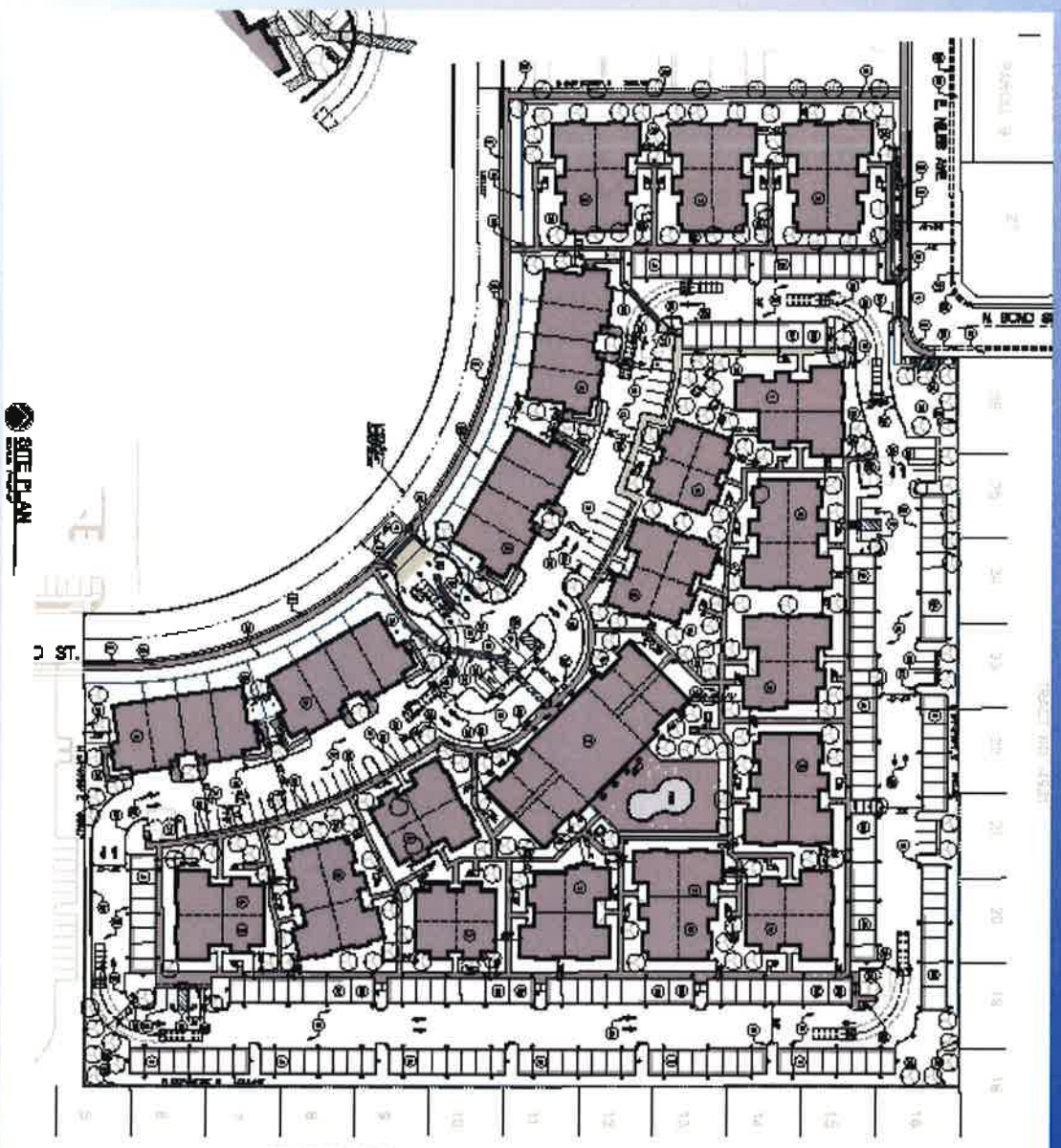
Consideration of

**PLAN AMENDMENT NO. P18-00826;
REZONE APPLICATION NO. P18-00826;
DEVELOPMENT PERMIT APPLICATION NO. P18-02232; AND
RELATED ENVIRONMENTAL ASSESSMENT**

Filed by

*Giorgio Russo, Ginder Development on behalf of
Russ Nakata, Sequoia-Fresno Joint Venture &
Sequoia II, LLC*

Development Permit Application No. P18-02232



- Construction of a gated 164-unit luxury apartment complex on 10.25-acre portion that includes the following:
 - 16 two story buildings with four units/building (1, 2 & 3 bedroom mix);
 - Two story clubhouse which includes 20 one bedroom units;
 - 4 single-story fourplex buildings with 2 bedroom units + garage for each;
 - 20 separate single-story garage buildings providing 184 parking spaces;
 - 54 guest parking spaces
 - Extension of N. Bond Street (private);
 - Landscaping, walkways, decorative masonry walls, iron fencing/gates, patio and pool

STAFF RECOMMENDATION

- **ADOPT** CEQA Environmental Assessment for P18-00826 and P18-02232, a Negative Declaration dated March 21, 2019.
- **RESOLUTION** – Approving Plan Amendment Application No. P18-00826 proposing to amend the Fresno General Plan and the Woodward Park Community Plan land use designation of the subject 11.16 acre portion of the 22.81 acre parcel from Commercial-Recreation to Residential Medium High Density (12-16 Dwelling Units/Acre).
- **BILL** (for introduction and adoption) – Approving Rezone Application No. P18-00826 to amend the Official Zone Map to reclassify the 11.16-acre portion of the 22.81 acre parcel from CRC/UGM/cz (Commercial-Recreation/Urban Growth Management/Conditions of Zoning) to RM-1/UGM (Residential Multi-Family, Medium High Density/Urban Growth Management/Conditions of Zoning) in accordance with Plan Amendment No. P18-00826.
- **APPROVE** – Development Permit Application No. P18-02232 authorizing construction of a gated 164-unit multi-family luxury apartment complex on the 10.25 acre portion of the 11.16 acres.